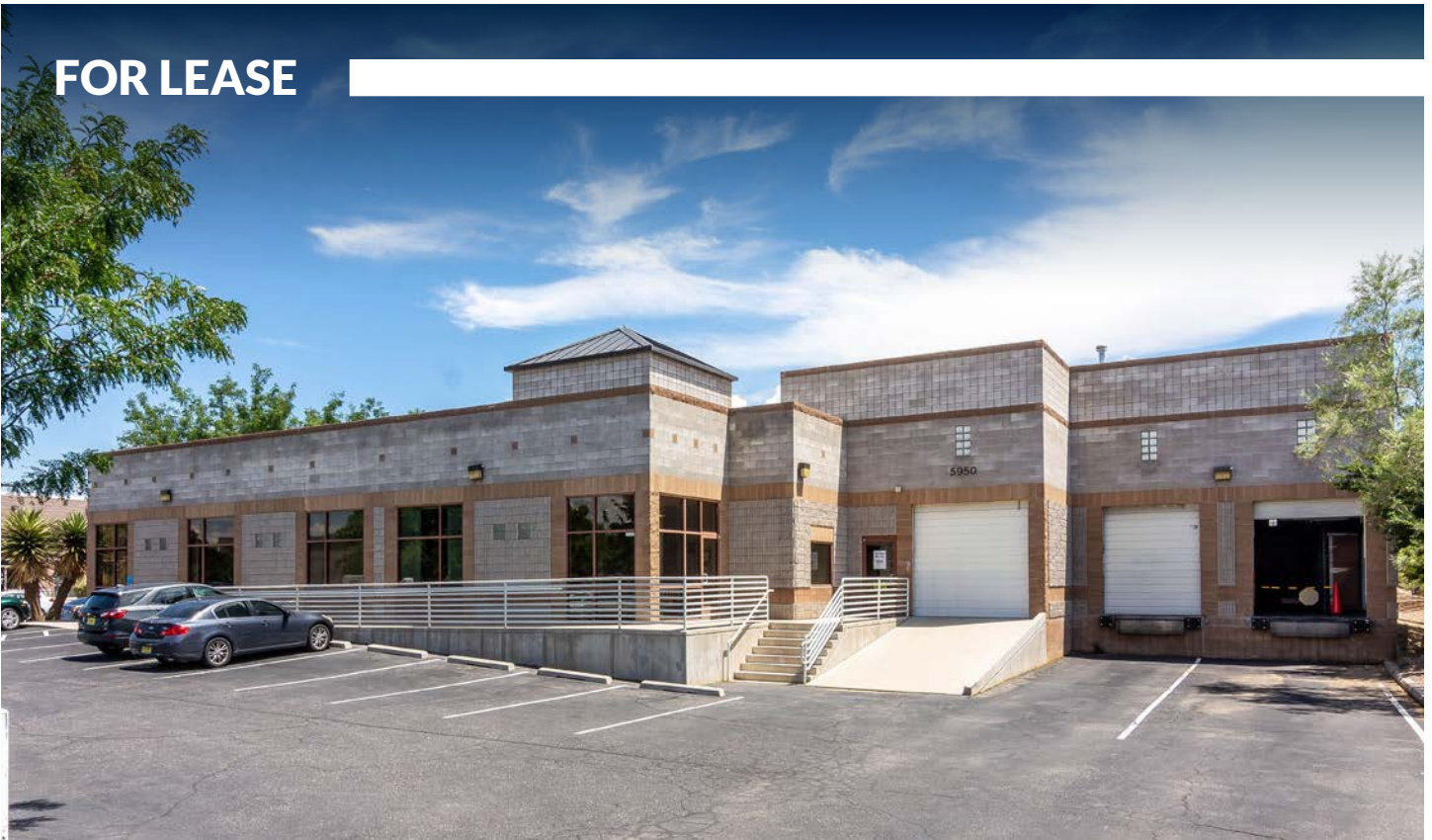


**FOR LEASE**



## Single Tenant Industrial Building For Lease Near Jefferson Interchange

5950 Office Blvd NE, Albuquerque, NM 87109



### LOCATION

- 1/2 Mile West of the Interstate 25 and Jefferson Interchange

### AVAILABLE

- 20,255± SF Total
  - Office - 4,490± SF
  - Warehouse - 15,765± SF

### LEASE INFORMATION

- \$13.95/SF/YR (NNN)

### FEATURES

- Single Tenant, Stand Alone Facility
- Great Location with Easy Access to I-25
- Dock High and Grade Level Loading
- Possible Yard Storage East of Building
- 18' Clear Height
- Available for Occupancy 2/1/2026

ERICK JOHNSON CCIM | SIOR  
Mobile: (505) 710-8501  
erick@jcrenm.com  
NM LICENSE # 19234

[jcrenm.com](http://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

 **JOHNSON**  
Commercial Real Estate

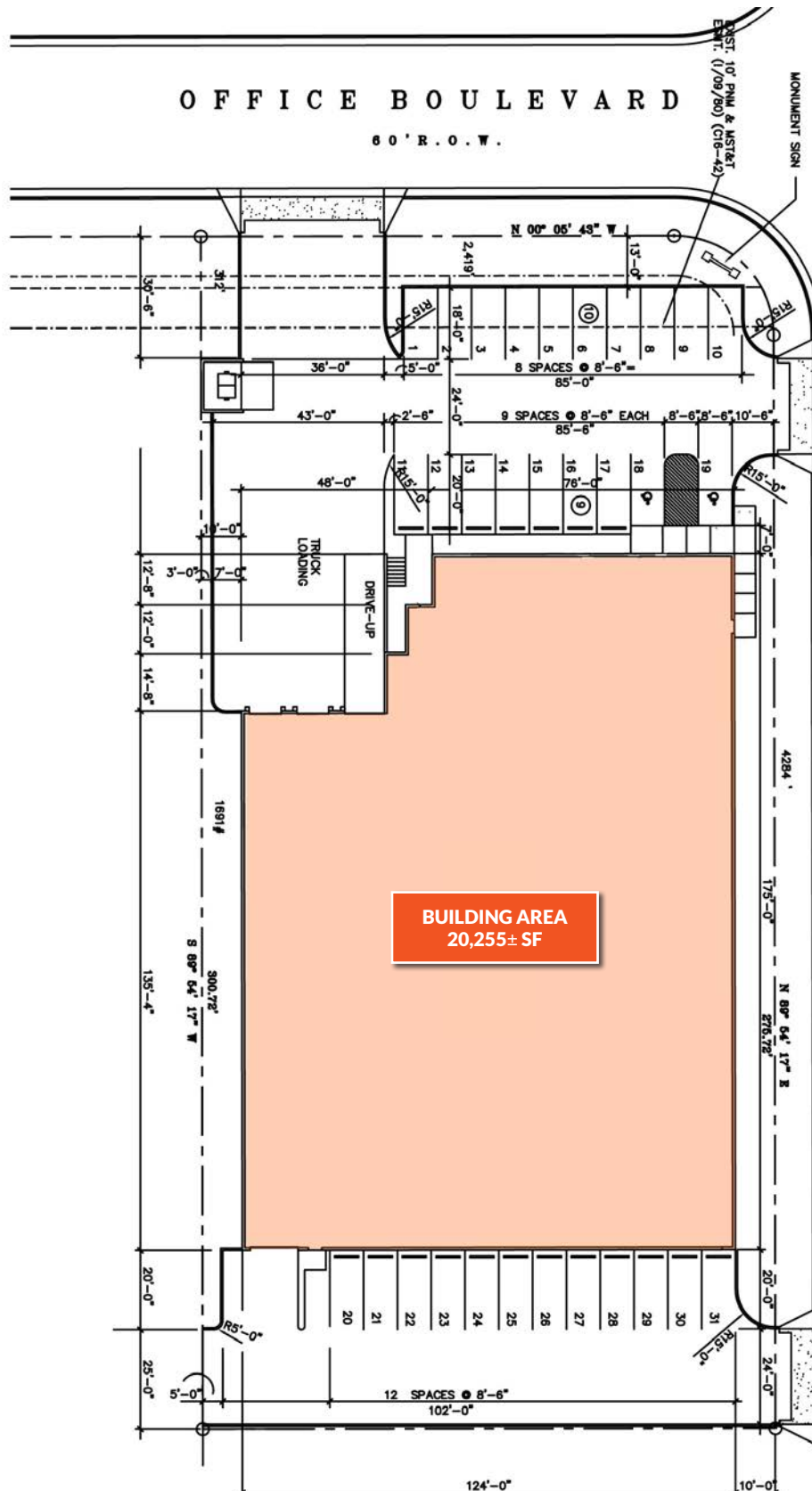
Another fine property by  
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DEVELOPMENT LTD., CO.



# AERIAL MAP



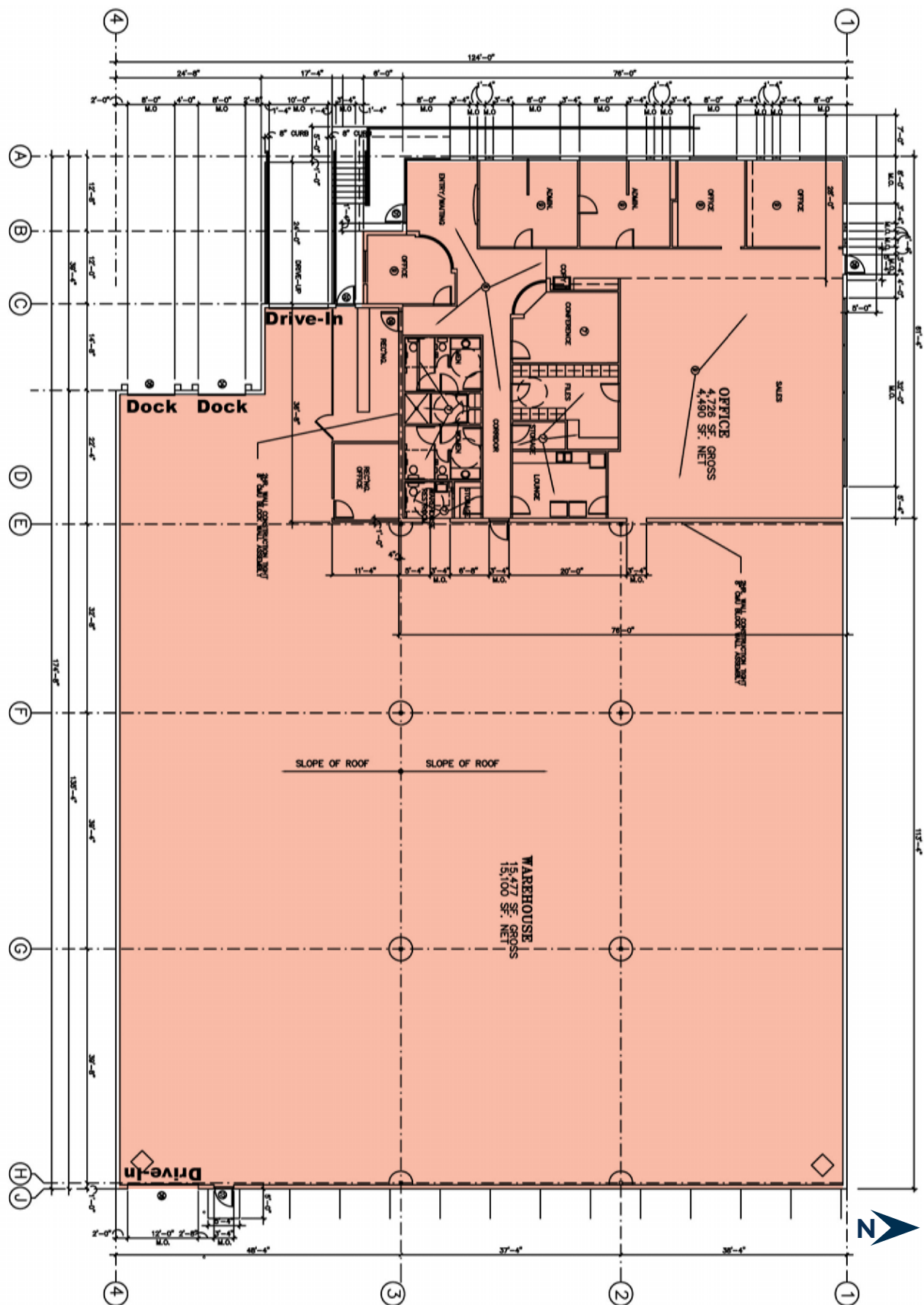




MIDWAY PLACE  
60° R. O. W.



# FLOOR PLAN



# PROPERTY INFO



PROPERTY TYPE	Industrial
ADDRESS	5950 Office Blvd NE
CROSS STREETS	1/2 Mile West of the Interstate 25 & Jefferson Interchange

## Property Details

BUILDING SIZE (SF)	20,255±
STORIES	1
CONSTRUCTION TYPE	CMU
CLEAR HEIGHT	18'
COLUMN SPACING	37' x 39' & 48' x 39'
ELECTRICAL VOLT AMP PHASE	277/480V 200 3-Phase
LAND AREA (ACRES)	0.9865± Acres
PARKING SPACES	31 (See Notes)
SPRINKLER SYSTEM	Yes (Wet)
ROOF COVERING	Built Up
TRUCK COURT DEPTH	100'±
YEAR CONSTRUCTED	1995
ZONING	NR-BP

## Notes

Flexible, stand alone facility with easy access to I-25 at Jefferson and proximity to all amenities. Two (2) dock high doors and two (2) grade level doors. Area to the east of the building (approximately 102' x 55') can be used as parking or as a storage yard. There are 19 parking spaces in front of the building and an additional 12 east of the building.

## Tenant's Responsibilities

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

## Landlord's Responsibilities

Structural and roof repairs.

## Additional Details

AVAILABLE SF	20,255± SF
OFFICE SF	4,490± SF
WAREHOUSE SF	15,765± SF
DOCK HIGH DOORS	2
DRIVE-IN DOORS	2
RESTROOMS	3
FLOOR COVERING	Tile, Carpet
HEAT TYPE - OFFICE	Gas Roof Mounted Heaters
HEAT TYPE - WHSE	Gas Unit Heaters
COOLING TYPE - OFFICE	Refrigerated
COOLING TYPE - WHSE	Evaporative
LIGHTING	Fluorescent

## Lease Details

LEASE RATE	\$13.95/SF/Year
LEASE TYPE	NNN
EST. NNN CHARGES	\$2.50/Per SF

Another fine property by

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NM LICENSE # 19234



Office - Warehouse



Garden - Office



Office- Flex



Distribution Warehouse



Build to Suit



# BRUNACINI

DEVELOPMENT LTD., CO.

**Brunacini Development** develops , constructs, and leases large-scale commercial and industrial properties for national, regional, and local companies. In the past 30 years Brunacini Development has developed approximately two million square feet of distribution warehouse, office/warehouse, office/flex, office and specialized-use facilities in the Albuquerque metro area, with approximately one million square feet in its current portfolio. As a full-service commercial real estate developer Brunacini Development provides a host of customized services such as fast-track built-to-suits, multi-tenant developments, leasing, property management, and building maintenance services.

Brunacini Development has earned a solid reputation as a self-performing general contractor, constructing the highest quality facilities at competitive costs throughout decades of property development in the greater Albuquerque area. With every project, the Brunacini Development team applies a hands-on comprehensive approach, inherent flexibility, extensive experience with an unparalleled commitment to producing the highest quality product. Due to its long-standing local development experience, Brunacini Development has the necessary knowledge of building code administration, zoning, and municipal ordinances to ensure smooth progression through every aspect of the development process.

Established in 1978, Brunacini Development has grown from a general contractor to a fully integrated commercial real estate design/ build construction firm with the following capabilities:

- ◆ Land Acquisition
- ◆ Project Financing
- ◆ Land Entitlement
- ◆ Self-Performing Design & Construction
- ◆ Architectural Design Oversight
- ◆ Project Engineering Oversight
- ◆ Construction & Project Management
- ◆ Asset Management
- ◆ Property Leasing
- ◆ Property Management
- ◆ Building Maintenance Services