



SYCAMORE
ASSOCIATES LLC

OFFICE/WAREHOUSE
8401 Jefferson NE
Albuquerque, NM 87113
FOR LEASE



Available: FOR LEASE
Zoning: M-1
Total SF: 8,000 SF
Office SF: 3,000 SF
Warehouse SF: 5,000 SF
Price/SF: \$13.00/SF/MG
Monthly: \$8,667/month

Fenced Yard

Tenant pays Gas, Electric & pro-rata share
of water, sewer, refuse

Contact Agents

Mike Leach, SIOR

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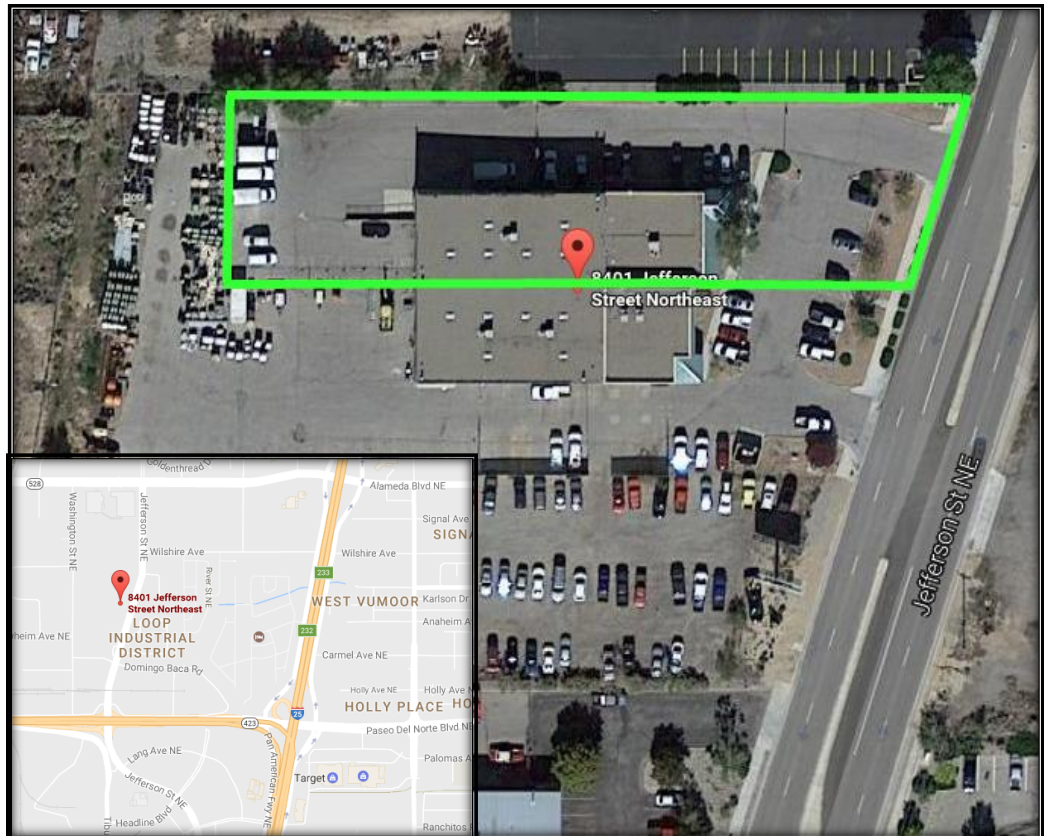
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License #: 7070

License #20093

P O Box 90608

Albuquerque

NM

87199

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. 7/2/25



The floor plan shows a large rectangular building layout. At the top, there is an "Open Office" area. Below it is a section labeled "HVAC". To the right of the HVAC section is a smaller area labeled "High Bay Warehouse". At the bottom, there is a large area labeled "Evaporative Cooling". A blue arrow points from the "Evaporative Cooling" area towards the "High Bay Warehouse" area. Dimensions are provided along the walls: 100' 0" on the left, 12' 0" on the bottom left, 10' 0" on the bottom, 100' 0" on the right, and 10' 0" on the top. A central horizontal dimension is marked as 11' 0".

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