

FOR LEASE



Office/Warehouse with Yard For Lease Between Alameda & Paseo del Norte

8617 Paseo Alameda NE, Albuquerque, NM 87113



AVAILABLE

- 13,824± SF Industrial Warehouse Building on 1.366± Acres
 - Office - 2,310± SF
 - Warehouse - 11,514± SF
 - Covered Storage Area - 900± SF

LEASE INFORMATION

- Reduced to \$11.50/SF/Year (\$1.73/SF NNN)

FEATURES

- Two (2) 12'x14' Drive-In Doors
- One (1) Dock Door (Well)
- 17' Clear Height
- 120/208v, 250 Amps, 3 Phase Electrical Service
- Secure Fenced Yard
- Covered Storage Area

ED ANLIAN CCIM
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NM LICENSE # 14869

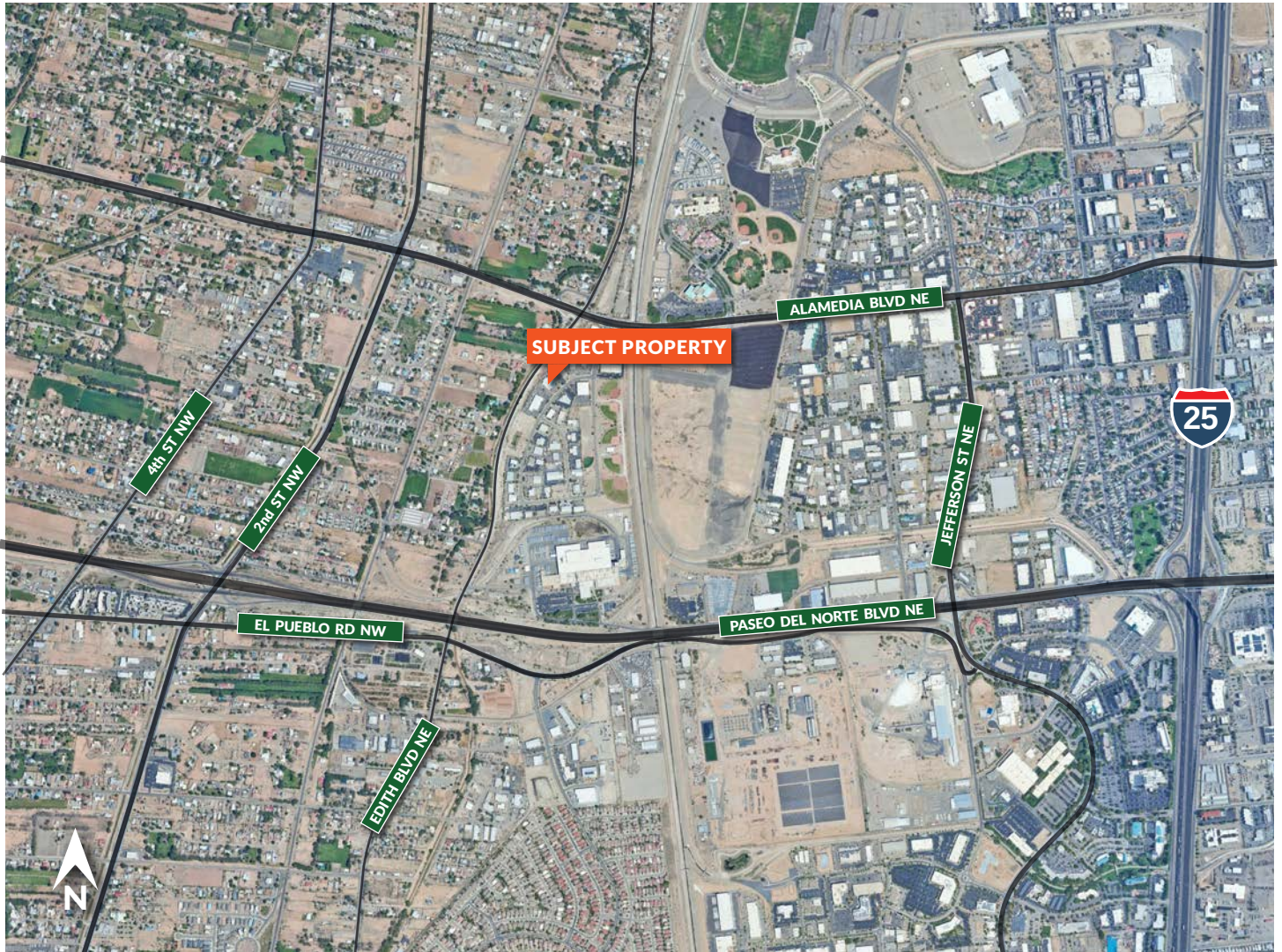
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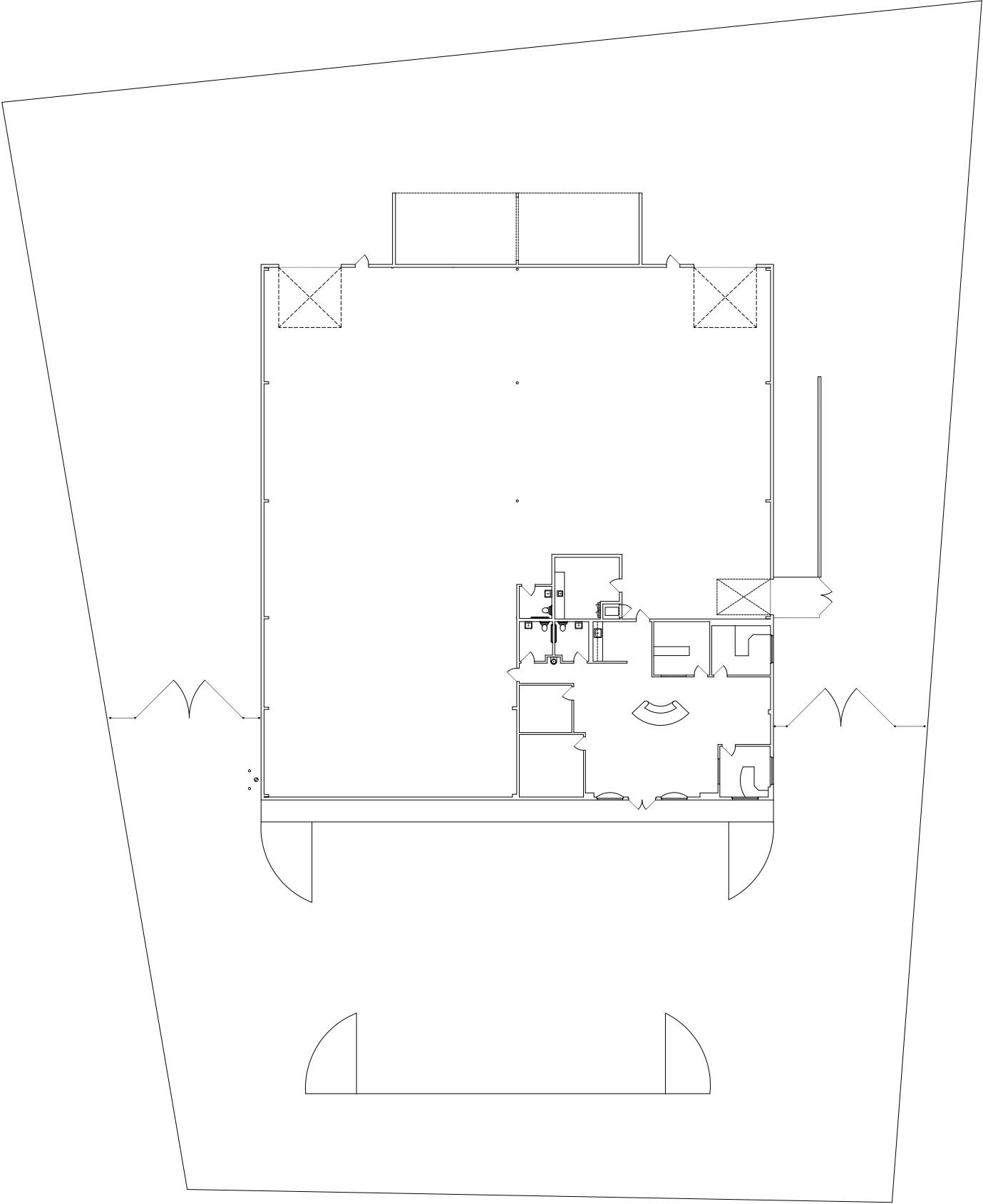
4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333



AERIAL MAP



FLOOR PLAN



PHOTOS



PROPERTY INFO



PROPERTY TYPE	Industrial
ADDRESS	8617 Paseo Alameda NE, Albuquerque, NM 87113
CROSS STREETS	Alameda and Alameda Park NE

Property Details

BUILDING SIZE (SF)	13,824± SF
STORIES	1
CONSTRUCTION TYPE	Metal and Stucco
CLEAR HEIGHT	17'
COLUMN SPACING	26' x 55'
ELECTRICAL VOLT AMP PHASE	120/208V 250 3 Phase
LAND AREA (ACRES)	1.366± Acres
SPRINKLER SYSTEM	No
ROOF COVERING	Metal
PARKING	18 Spaces In Front
YEAR CONSTRUCTED	2003
ZONING	NR-LM

Notes

Great location in the North I-25 sub-market with secure yard and storage.

Tenant's Responsibilities

Tenant pays base rent plus prorated property taxes, insurance, common area maintenance, property management, refuse, and Premise utilities.

Landlord's Responsibilities

Structural and roof repairs.

Building Details

AVAILABLE SF	13,824± SF
OFFICE SF	2,310± SF
WAREHOUSE SF	11,514± SF
DRIVE-IN DOORS	2 (12'x14')
DOCK HIGH DOORS	1 (8'x14') Dock Well
YARD/TRUCK COURT	Yes
RESTROOMS	3
HEAT TYPE - OFFICE	Gas Forced Heat
HEAT TYPE - WHSE	Ceiling Furnace
COOLING TYPE - OFFICE	Refrigerated
COOLING TYPE - WHSE	Evaporative
LIGHTING	Fluorescent/Sodium Vapor

Lease Details

LEASE TYPE	NNN
LEASE RATE	Reduced to \$11.50/SF/Year
EST. NNN CHARGES	\$1.73/SF

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