

FOR LEASE



Office/Warehouse with Large Yard For Lease on 2nd Street North of Osuna 7110 2nd Street NW, Suite B, Albuquerque, NM 87107



AVAILABLE

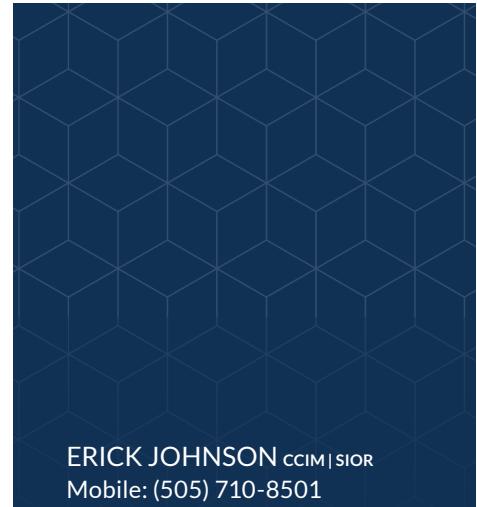
- 35,185± SF Industrial Warehouse Building with 2.2± Acres of Secure Yard
 - Office - 3,880± SF Total
 - Main Office - 2,524± SF
 - Dock Office - 1,356± SF
 - Warehouse - 31,305± SF

LEASE INFORMATION

- \$10.95/SF/Year (NNN)

FEATURES

- 4 Overhead Doors Leading to Exterior Dock Platform
- Ramp to Exterior Dock Platform
- 14'-5" Clear Height
- 120/208v, 1,200 Amps, 3 Phase Electrical Service
- 44'x37' Column Spacing



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NM LICENSE # 19234

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.

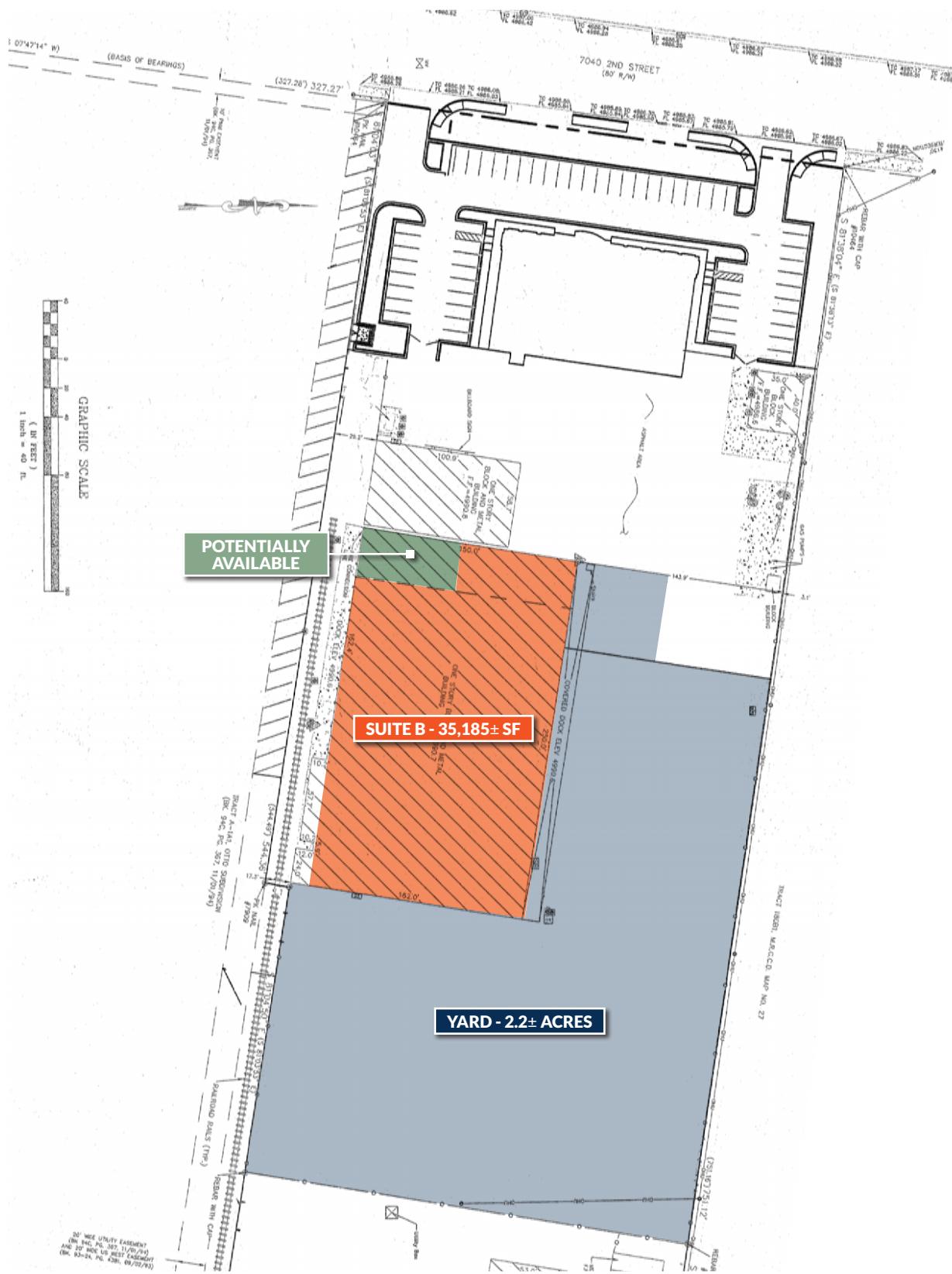
4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333

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Commercial Real Estate

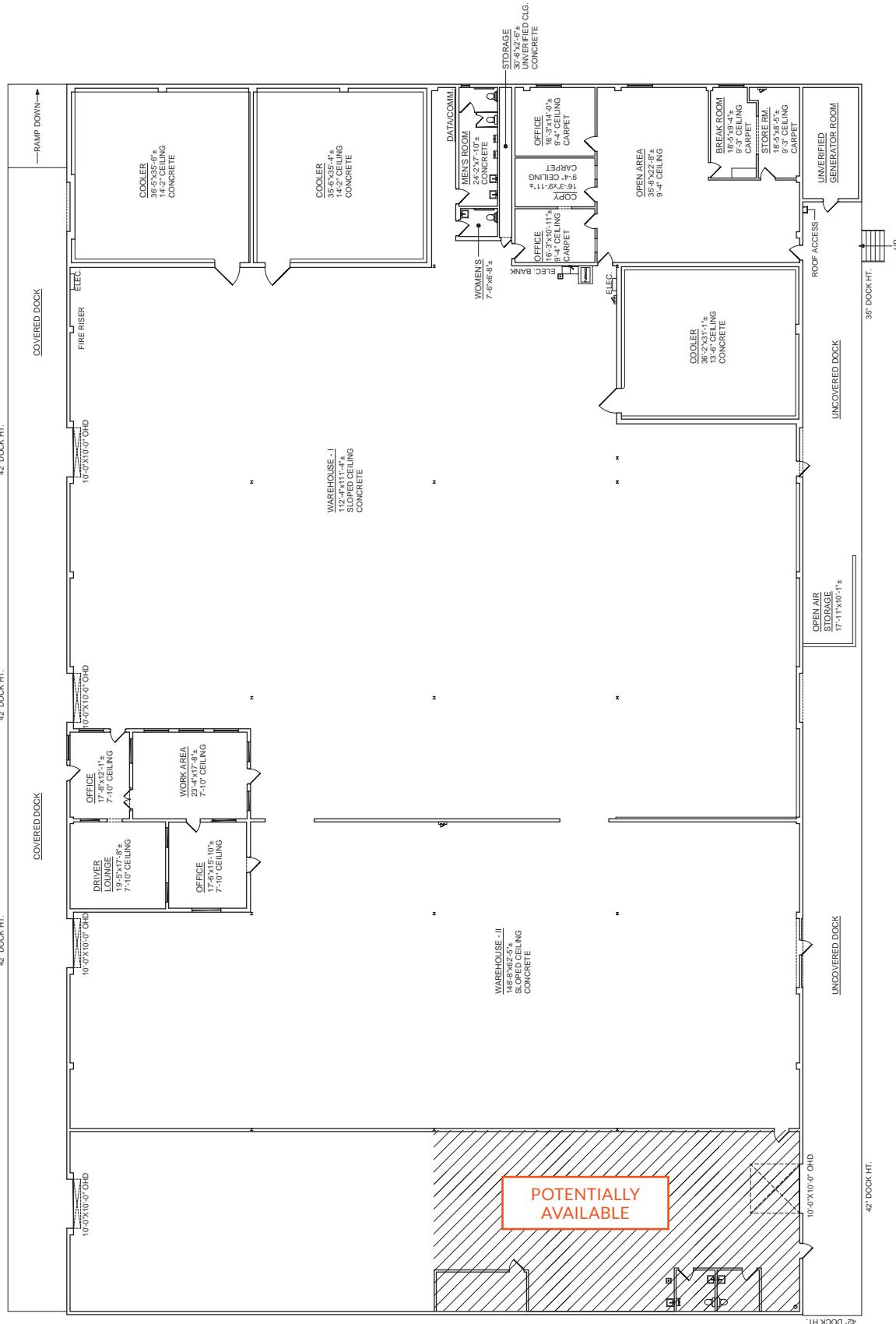
AERIAL MAP



SITE PLAN



FLOOR PLAN



PROPERTY INFO



PROPERTY TYPE	Industrial
ADDRESS	7110 2nd Street NW, Albuquerque, NM 87107
CROSS STREETS	2nd Street North of Osuna

Property Details

BUILDING SIZE (SF)	37,500± SF
BUILDING DIMENSIONS	150' x 250'
STORIES	1
CONSTRUCTION TYPE	Block and Metal
CLEAR HEIGHT	14'-5"
COLUMN SPACING	44' x 37'
ELECTRICAL	
VOLT	120/208V
AMP	1200
PHASE	3 Phase
LAND AREA (ACRES)	6.36± Acres
SPRINKLER SYSTEM	Yes
RAIL SERVICE	None
ROOF COVERING	EPDM (2019±)
YEAR CONSTRUCTED	1965±
ZONING	M-1

Suite B Details

AVAILABLE SF	35,185± SF
OFFICE SF	3,880± Total 2,524± Main Office 1,356± Dock Office
WAREHOUSE SF	31,305±
FORMER COLD STORAGE ROOMS	3,923± Total 2,275± NE Corner Cooler 1,198± South Cooler
RAMP	Ramp to Dock Platform
RESTROOMS	2
HEAT TYPE - OFFICE	Gas Forced Heat
HEAT TYPE - WHSE	None
COOLING TYPE - OFFICE	Refrigerated
COOLING TYPE - WHSE	None
LIGHTING	Fluorescent and LED

Lease Details

LEASE TYPE	NNN
LEASE RATE	\$10.95/SF/Year
EST. NNN CHARGES	\$1.50/Per SF

Notes

Great location on 2nd St. with secure yard and cold 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.