

**8324 WASHINGTON STREET NE**  
**ALBUQUERQUE, NM 87113**



**SYCAMORE**  
**ASSOCIATES LLC**

COMMERCIAL & INDUSTRIAL REAL ESTATE



CONTACT AGENTS:



**GREG LEACH, SIOR**

**(505)238-6481**

**GREG@SYCAMORE-ASSOCIATES.COM**

**MIKE LEACH, SIOR**

QUALIFYING BROKER

**(505)975-3068**

**MDL@SYCAMORE-ASSOCIATES.COM**

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 SALE OR LEASE

**LEASE RATE: \$12/SF/NNN**  
**\$15,987.00/MONTH/NNN**  
**\$3,050,000.00**  
**\$190.78/SF**

### FEATURES

- BUILDING TOTAL: APPROX. 15,987 SF
- OFFICE SF: 2,828 SF
- WAREHOUSE: 10,759 SF
- SHOP BUILDING: 2,400 SF
- FENCED YARD
- 5,000 SF COVERED STORAGE
- 2.0 ACRES
- ZONING: NR-LM
- 14' OH DOORS
- (NON-RESIDENTIAL -LIGHT MANUFACTURING)
- 3 PHASE POWER
- SECONDS FROM I-25 VIA
- PASEO DEL NORTE OR ALAMEDA EXIT
- 24-HOUR NOTICE NEEDED FOR SHOWING
- CONTACT BROKERS FOR MORE INFORMATION.



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## PROPERTY PICTURES

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## LOCATION

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**RE**simplifi.

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