



# 7900 Lorraine Ct NE, Suite E

Albuquerque, NM 87113

BERKSHIRE HATHAWAY  
NM COMMERCIAL REAL ESTATE



## FOR LEASE



**\$4,125 PER  
MONTH + NNN**



**3,043 SF  
2,236 SF OFFICE  
807 SF WAREHOUSE  
904 SF YARD**



**LOT SIZE  
0.049 ACRE**

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## OFFERING MEMORANDUM

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# EXECUTIVE SUMMARY

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## PROPERTY FEATURES:

- » **807 SF** Warehouse
- » **2,236 SF** Office
- » **18'** Ceiling Height in Warehouse
- » **10'x12'** Drive-In Door
- » **3-Phase 480 Volt and 400 Amp**  
Electrical Service
- » **2** Offices & a File Room
- » **Conference Room**
- » **1** Restroom
- » **Open Workspace Upstairs**
- » 2-Year-Old Combo Unit for Office Space
- » Evaporative Cooling & Drop-Down Heater for Warehouse
- » **Ample Shared Parking** within the Condominium Complex
- » **904 SF of Gated/Paved Yard**
- » Excellent Location Near Paseo Del Norte & I-25
- » **Water, Sewer & Electricity** Piped In
- » Ingress/Egress from West Property Line

## PROPERTY DESCRIPTION:

Versatile **3,043 SF** office/warehouse space zoned **NR-LM** in a high-demand area near **Paseo Del Norte & I-25**.

The property features **807 SF** of warehouse space with **18'** clear heights, a 10'x12' drive-in door, evaporative cooling, a drop-down heater, and 3-phase, 200-amp electrical service.

The **1,365 SF** office area includes **two private offices**, a file room, **a breakroom**, and **a restroom**, while the **871 SF** second level offers an **open workspace** with a 2-year-old Combo HVAC unit for heating and cooling.

Additional benefits include a **gated yard**, **ample shared parking**, and convenient ingress/egress from the west property line.

Ideal for businesses seeking **functionality and excellent connectivity**. Contact us today!

# EXECUTIVE SUMMARY

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## OFFERING DETAILS:

**ADDRESS:** 7900 Lorraine Ct NE, Suite E,  
Albuquerque, NM 87113

**BUILDING SIZE:** **3,043 SF**  
**2,236 SF** OFFICE  
**807 SF** WAREHOUSE  
**904 SF** YARD

**LOT:** **0.049 Acres**

**LEASE PRICE:** **\$4,125 PER MONTH + NNN**

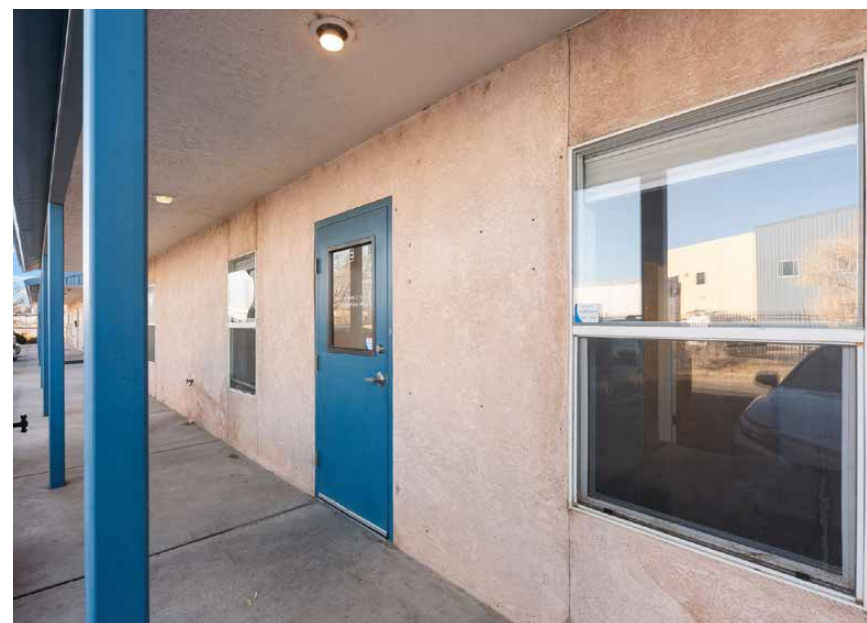
**ZONING:** NR-BP

**ZONED:** NR-LM

**POPULATION:** **231,487** (5 Mile Radius)

**AVG. HH INCOME:** **\$67,959** (5 Mile Radius)

**DAYTIME  
EMPLOYEES:** **165,004** (5 Mile Radius)

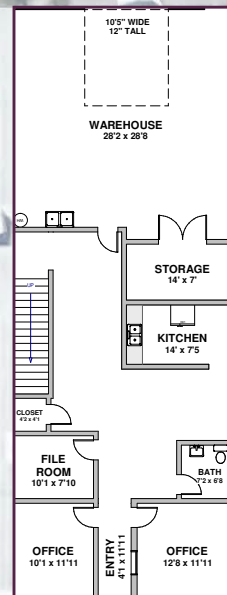


# SUITE E - FLOOR PLAN OVERLAY

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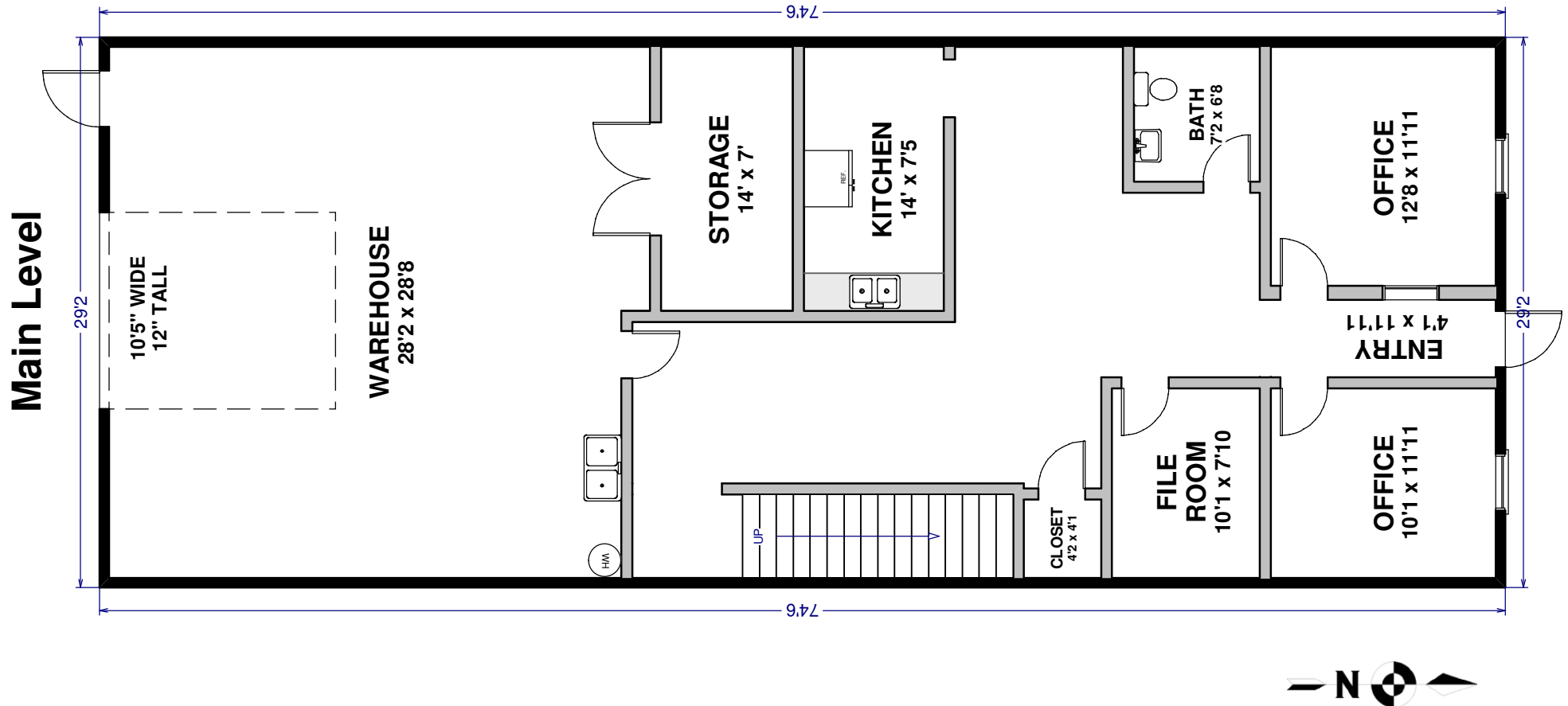


# SUITE E - FLOOR PLAN CLOSEUP

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# SUITE E OFFICE PHOTOS

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# SUITE E OFFICE PHOTOS

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# SUITE E WAREHOUSE PHOTOS

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# SUITE E WAREHOUSE PHOTOS

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# LOCATION MAP

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