

AVAILABLE FOR LEASE: \$6.18/sf/yr ALL (MG) \$7/sf/yr INDIVIDUALLY (MG)

615 Haines Ave NW Albuquerque, NM 87102



Property Features:

- ❖ Zoning: NR-LM
- ❖ Warehouse & Office Available
- ❖ Modified Gross Lease (Utilities Covered)
- ❖ Minutes from Freeway in Sawmill District

Mark Thompson, CCIM

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Alan Sanchez

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PROPERTY PROFILE

615 Haines Ave NW Albuquerque, NM 87102

KEY FEATURES

- **Zoning: NR-LM (Light Manufacturing)** – allowing a broad range of industrial, storage, and mixed-use applications
- **Submarket: Downtown Albuquerque**, within minutes of **I-40** for seamless logistics and transportation
- **Flexible Use: Large office and warehouse** areas available to support full admin and business use
- **Yard: Fully fenced and paved**, ideal for secured outdoor storage or vehicle access



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AERIAL

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SITE PLAN

615 Haines Ave NW Albuquerque, NM 87102

LEASE BREAKOUT

Total Building (14,552) Lease Rate:

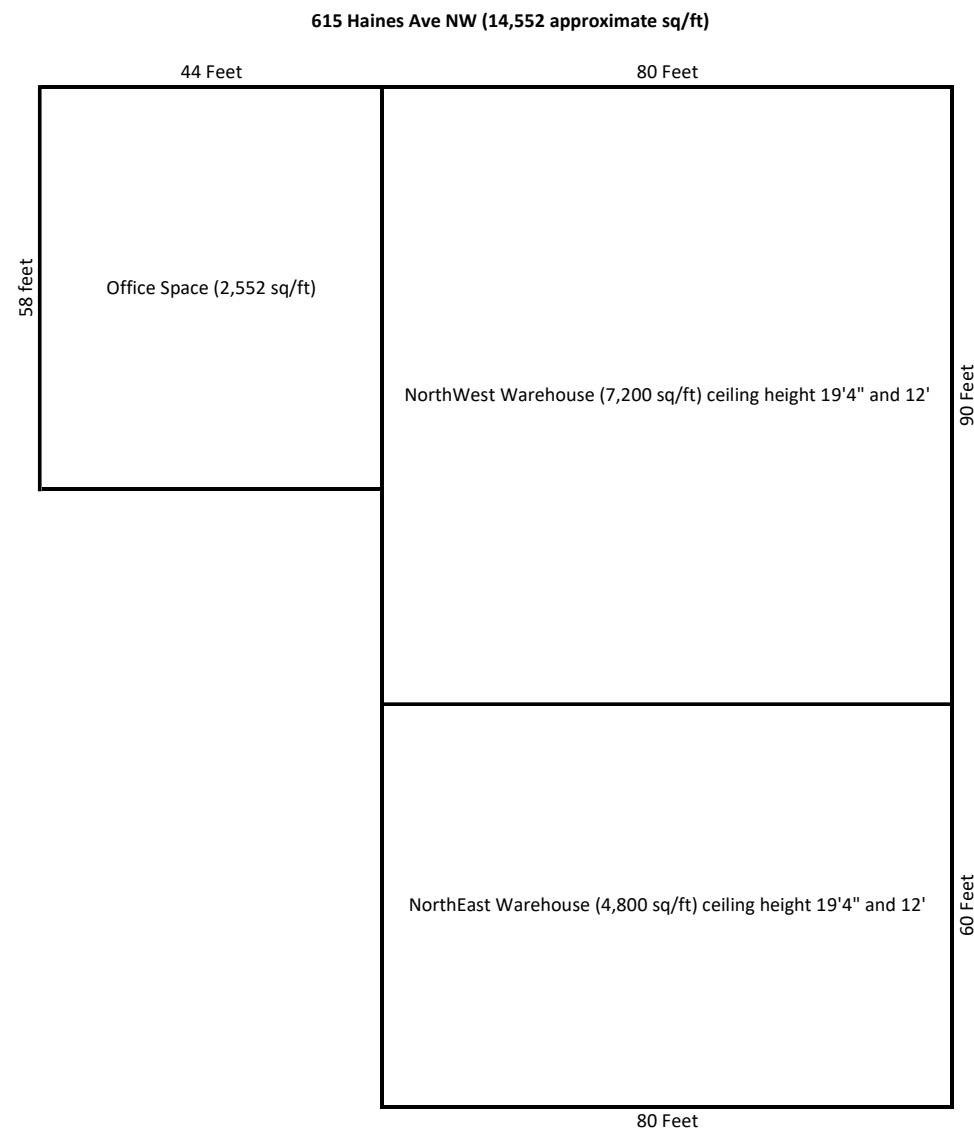
~\$7,500/month @ \$6.18/sf/yr (Modified Gross)

Office Space & Northwest Warehouse:

~\$5,700/month @ \$7/sf/yr (Modified Gross)

Northeast Warehouse:

~\$2,800/month @ \$7/sf/yr (Modified Gross)



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Executive Summary

615 Haines Ave NW Albuquerque, NM 87102

Real Property Attributes

Primary Building SQ FT	14760
Year Built	1956
Lot Size (Acres)	.2893
Land Use Code	WAREHOUSE
Style	

Net Taxable Value

Net Taxable Value	\$108,380.00
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Albuquerque Planning and Zoning Data				Bernalillo County Planning and Zoning
Jurisdiction:	ALBUQUERQUE	Zone Atlas Page:	H-14	
IDO Zone District:	NR-LM	IDO District Definition:	Light Manufacturing	
Land Use:	06 Industrial	Lot:	10	Block: 8
		Subdivision:	BEZEMEK ADDN	
Neighborhood Associations				Office of Neighborhood Coordination
City Recognized Neighborhood Associations:	Wells Park NA			
Services				
Police Beat:	233	Area Command:	VALLEY	
Residential Trash Pickup and Recycling:	Wednesday			
City Council Districts				
City Council District:	2 - Joaquin Baca	Councilor Email:	joaquinbaca@cabq.gov	
Policy Analyst:	Nathan A. Molina	Policy Analyst Email:	namolina@cabq.gov	Policy Analyst Phone #: 505-768-3332
Other Legislative Districts				
US Congressional District:	1 - Melanie Stansbury			
County Commission District:	1 - Barbara Baca			
NM House Of Representatives:	11 - Javier Martínez			
NM Senate:	13 - Bill B. O'Neill			
APS School Service Areas				Albuquerque Public Schools
Elementary School:	REGINALD CHAVEZ	Middle School:	WASHINGTON	High School: ALBUQUERQUE



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Mark Thompson
Qualifying Broker & Principal