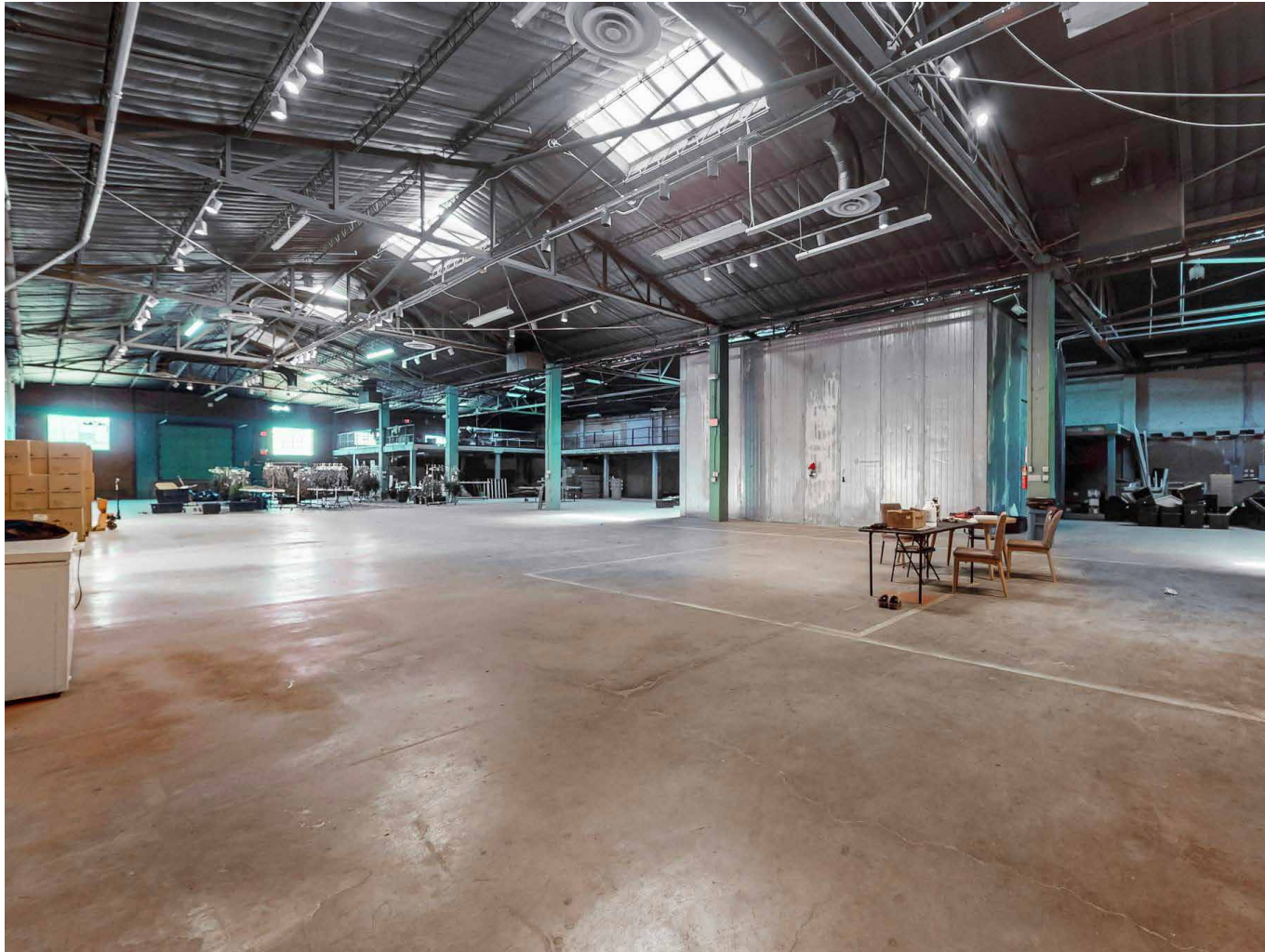


1510 & 1512 1st St NW

Albuquerque, NM 87102



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE

TWO SUITE WAREHOUSE WITH MEGA ELECTRICITY



1512 1ST - \$15 PSF NNN
(15,230 SF TOTAL)



1510 1ST - \$13 PSF NNN
(18,115 SF TOTAL)



BUILDING SIZE
33,345 SF



LOT SIZE
0.17 ACRE

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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:

- » Ideal for warehouse storage users without yard requirement or users needing high amounts of electricity
- » ALL OF THE ELECTRICITY YOU CAN DREAM OF
- » 2,500 amps 3-phase 480 volt - Newly upgraded electrical service installed September of 2021
- » Refrigerated Air Throughout
- » Multiple refrigerated units in place
- » R38 Roof Insulation
- » Fully Sprinkled
- » Life safety systems upgraded per code including; fully sprinklered, new riser, heads and smoke detection
- » 2nd gen turnkey grow operation with improvements that exceed \$1 million (can be taken out for right lease terms)
- » Upgraded restrooms
- » Newer sewer and water lines
- » Each suite has one 16' x 14' roll up dock door



PROPERTY DESCRIPTION:

A **prime industrial property** totaling **33,345 SF**, featuring **Two Suite warehouse**, a **15,230 SF Clear Span Suite** that is a **Turnkey 2nd-gen Cannabis Production Facility** with over \$1 million in improvements & a **18,115 SF Suite with 5,175 SF in Mezzanine Space & 1,065 SF in Office Space**, both with **high-capacity electrical infrastructure**. Ideal for **warehouse storage users** or businesses requiring **extensive power capacity. 18'-30' ceiling heights** throughout both suites. Landlord **can remove cannabis build out** for right terms.

EXECUTIVE SUMMARY

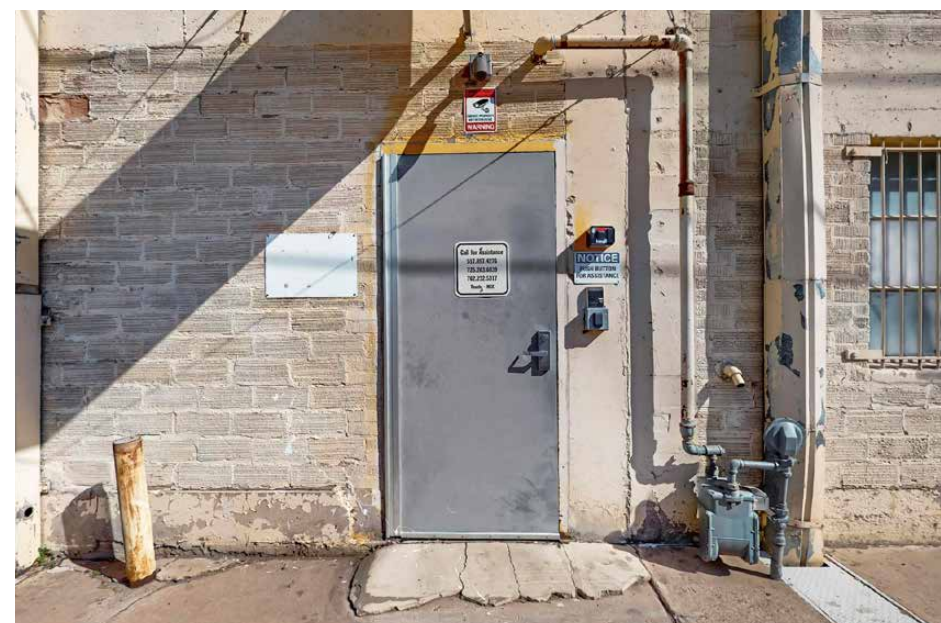
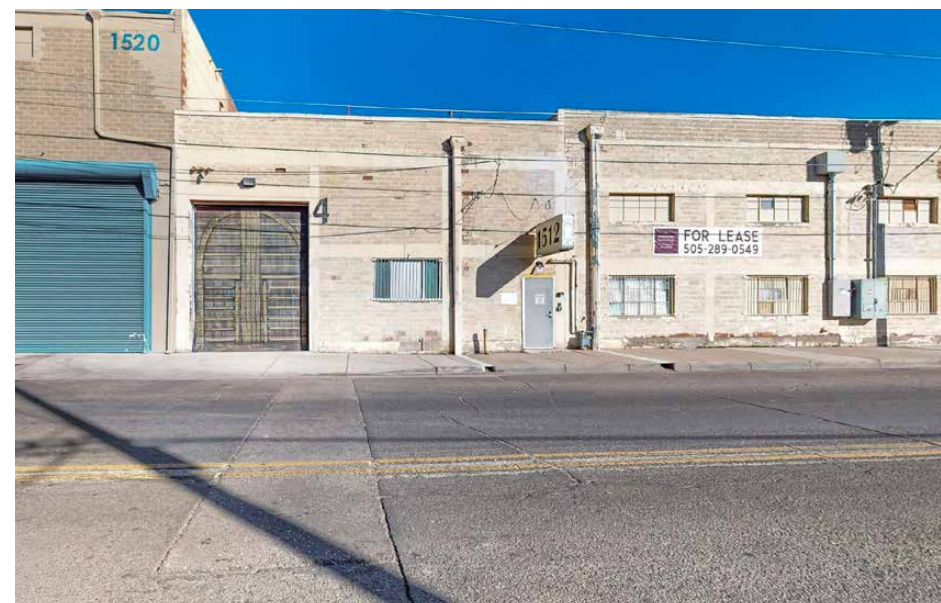
1510 & 1512 1st St NW, Albuquerque, NM 87102 | 3

OFFERING DETAILS:

ADDRESS:	1510 & 1512 1st, Albuquerque, NM 87102
BUILDING SIZE:	33,345 SF
LOT:	0.587 Acres
ZONED:	NR-GM
1512 1st LEASE PRICE:	1512 1st - \$15 PSF NNN (15,230 SF Total) 1st Floor - 7,615 SF of Warehouse 2nd Floor - 7,615 SF of Warehouse
1510 1st LEASE PRICE:	1510 1st - \$13 PSF NNN (18,115 SF Total) 1st Floor - 18,115 SF 17,050 SF of Warehouse Includes 1,065 SF of Office Includes 5,175 SF of Mezzanine (Not included in SF)
POPULATION:	250,181 (5 Mile Radius)
AVG. HH INCOME:	\$71,232 (5 Mile Radius)
DAYTIME EMPLOYEES:	198,016 (5 Mile Radius)
VEHICLE PER DAY:	16,157 Broadway Blvd & Kinley Ave
INGRESS/EGRESS:	From West Property Line



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OFFERING SUMMARY

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PROPERTY FEATURES:

1512 1st (15,230 SF):

- 1st floor: 7,615 SF
- Basement: 7,615 SF with forklift ramp accessibility
- Clear span: 37' x 203'
- 1 drive-in dock door (16' x 14')
- Secure entrance with magnetic key fob access
- 2nd-gen turnkey grow operation – improvements over \$1M (landlord can remove)

1510 1st (18,115 SF):

- 1st floor: 18,115 SF
- Includes 1,065 SF of Office
- Includes 5,175 SF of Mezzanine (Not included in SF)
- 1 drive-in dock door (16' x 14')
- 18'- 30" clear height

Infrastructure & Upgrades:

- **Massive power capacity** – 2,500 amps, 3-phase, 480V (upgraded Sept. 2021)
- **Fully sprinklered** – new riser, heads, and smoke detection per code
- **Refrigerated air throughout**
- **R38 roof insulation** for energy efficiency
- **Newer sewer and water lines**
- **Upgraded restrooms**

Ideal for: Businesses needing **high power capacity or warehouse** storage without a yard requirement

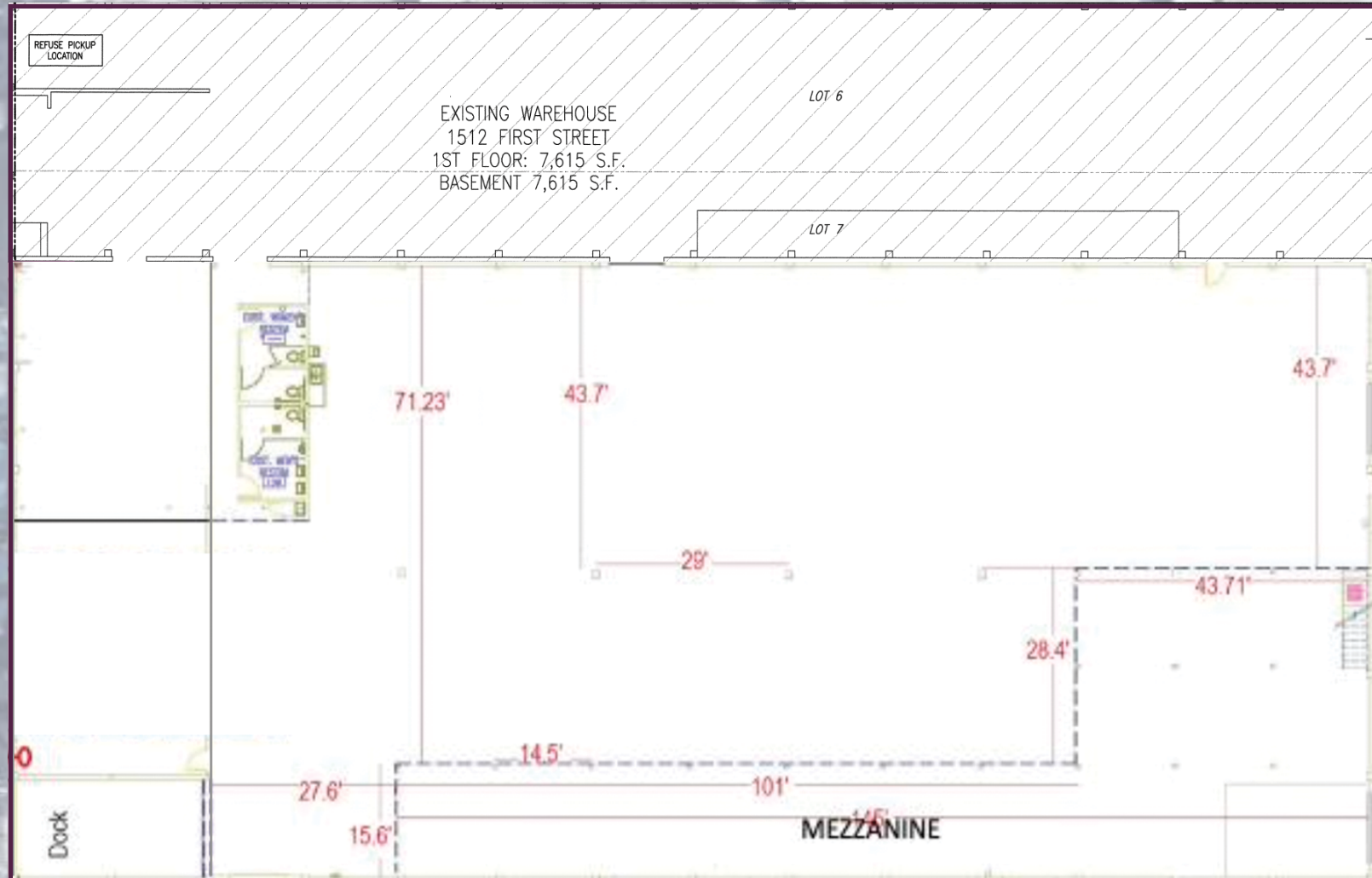
SITE PLAN

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1st St NW



Kinley Ave NW

AERIAL PHOTOS

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1512 1st ST NW PHOTOS

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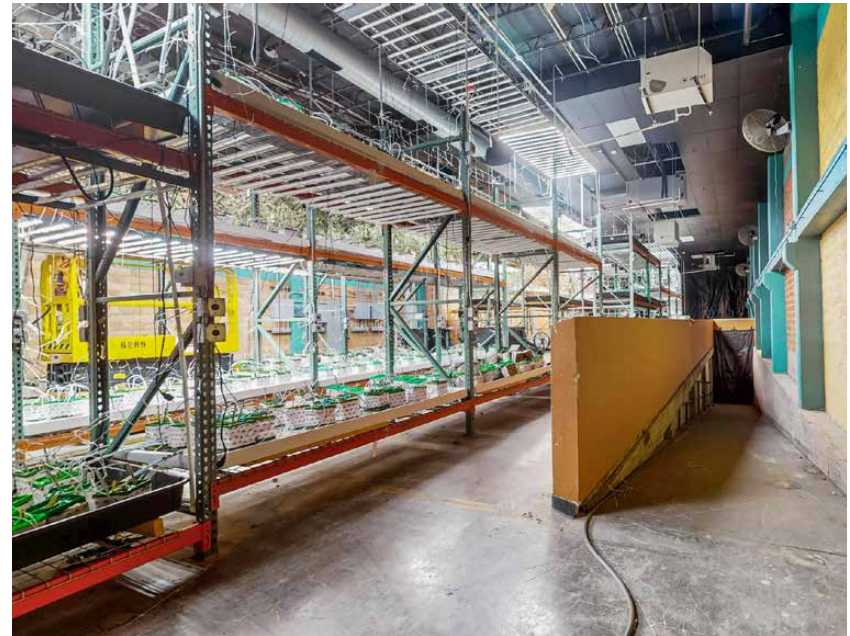
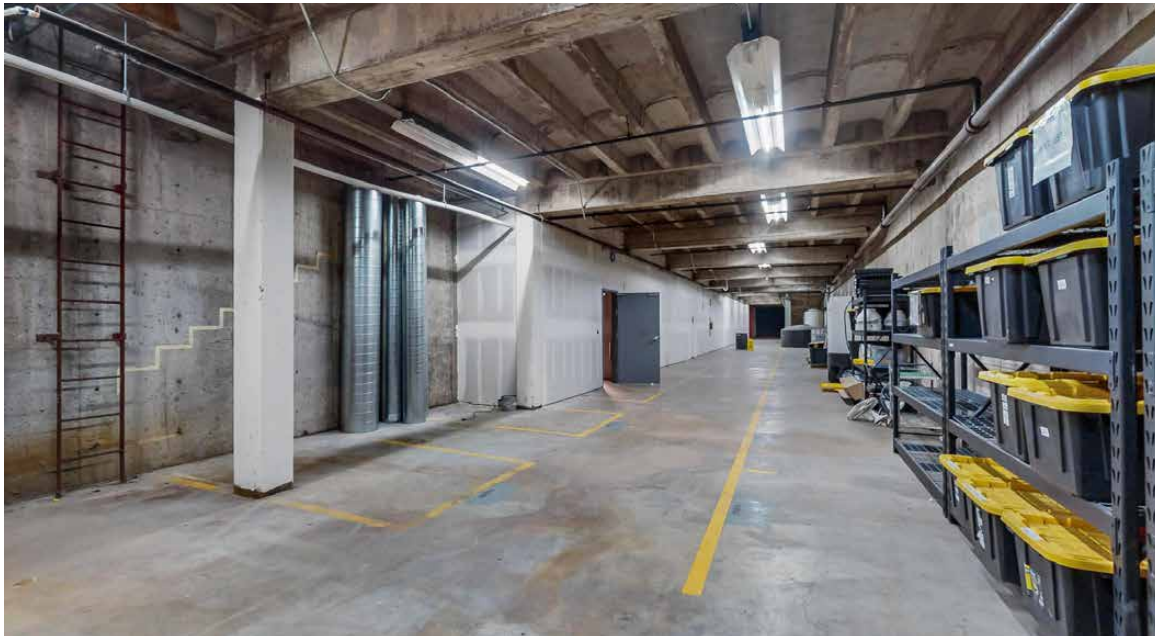


1512 1st ST NW PHOTOS

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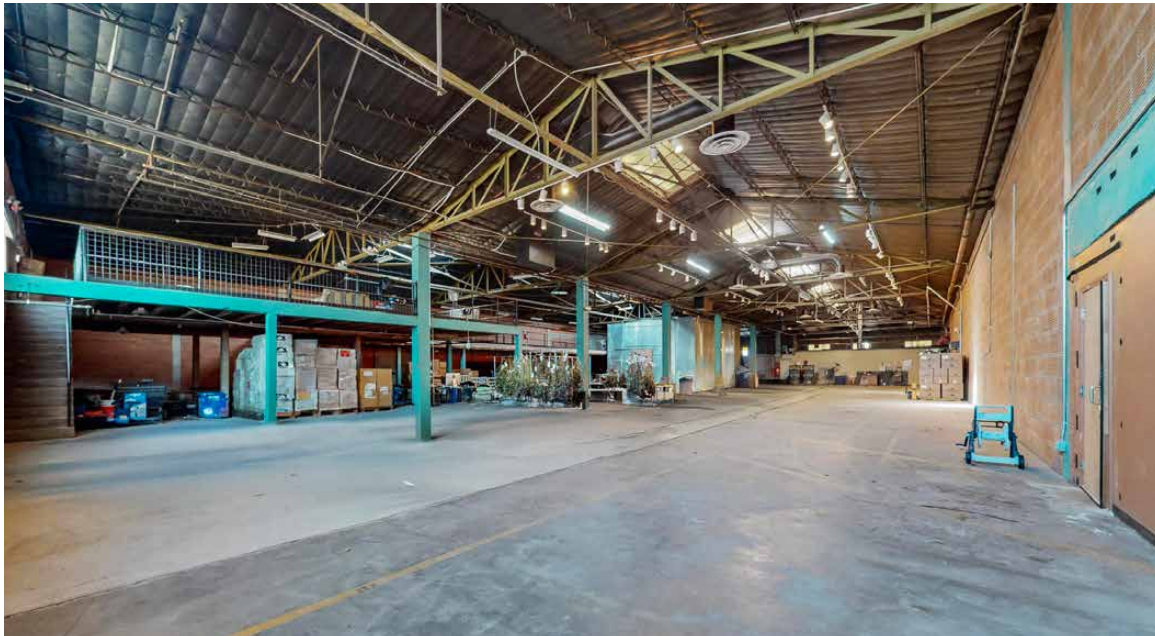


1510 1st ST NW PHOTOS

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1510 1st ST NW PHOTOS

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LOCATION MAP

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