



Office | Warehouse

LOCATION

- On Edith Blvd. between Candelaria & Comanche

AVAILABLE (IMMEDIATELY)

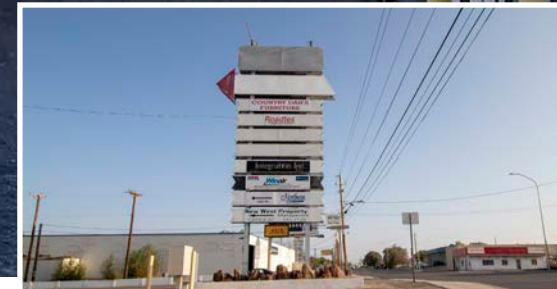
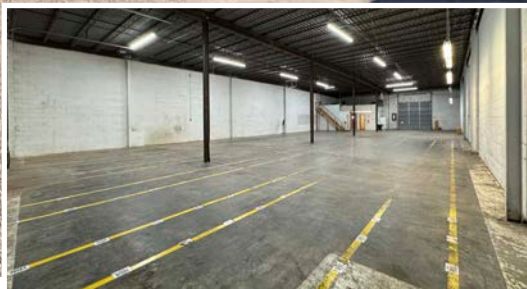
- 5,900± SF
 - 380± SF - Office
 - 5,520± SF - Warehouse

LEASE RATE

- \$10.00/SF (NN)

FEATURES

- Exterior Dock Platform with 1 to 2 Dock Positions
- 1 Ramp for Fork Lift Access
- 16'11" Clear Height
- 25' x 25' Column Spacing
- Central Location with easy Interstate Access



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

4019 Edith Blvd. NE, Bldg. 6C

Albuquerque, NM 87107

CONTACT

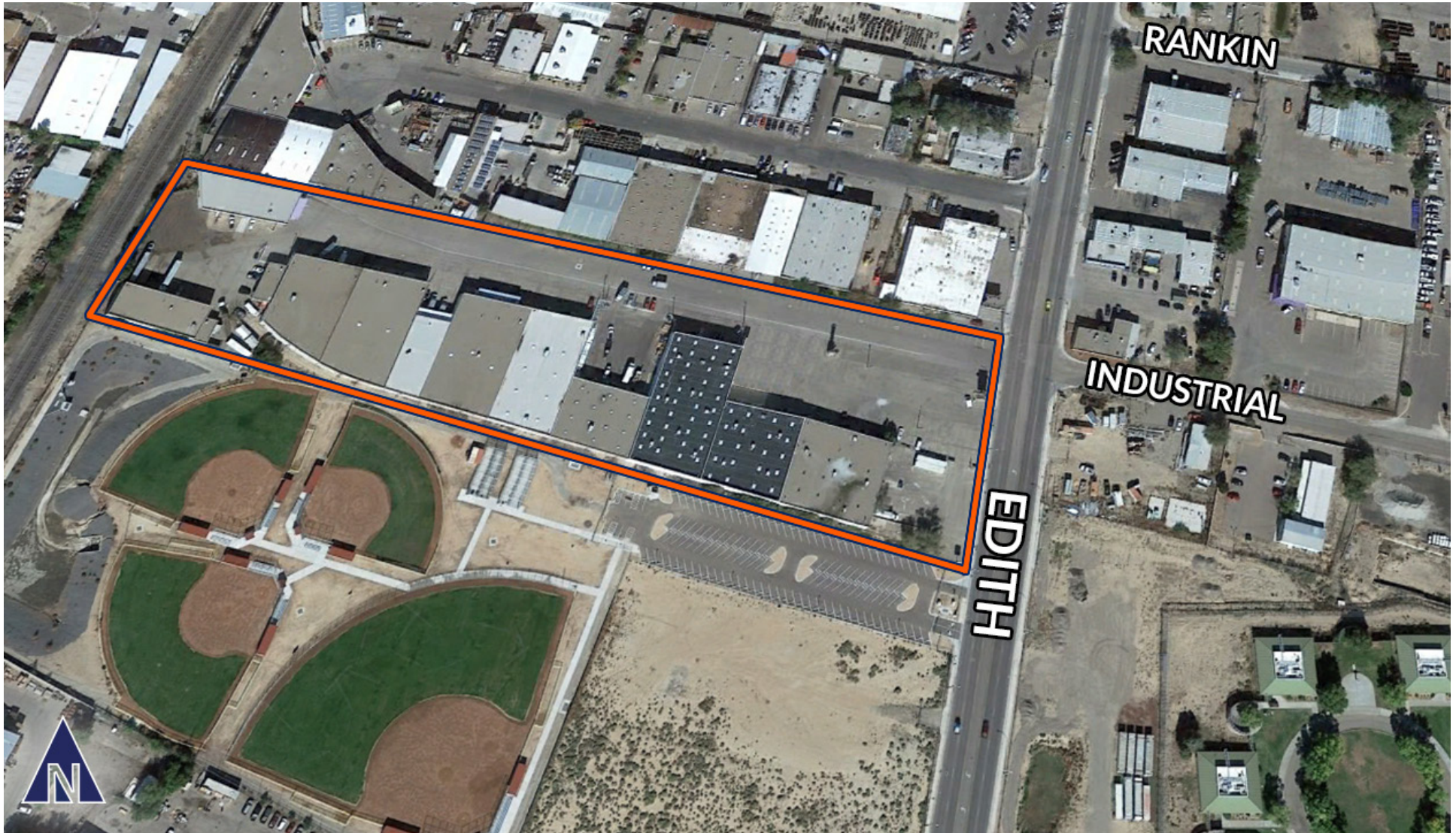
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4811 Hardware Dr. NE, Suite C-5, Albuquerque, NM 87109



Aerial Map



CONTACT

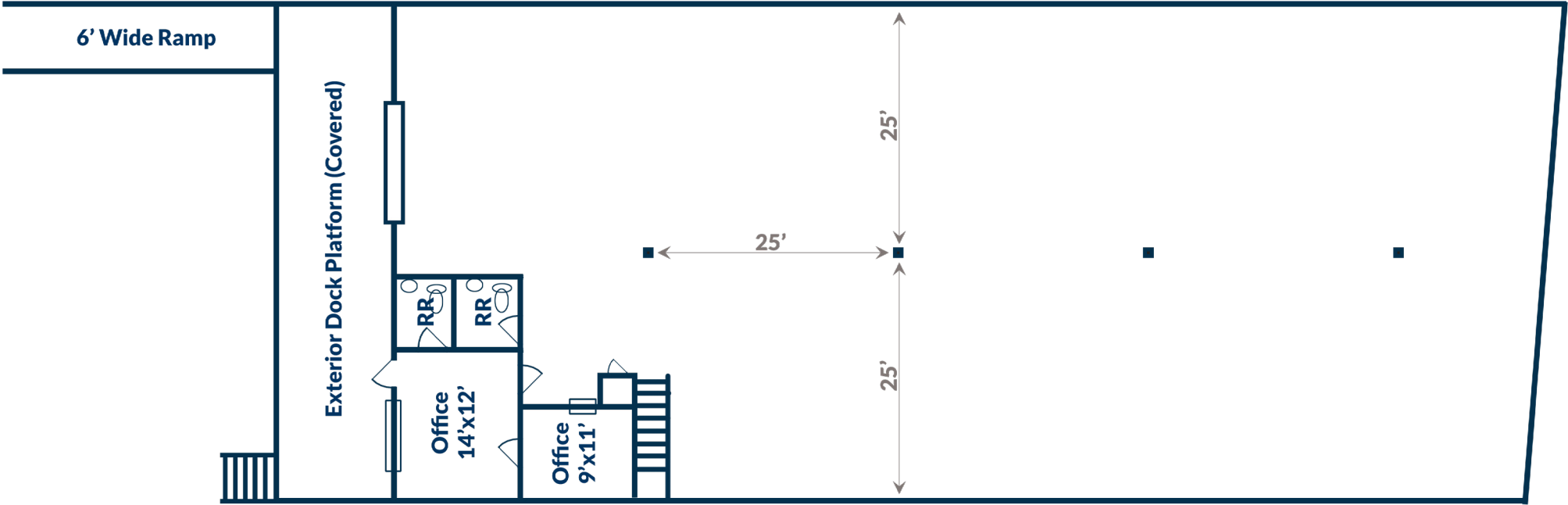
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Floor Plan



Floor Plan is Not to Scale & Dimensions are Approximate



Property Information

PROPERTY TYPE	Industrial
ADDRESS	4019 Edith Blvd. NE, Building 6C, Albuquerque, NM, 87107
CROSS STREETS	On Edith between Candelaria and Comanche

Property Details

BUILDING SIZE (SF)	142,570±
CONSTRUCTION TYPE	Masonry
ELECTRICAL VOLT AMP PHASE	120/208 Single
SPRINKLER SYSTEM	None
RAIL SERVICE	None
ROOF COVERING	Tar & Gravel
TRUCK COURT DEPTH	110'±
UTILITIES METERED SEP.	Yes
ZONING	M-1 (Bernalillo County)

Suite Details

AVAILABLE SF	5,900±
OFFICE SF	380±
WAREHOUSE SF	5,520±
DOCK HIGH DOORS	1 to 2
DRIVE-IN DOORS	1 (ramp to exterior dock)
RESTROOMS	2
HEAT TYPE - OFFICE	Wall Unit
HEAT TYPE - WHSE	Gas Hanging Heater
AC TYPE - OFFICE	Refrigerated (wall unit)
COOLING TYPE WHSE	Evaporative
LIGHTING	Fluorescent
OFFICE FLOORING	LVT

Lease Details

LEASE RATE	\$10.00/SF/Yr
LEASE TYPE	NN (Taxes & Insurance)
TAX & INSURANCE	\$0.66/SF/YR Estimated
TOTAL RENT PER MONTH	\$5,241.17 Per Month

Notes:

Great close in location. Easy access to both I-40 and I-25.

Tenant's Responsibilities:

Tenant pays base rent, pro rata share of taxes and insurance, interior maintenance, refuse, and separately metered utilities.

Landlord's Responsibilities:

Landlord pays structural and roof repairs along with common area expenses.

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