

4600 BOGAN AVE NE
ALBUQUERQUE, NM 87109



**SYCAMORE
ASSOCIATES LLC**
COMMERCIAL & INDUSTRIAL REAL ESTATE



CONTACT AGENTS:



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P.O. BOX 90608
ALBUQUERQUE, NM 87199
(505) 345-5075 OFFICE
LICENSE #: 7070
LICENSE#: 20093

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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PROPERTY HIGHLIGHTS

DETAILS

FOR LEASE

LEASE PRICE: \$10.50/SF/NNN

FEATURES

- SINGLE TENANT INDUSTRIAL BUILDING FOR LEASE
- AVAILABLE: 11,538 SF
- APPROXIMATE OFFICE: 725 SF APPROXIMATE WAREHOUSE: 10,813 SF
- RECEPTION
- 2 - 3 PRIVATE OFFICES
- 3 RESTROOMS
- STORAGE ROOM
- 2 TRUCK HEIGHT DOCK HIGH LOADING DOORS
- 2 GRADE LEVEL LOADING DOORS
- EVAPORATIVE COOLING WAREHOUSE
- 3 PHASE POWER (600 AMP 120, 208V 3 Phase)
- 16'- 20' CLEAR HEIGHTS
- OPPORTUNITY FOR SMALL GATED AREA
- EXCELLENT LOCATION MINUTES FROM I-25
- NNN'S = APPROXIMATELY \$1.15/SF/YR
- MINIMUM DESIRED TERM 5 YEARS



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PROPERTY PICTURES

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CONTACT AGENTS:

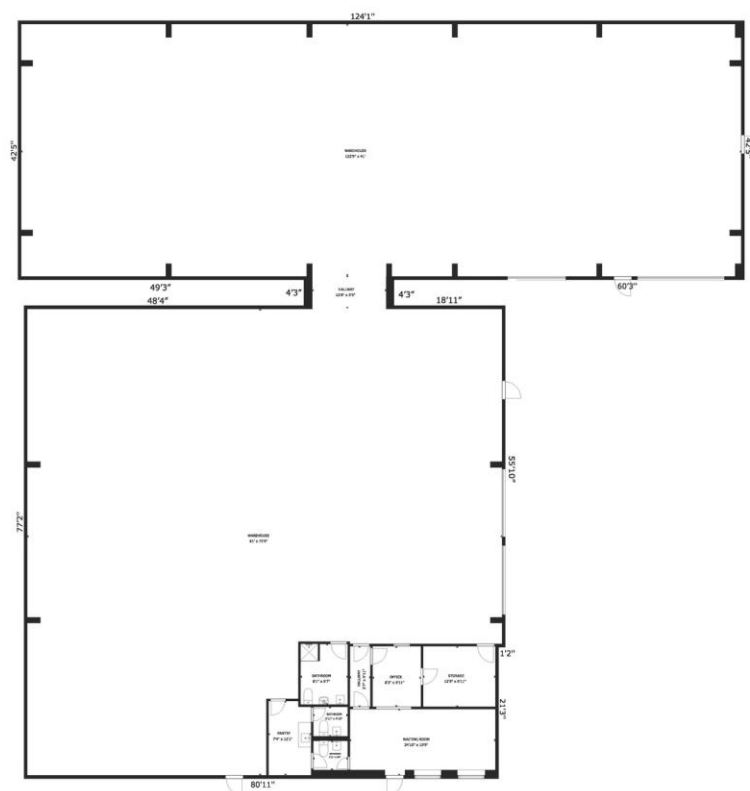
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LOCATION

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IMAGES BY
 Google Maps

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