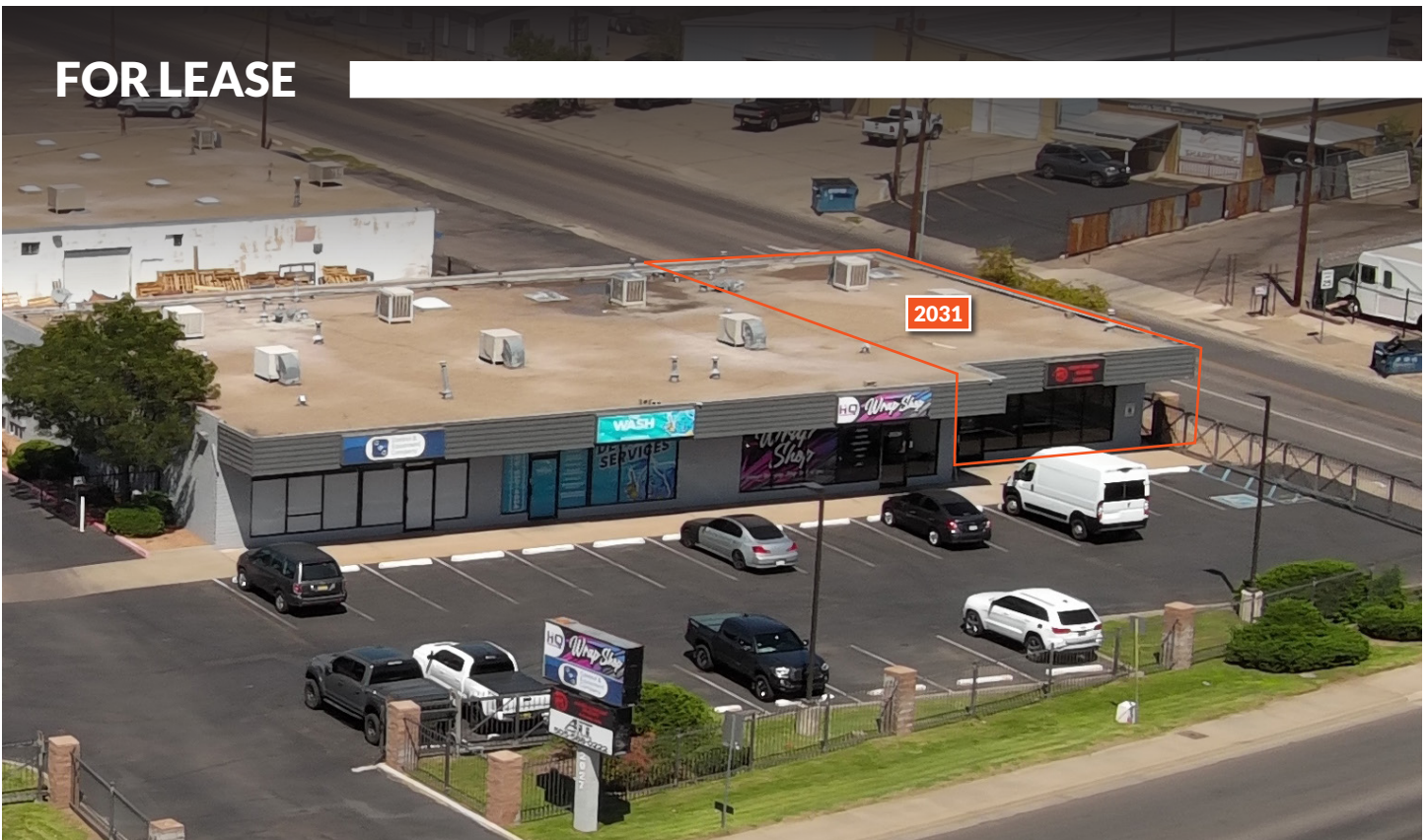
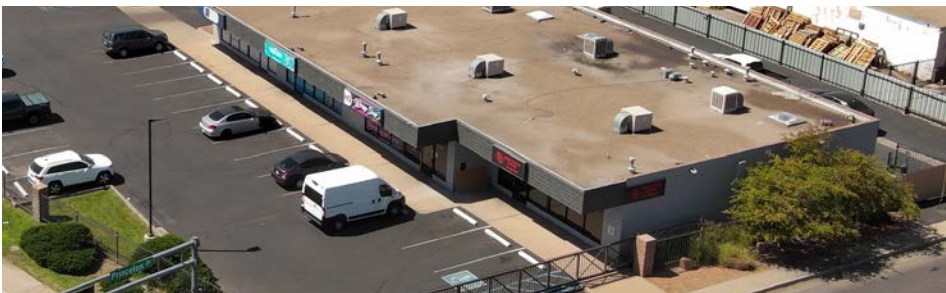


FOR LEASE



Showroom/Warehouse Space For Lease Near Interstate I-40 & I-25

2031 Candelaria Rd NE, Albuquerque, NM 87107



LOCATION

- Northwest Corner of Candelaria & Princeton

AVAILABLE

- 1,792± SF Total
- 1,067± SF Warehouse/Open Area
- 725± SF Office/Lobby Space

LEASE INFORMATION

- \$2,100/Month (Modified Gross)

FEATURES

- Great Visibility
- Easy Freeway Access
- Fully Fenced
- 1 Grade-Level Overhead Door
- NR-LM Zoning

ERICK JOHNSON CCIM | SIOR

Mobile: (505) 710-8501

erick@jcrenm.com

NM LICENSE # 19234

jcrenm.com

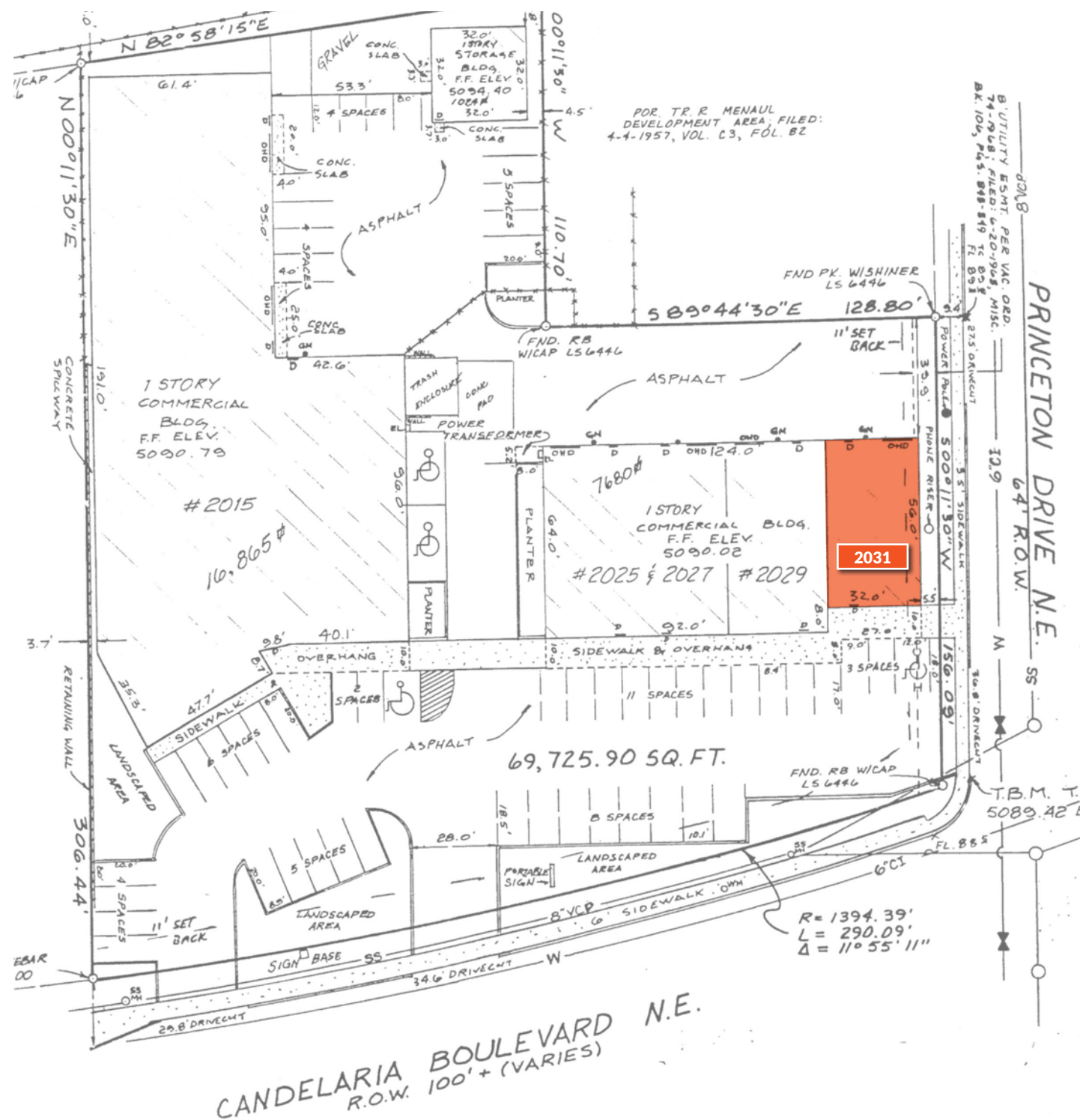
The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333

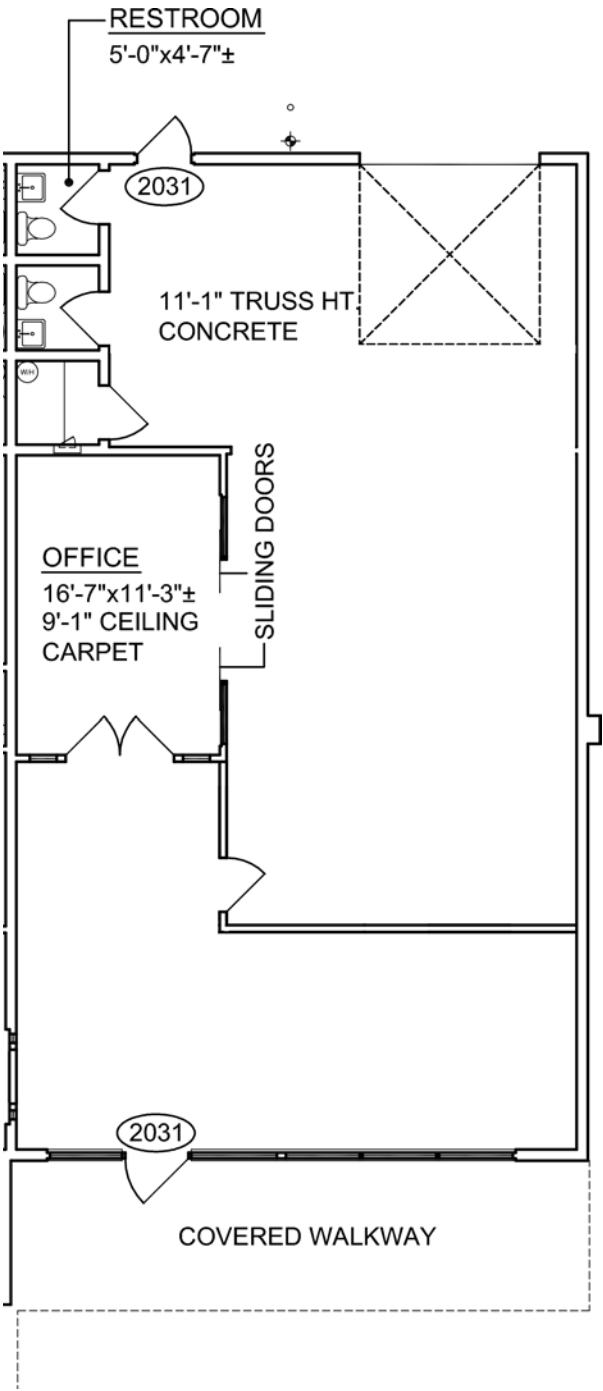
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Commercial Real Estate

AERIAL MAP





FLOOR PLAN



PROPERTY INFO



PROPERTY TYPE	Office/Showroom/Warehouse
ADDRESS	2031 Candelaria Rd NE, Albuquerque, NM 87107
CROSS STREETS	Candelaria Rd NE & Princeton Dr NE

Property Details

TOTAL SIZE OF BUILDINGS(SF)	7,680±
STORIES	1
CONSTRUCTION TYPE	Masonry
CLEAR HEIGHT	9'
COLUMN SPACING	Clear Span
LAND AREA (ACRES)	1.6± Acres
SPRINKLER SYSTEM	None
ROOF COVERING	BUR (Tar & Gravel)
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	1976±
ZONING	NR-LM (Light Manufacturing)

Suite Details

AVAILABLE SF	1,792± SF
OFFICE/LOBBY SF	725± SF
WAREHOUSE SF	1,067± SF
RESTROOMS	2
HEAT TYPE	Gas Hanging Heater
COOLING TYPE	Evaporative
LIGHTING	Fluorescent & LED
DRIVE-IN DOORS	1 (10' x 10')

Lease Details

RENT (MONTHLY)	\$2,100.00
LEASE TYPE	Modified Gross

Notes

Functional office/showroom/warehouse space conveniently located in the center of town, with easy interstate access.

Tenant's Responsibilities

Tenant pays rent, separately metered utilities, and interior maintenance.

Landlord's Responsibilities

Taxes, Insurance, Common Area Maintenance, Property Management, structural repairs and roof replacement.

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