# 611 OSUNA ROAD NE
ALBUQUERQUE, NM 87113

SYCAMORE ASSOCIATES LLC
COMMERCIAL & INDUSTRIAL REAL ESTATE




CONTACT AGENTS:

SIOR® INDUSTRIAL SPECIALIST

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THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE RENTAL OR FINANCING IS FROM SOURCES DEEMED IN OUR OPINION TO BE RELIABLE BUT NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. REV. 7/19/23

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**(505) 345-5075 OFFICE**
LICENSE #: 7070
LICENSE#: 20093

# PROPERTY HIGHLIGHTS

**FOR LEASE** **$18/SF/YR NNN**

## PROPERTY SNAPSHOT

- AVAILABLE: FOR LEASE
- LEASE RATE: $18.00/SF/YR NNN
- NNN APPROXIMATELY $2.50/SF/YR
- ZONING: COUNTY C-1
- SIZE: ~ 23,700 FT FREE STANDING TWO- STORY BUILDING LOCATED
- ~2.25 ACRES
- OFFICE SQ FT: ~ 18,600 SQ FT (approximate)
- WAREHOUSE SQ FT: ~ 5,100 SQ FT. (approximate)
- AMPLE PARKING
- EASY ACCESS TO I-25
- DRIVE UP DOOR 10X12 AND DOCK DOOR 9X12
- SPRINKLED
- ELEVATOR
- SECURE YARD
- NORTH I-25 LOCATION






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# DRONE VIEWS









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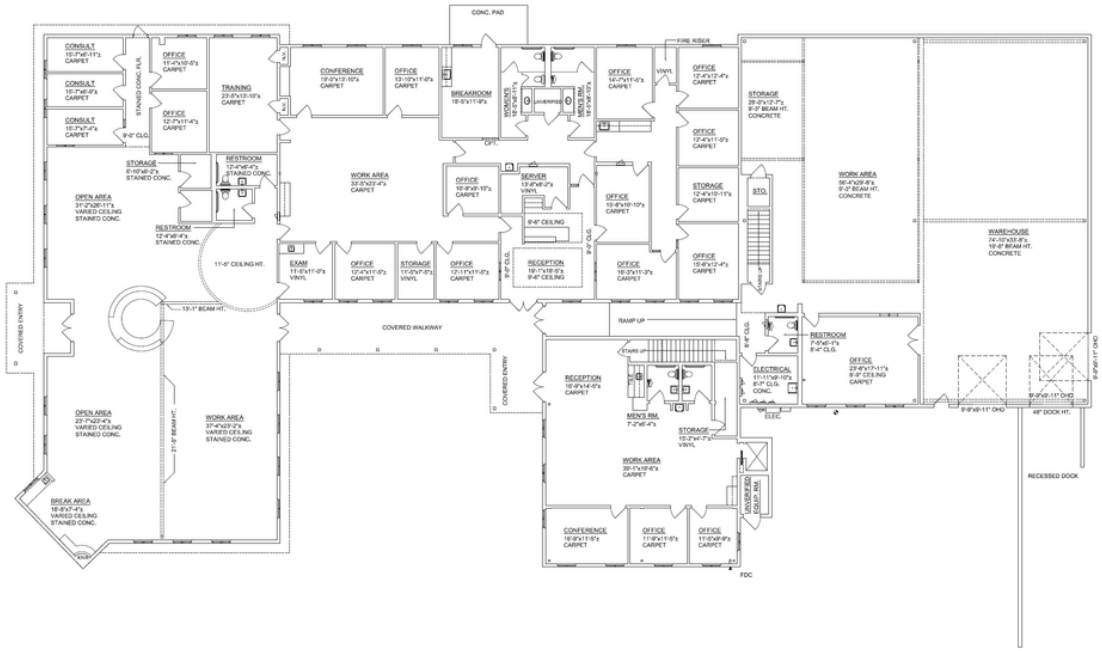
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# FLOOR PLAN - GROUND FLOOR



611 OSUNA ROAD NE, GROUND FLOOR

NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE TILE UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. CALCULATIONS EXCLUDE ALL STAIRWELL AND VERTICAL PENETRATIONS.

AREA CALCULATIONS:

GROUND FLOOR AREA 17,447.95 SQ. FT.

PROJECT: 611 OSUNA ROAD NE GROUND FLR.
DESCRIPTION: AS-BUILT DRAWING
CLIENT: BMW PROPERTIES LLC.
SHEET # 01 OF 02
ORIENTATION
MEASURED BY JR
DESIGNED BY N.A.
DRAFTED BY JR
CHECKED BY M.G.
REVISED:
SCALE 1/8"=1'-0"
DATE 04/22/26
2603
505-899-1199

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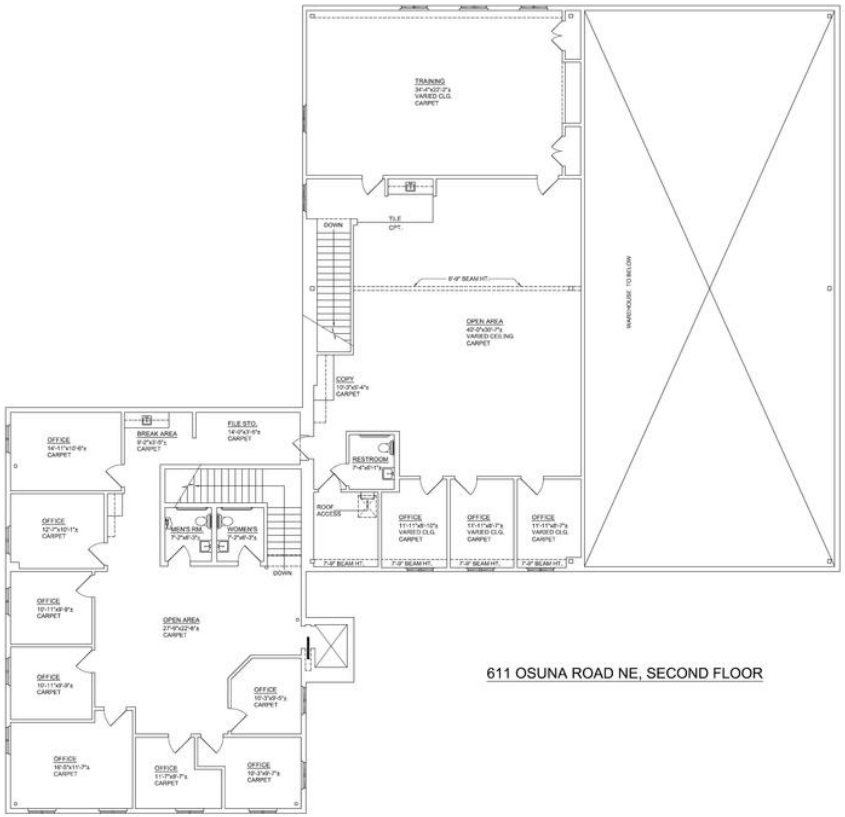
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# FLOOR PLAN - SECOND FLOOR




611 OSUNA ROAD NE, SECOND FLOOR

NOTES

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4. ALL CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
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AREA CALCULATIONS:

SECOND FLOOR AREA 4,823.68 SQ. FT.

PROJECT: 611 OSUNA ROAD NE SECOND FLR.
DESCRIPTION: AS-BUILT DRAWING
CLIENT: BMW PROPERTIES LLC.
SHEET # 02 OF 02
MEASURED BY: JR
DESIGNED BY: N.A.
DRAFTED BY: JR
CHECKED BY: M.G.
REVISED:
SCALE: 3/16"=1'-0"
DATE: 04/22/26
2603.3
505-899-1199

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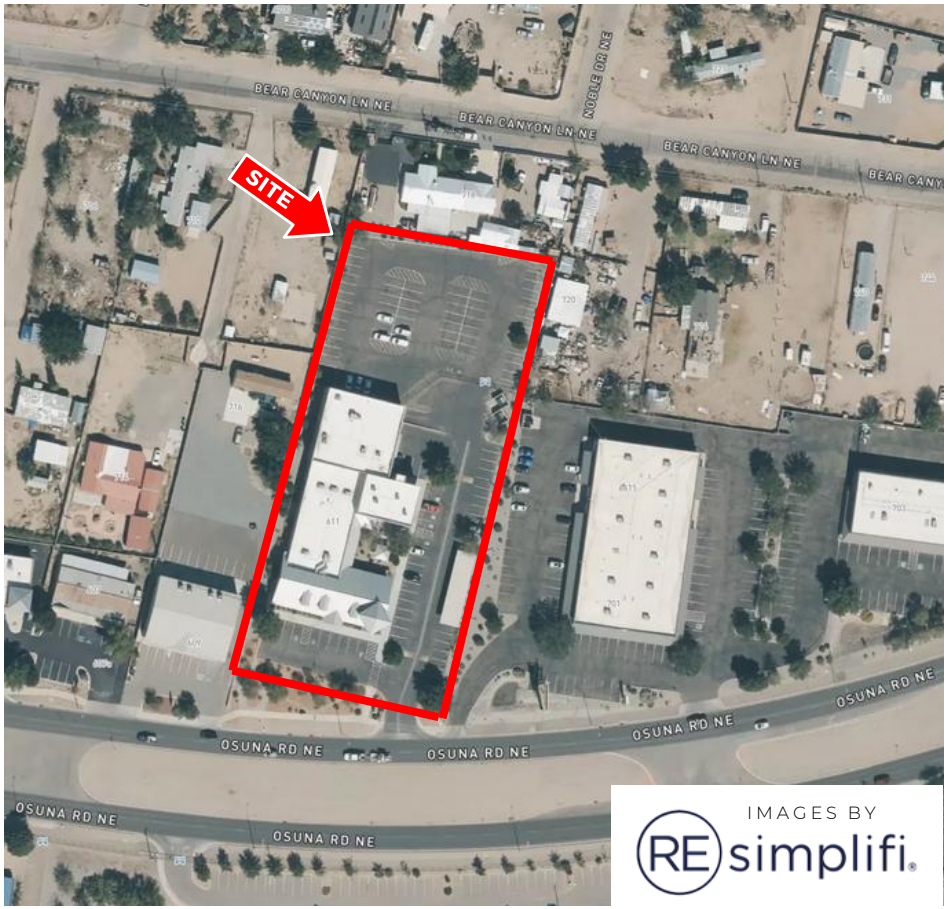
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