



# 7900 Lorraine, Suite F

Albuquerque, NM 87109

BERKSHIRE HATHAWAY  
NM COMMERCIAL REAL ESTATE



## FOR LEASE



**BITE SIZE OFFICE  
WAREHOUSE NEAR PASEO  
DEL NORTE**



**TOTAL SF: 3,043 SF:  
807 SF OF WAREHOUSE,  
2,236 SF OF OFFICE AND  
904 SF YARD**



**LEASE RATE:  
\$14 PSF NNN**

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## OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# EXECUTIVE SUMMARY

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## PROPERTY HIGHLIGHTS:

- » **Climate Control:** Swamp cooler and dropdown heater in warehouse  
Refrigerated air combo unit in the office
- » **Office Area:** 2,236 SF Total:
  - First Floor 1,365 SF: 3 private offices, Break room/kitchen, 1 restroom
  - Second Level Workspace: 871 SF open workspace with HVAC
- » **Warehouse:** 807 SF with 18' ceiling Heights w/ swamp cooler and drop down heater
- » **Parking:** Ample shared parking within the condominium complex
- » **Yard Space:** 904 SF gated and paved yard
- » **Ingress/Egress:** Convenient access from the west property line there is circular access from the north and south of property for easy deliveries
- » **Power:** 3-phase, 480 Volt, 400 Amp electrical service
- » **Drive in Door:** 10'x12' for easy access
- » **Proximity:** Less than a mile away from Paseo Del Norte and I-25 with Convenient access to anywhere in town. Crime score in this area is one of the lowest in all of Albuquerque

## ADDITIONAL FEATURES:

- » **New Stucco:** Recently upgraded exterior
- » **Upcoming Upgrades:** Association scheduled to pave the entire parking lot and install security gates at ingress and egress points and add new monument signage



## PROPERTY DESCRIPTION:

Versatile 3,043 SF office/warehouse space located in a high-demand area near Paseo Del Norte & I-25. This property is ideal for businesses seeking a functional workspace with warehouse capabilities and prime access.



# EXECUTIVE SUMMARY

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## OFFERING DETAILS:

<b>ADDRESS:</b>	7900 Lorraine, Suite F Albuquerque, NM 87109
<b>TOTAL SPACE:</b>	<b>3,043 SF</b>
<b>WAREHOUSE AREA:</b>	<b>807 SF with 18' ceiling heights</b>
<b>DRIVE-IN DOOR:</b>	10'x12' for easy access
<b>LEASE RATE:</b>	<b>\$14 PSF NNN</b>
<b>POWER:</b>	3-phase, 480 Volt, 400 Amp electrical service
<b>TRAFFIC COUNT:</b>	28,289 VPD at Paseo and Jefferson
<b>5-MILE RADIUS POPULATION:</b>	183,205



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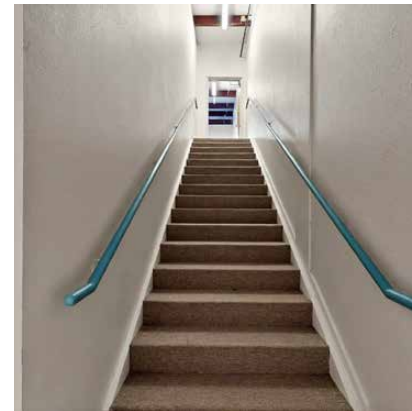


# OFFICE PHOTOS

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# WAREHOUSE PHOTOS

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# AERIAL PHOTOS

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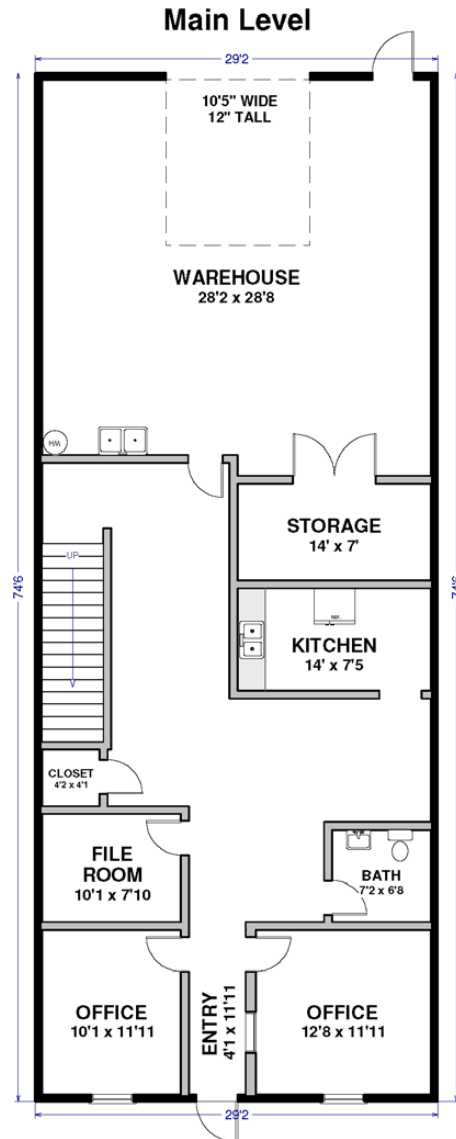
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# FLOOR PLAN

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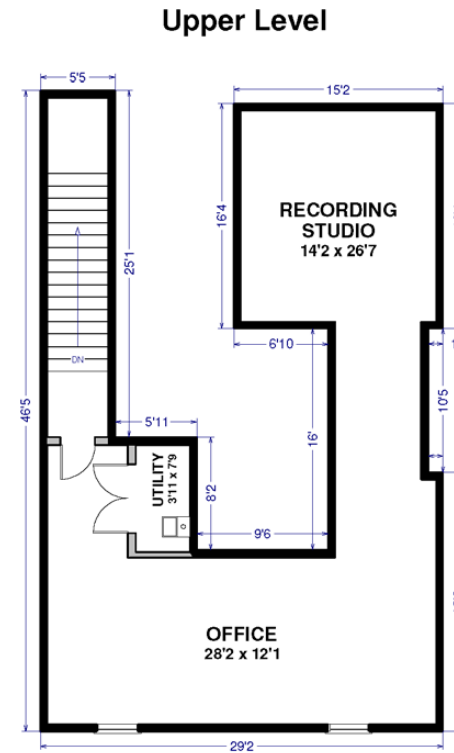
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7900 Lorraine Ct NE Suite F Albuquerque, NM 87109	
Total Area	3043 SF
Main Level	2172 SF
Upper Level	871 SF

\*ALL ROOM SIZES ARE APPROXIMATE  
\*ALL SQUARE FOOTAGE CALCULATIONS WERE  
DERIVED FROM APPARENT CONSTRUCTION;  
DISCREPANCIES MAY EXIST DUE TO  
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