

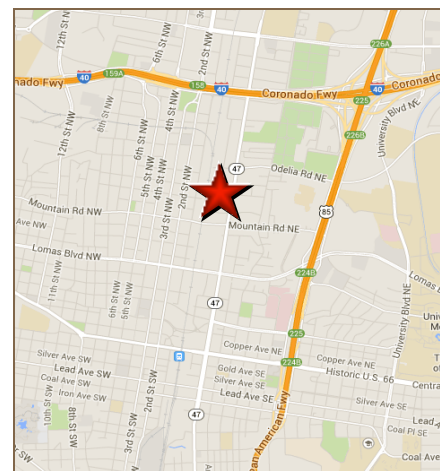


1325 - 1707 Broadway Blvd NE
Albuquerque, NM 87102

FOR LEASE



- Available Space:** 1617 Broadway Blvd NE: 24,000 SF
20,800 SF Warehouse, 3,200 SF Office Space
Plus Bonus of 3,200 SF Mezzanine Space
Available: April 1, 2027
- Land Size:** 17.26 Acres
- Loading:** Two Dock High Doors Both Equipped with Dock Levelers,
One Drive-In Door
- Zoning:** NR-LM
- Lease Rate:** \$8.00/SF/YR NNN / \$16,000/Month
- Comments:**
- Fully Sprinklered
 - Centrally Located!
 - Convenient Access to I-40 and I-25
 - 400 AMP/3-Phase Electric Service



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

(505) 268-2800

WWW.ROGER-COX.COM

1717 Louisiana Blvd. NE, Suite 111
Albuquerque, NM 87110



ROGER COX
AND ASSOCIATES
PROPERTY MANAGEMENT, LLC

Brian Anderson, CCIM
(505) 379-6030
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Aerial



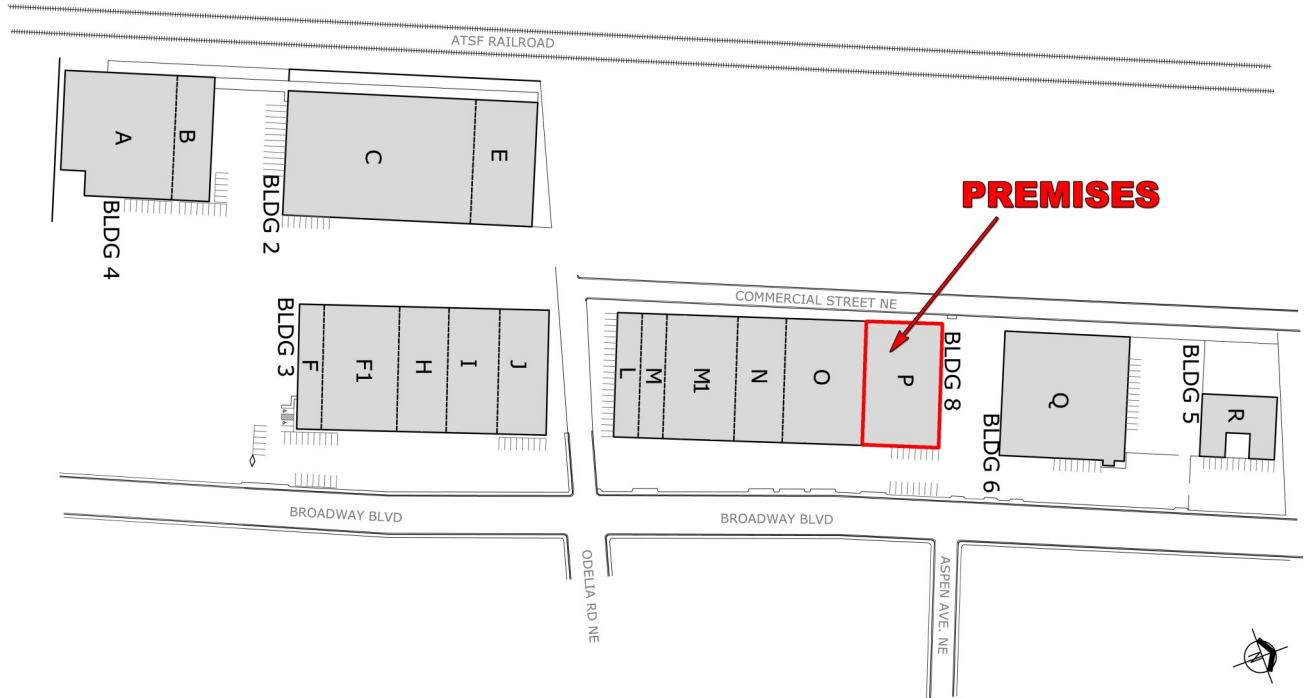
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Site Plan

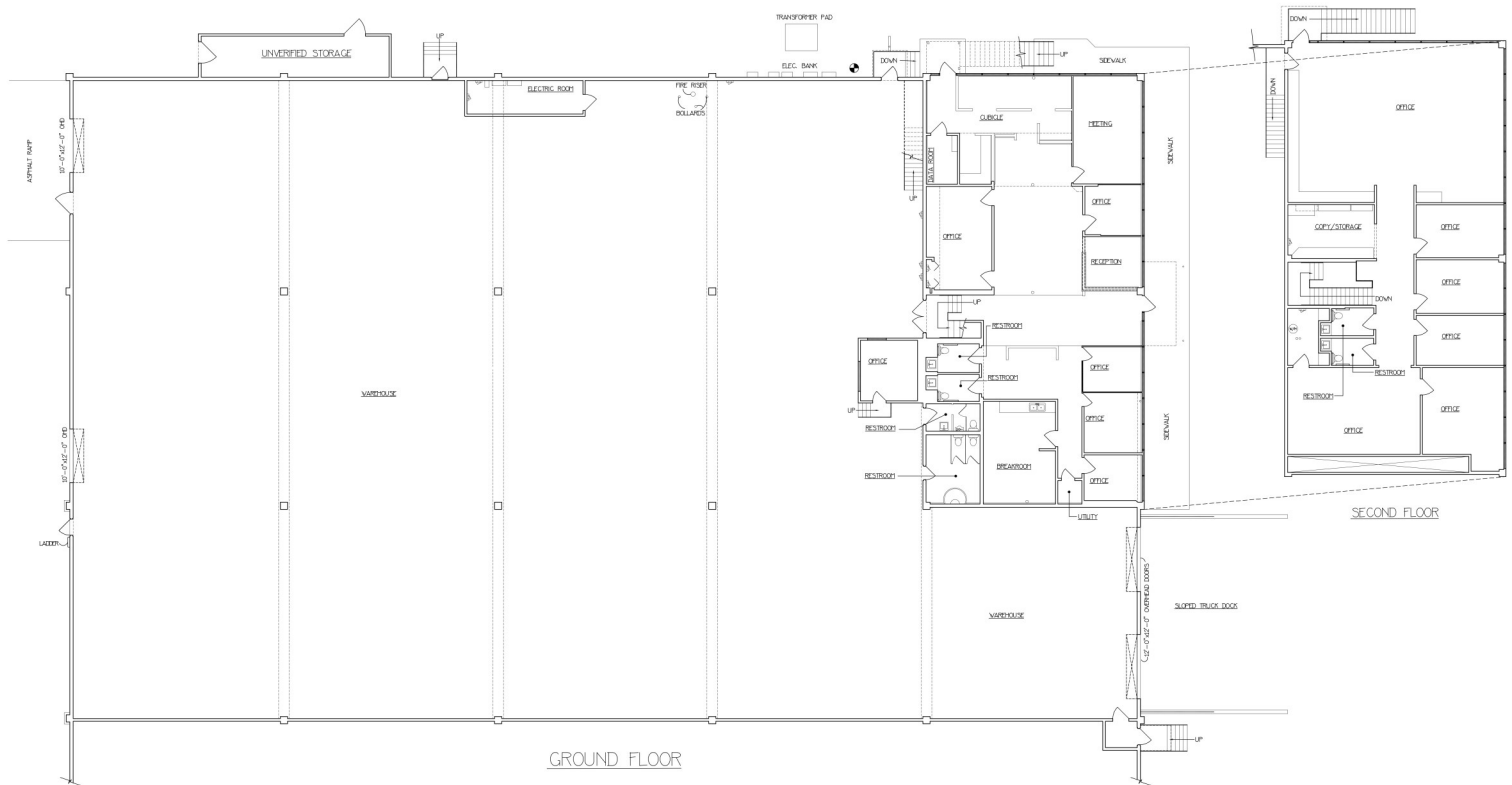




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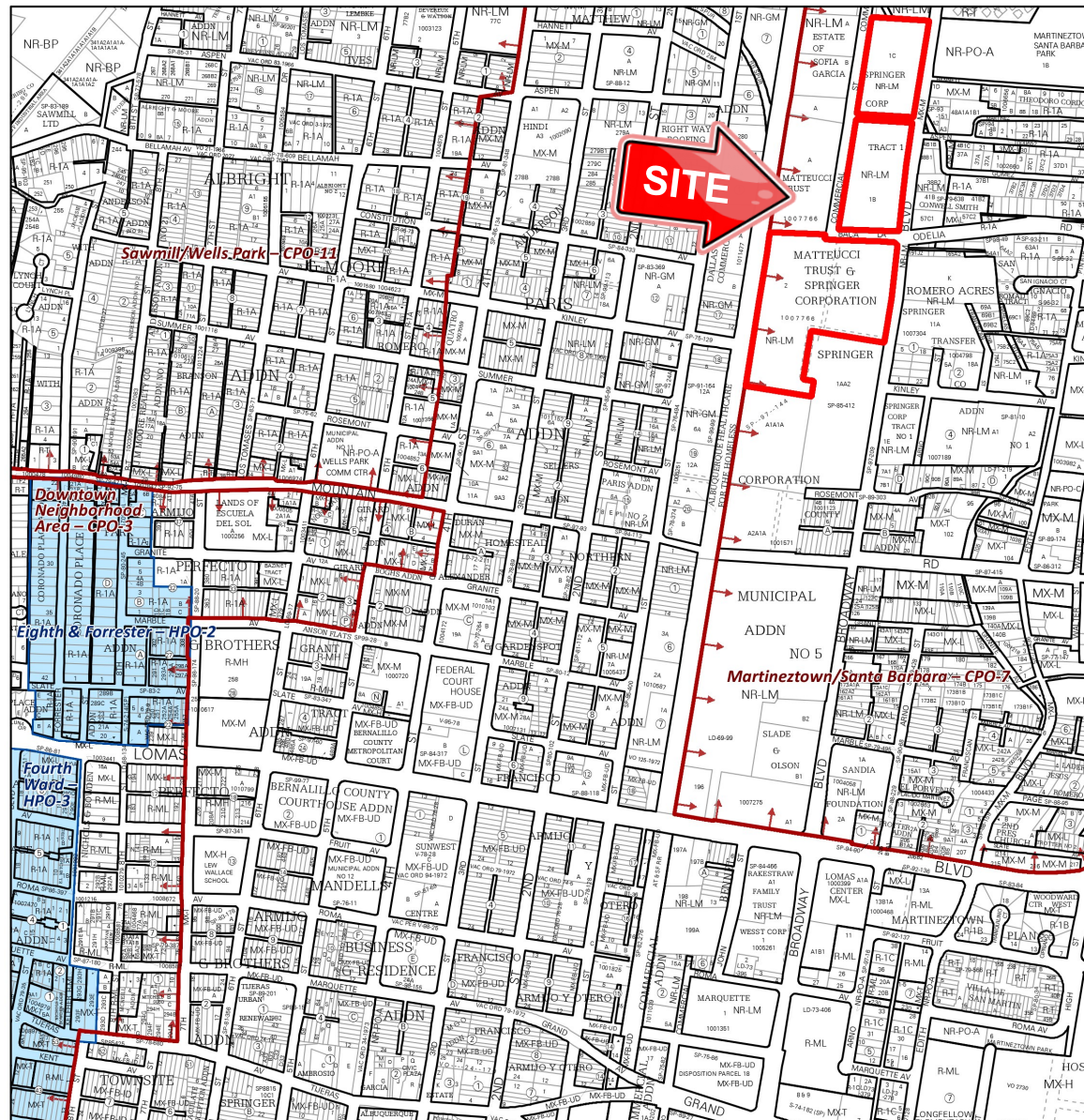
**1617 Broadway Floor Plan -
24,000 SF**



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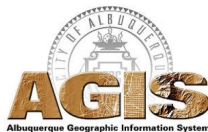
Zone Atlas



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

