



## Planned Office/ Warehouse Space

### AVAILABLE

- 13,560± SF to 102,000± SF
- Office Built to Suit

### LEASE RATE

- See Broker

### FEATURES

- Concrete Tilt-up Construction
- 32' Clear Height
- Zoned NR-BP
- 150± Car Parking Spaces
- 27± Trailer Parking Spaces
- ESFR Fire Suppression
- Dock & Drive-in (Ramp) Access

Another fine development by

**BRUNACINI**  
DEVELOPMENT LTD. CO.

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.

# FOR LEASE

**7500 Fortuna Rd NW- Meridian Business Park**  
Albuquerque, NM 87121

### CONTACT

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NM Lic. 19234  
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erick@jcrenm.com

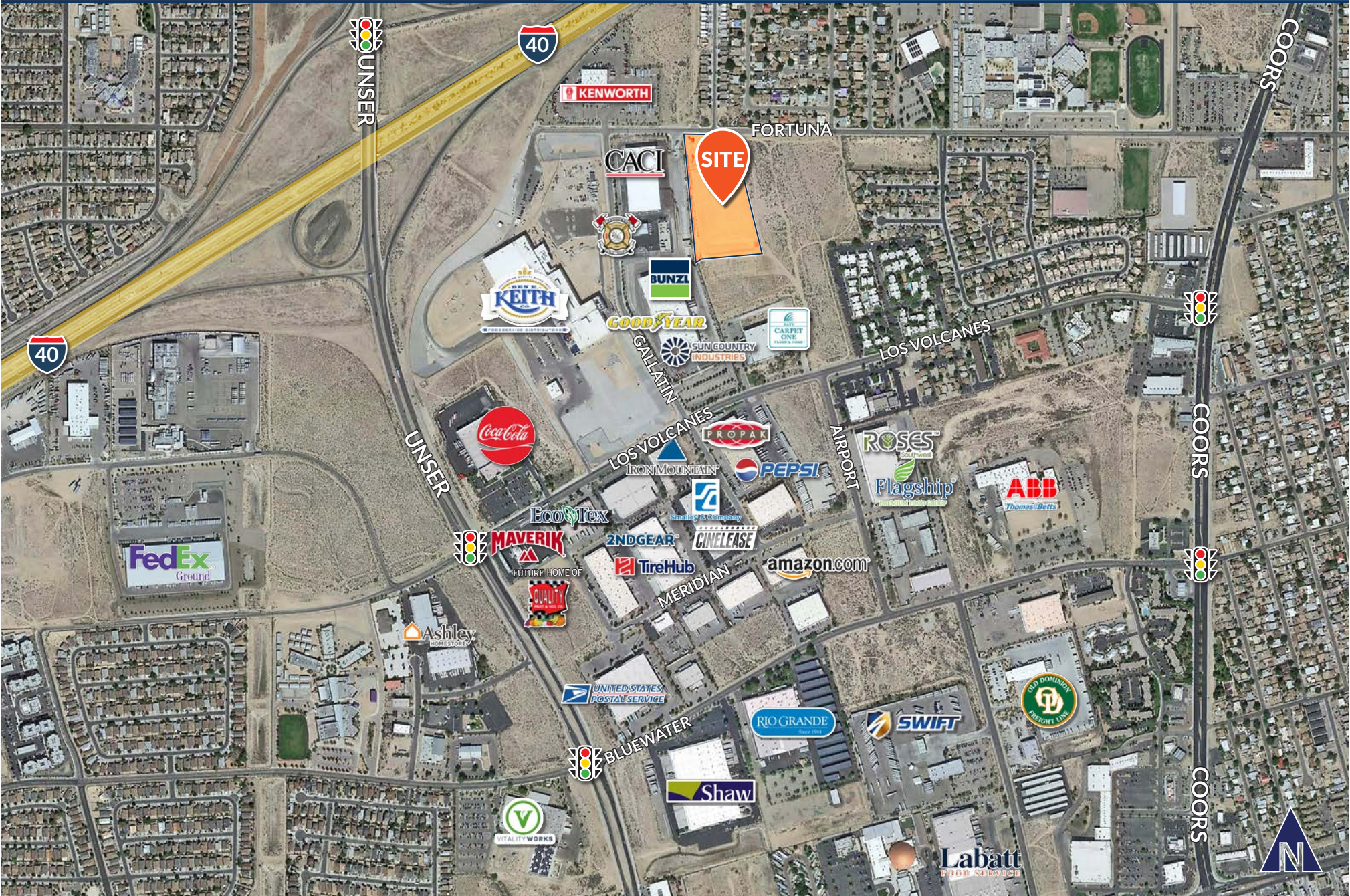


4811 Hardware Dr. NE, Suite C-5, Albuquerque, NM 87109





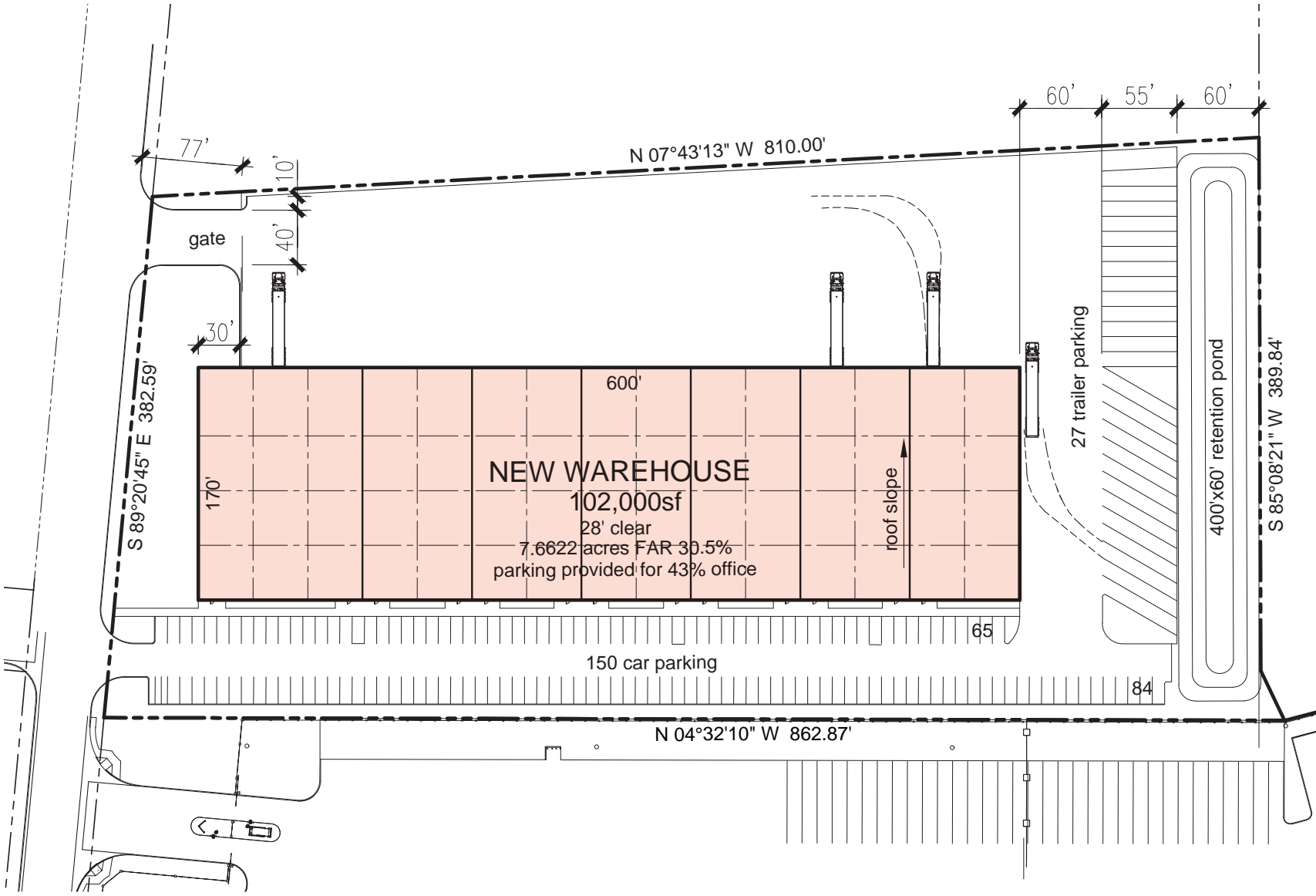
# Aerial Map







# Conceptual Site Plan



NORTH



Office - Warehouse



Garden - Office



Office - Flex



Distribution Warehouse



# 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



Build to Suit