

# Industrial Flex Space

**FOR  
LEASE**

4922 Jefferson N.E. | Albuquerque, NM 87109

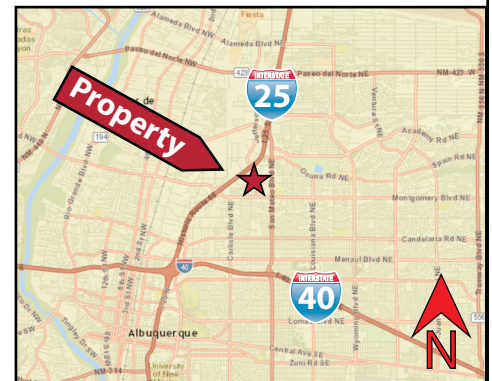


## Property Details

- Available 4922 Jefferson
- Lease Rate \$11.00/SF & \$2.00/SF NNN
- Office  $\pm 850$  SF
- Warehouse  $\pm 8,150$  SF
- Total 9,000 SF
- Zoning NR-LM Light Manufacturing
- Land Size 4.69 acres
- Parking 5 Designated Spaces with 48 Shared Spaces

## Property Amenities

- Excellent Access to I-25 and I-40
- 2 Dock High and 1 Drive in Doors
- 16' High Ceilings
- New LED lighting



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505 980 6151  
[talley@bergerbriggs.com](mailto:talley@bergerbriggs.com)



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## SITE PLAN

4922 Jefferson N.E. | Albuquerque, NM 87109



Available

4922.....	9,000 SF
4924.....	12,000 SF
4944 .....	3,000 SF

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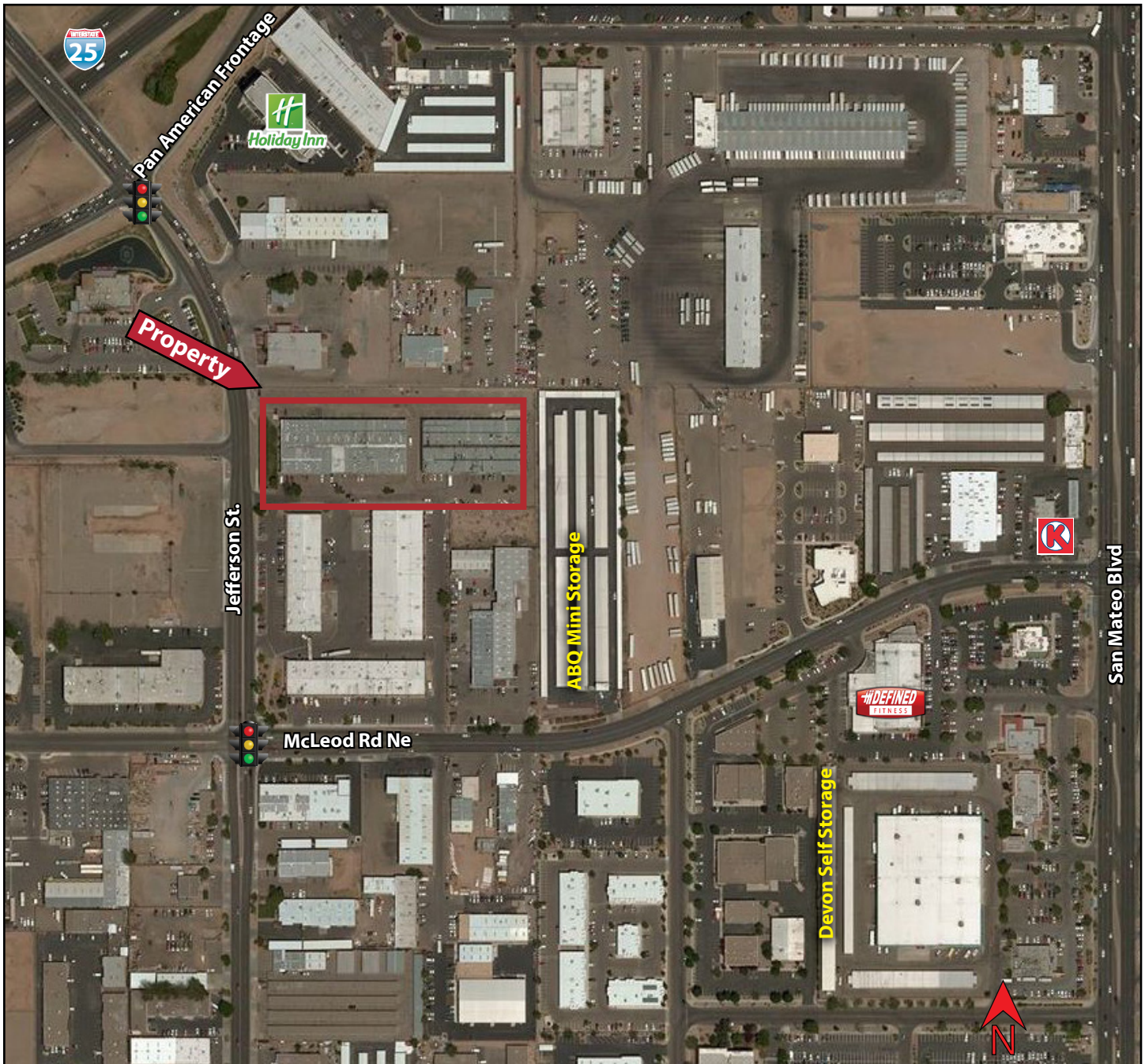
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**AERIAL**

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**4922  
JEFFERSON**

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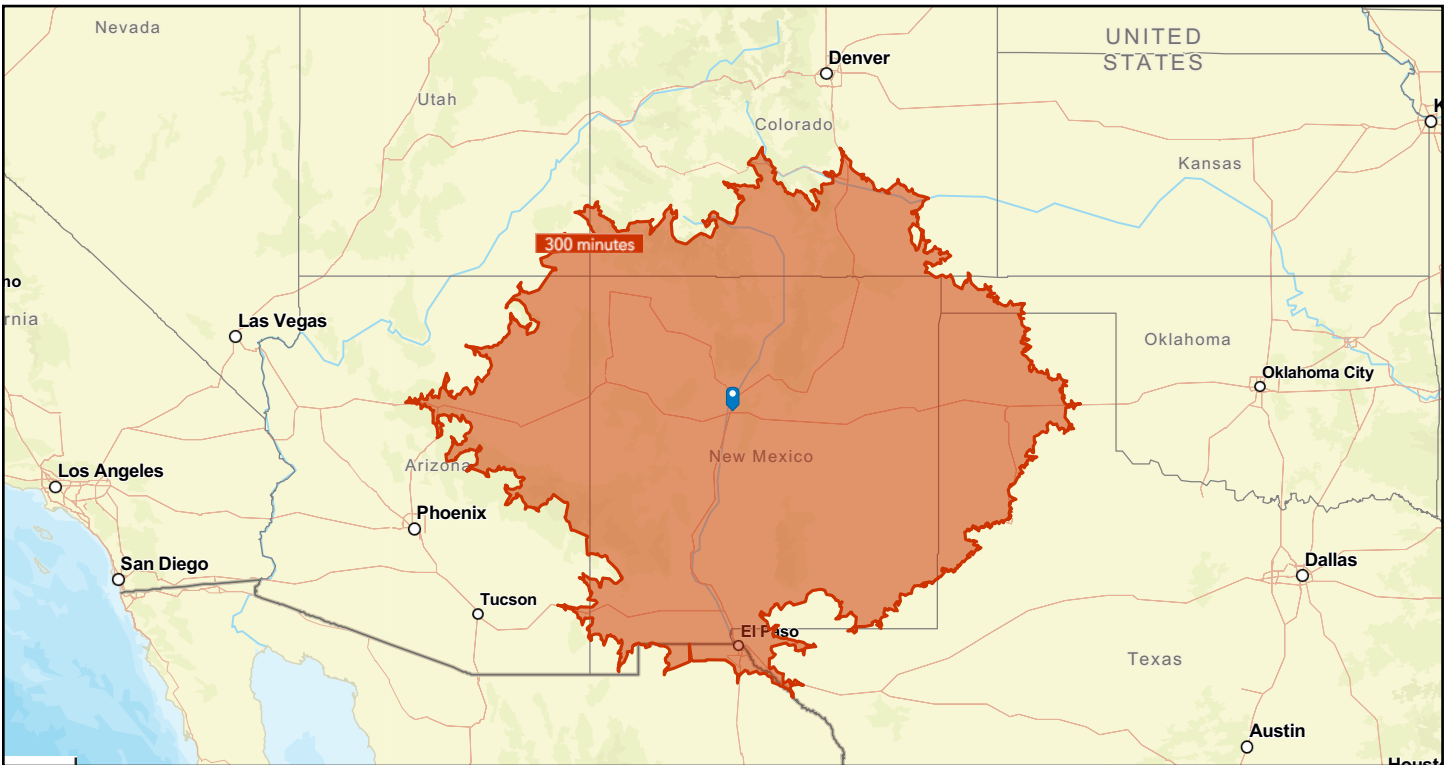
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# Industrial Flex Space

**5 HOUR  
DRIVETIME**

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