

# FOR LEASE



## Office and Warehouse For Lease on Paseo del Norte

4601 Paseo del Norte NE, Albuquerque, NM 87113



### LOCATION

- Northwest Corner of Paseo del Norte and Jefferson, 1/4 Mile from I-25

### AVAILABLE

- 39,376± SF Total On 3.23± Acres
  - Office - 6,080± SF
    - 1st Floor - 2,720± SF
    - 2nd Floor - 2,600± SF
  - Warehouse - 33,316± SF
  - Mezzanine - 12,000± SF (Not Included in Total SF)

### LEASE INFORMATION

- \$11.15/SF/YR (NNN)

### FEATURES

- 4 Dock High Doors & 4 Drive-In Doors
- Fully Sprinklered
- 18' Warehouse Ceiling Height
- NR-LM (Light Manufacturing) Zoning

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NM LICENSE # 19234

[jcrenm.com](http://jcrenm.com)

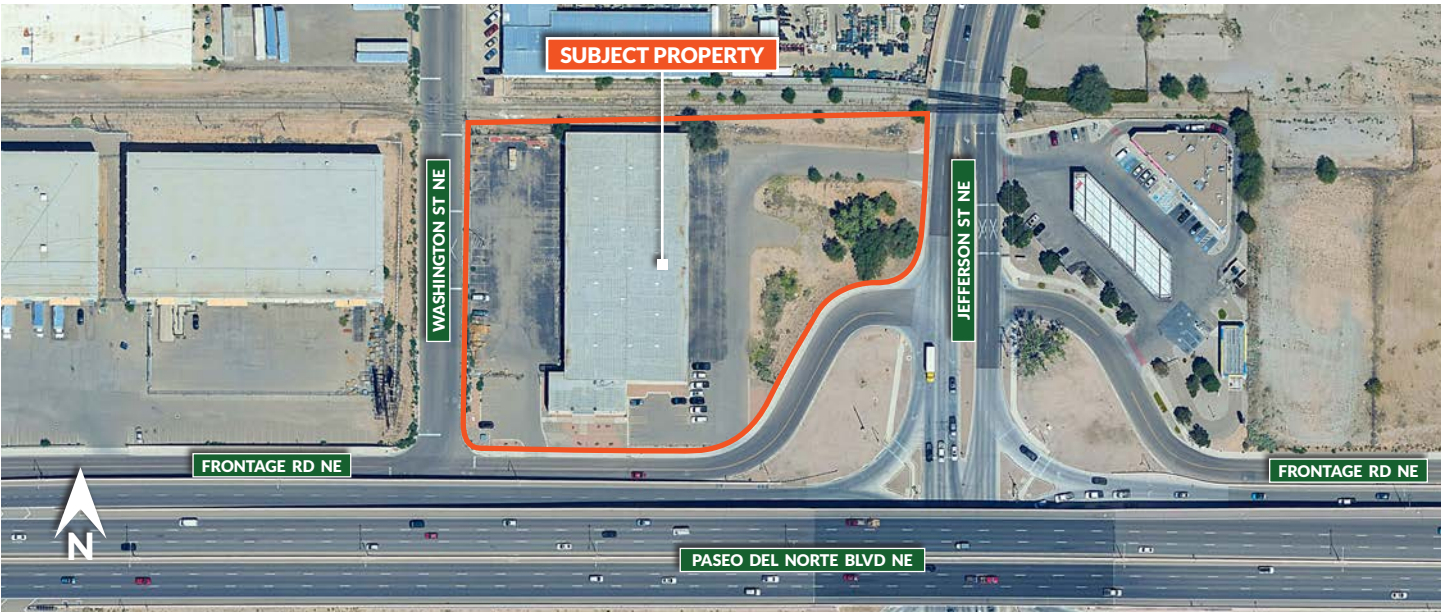
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4811 Hardware Dr NE, Suite C-5  
Albuquerque, NM 87109 | 505-831-3333



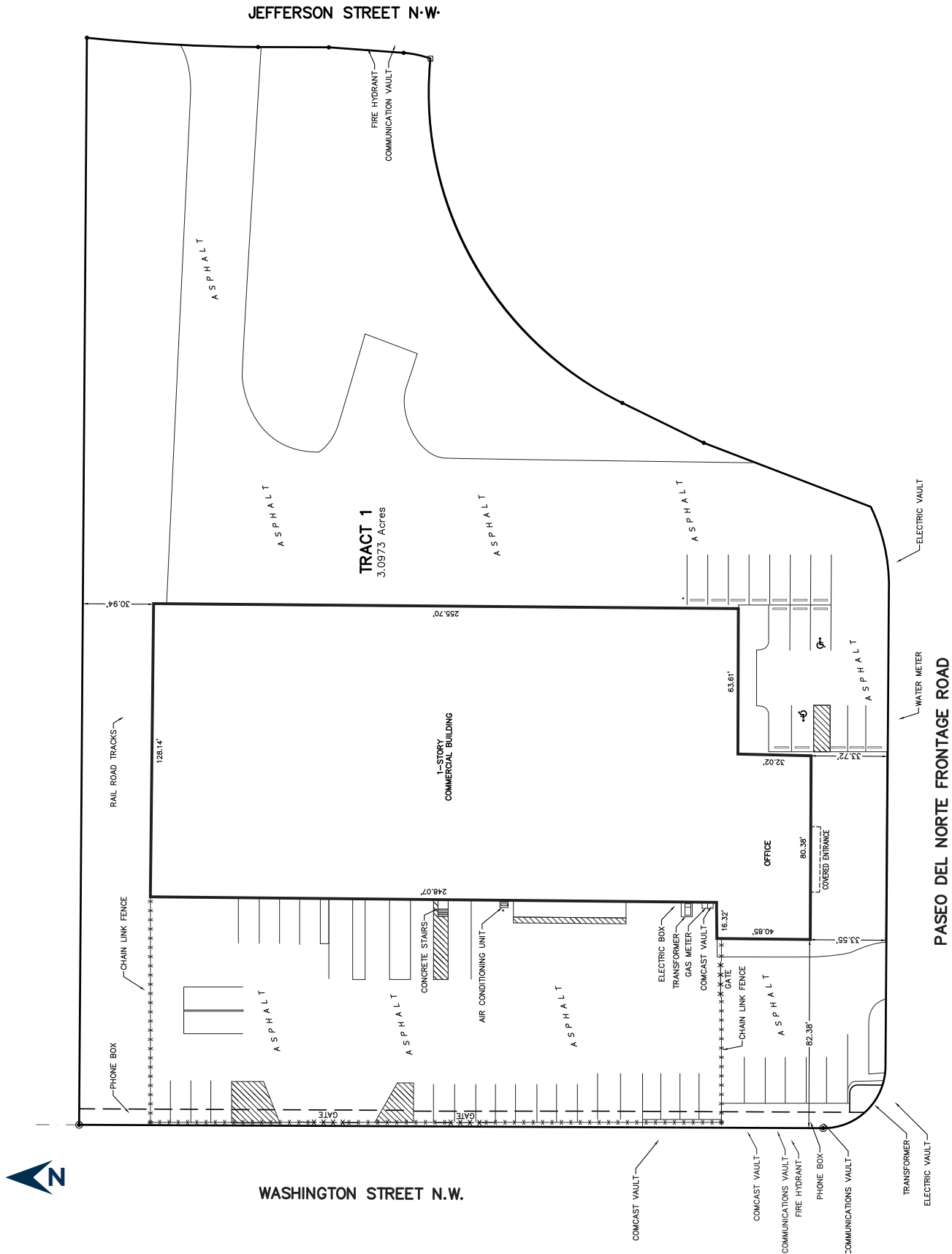


# AERIAL MAP

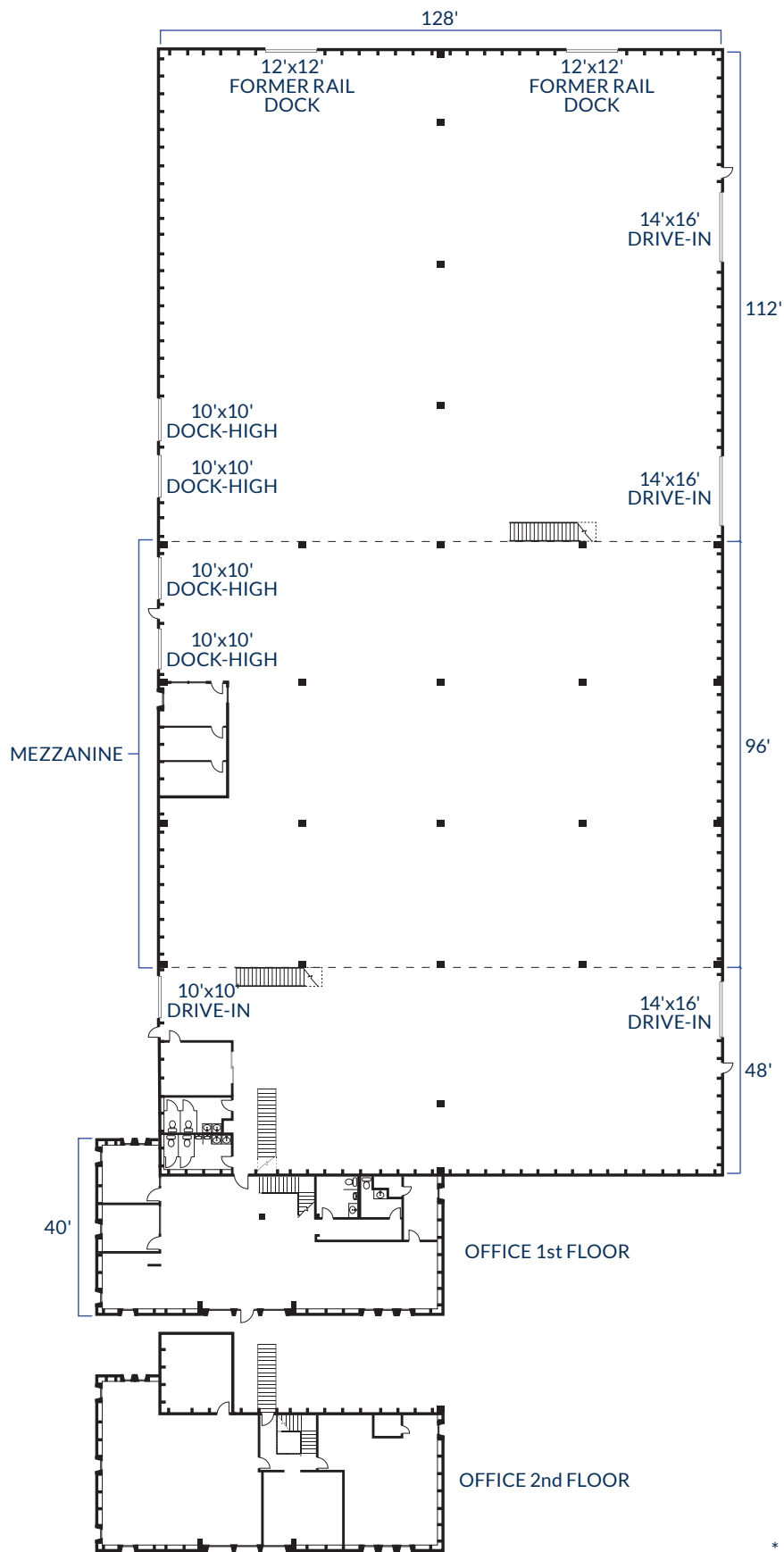




# SITE PLAN



# FLOOR PLAN



\* All Dimensions are Approximate

# PROPERTY INFO



PROPERTY TYPE	Industrial
ADDRESS	4601 Paseo del Norte NE, Albuquerque, NM 87113
CROSS STREETS	Paseo del Norte NE and Jefferson St NE

## Property Details

BUILDING SIZE (SF)	39,376± SF (Not Including Mezzanine)
BUILDING DIMENSIONS	128' x 288'
STORIES	2
CONSTRUCTION TYPE	Concrete Tilt
CLEAR HEIGHT	18' - Warehouse   7'-6" - 9' - Mezzanine
COLUMN SPACING	60' x 30' 30' x 30' Under Mezzanine
ELECTRICAL VOLT AMP PHASE	400 3
LAND AREA (ACRES)	3.23± Acres
SPRINKLER SYSTEM	Yes
YEAR CONSTRUCTED	1979
ZONING	NR-LM

## Notes

Versatile, single tenant facility with great visibility and proximity to all amenities.

## Tenant's Responsibilities

Tenant pays base rent plus property taxes, insurance, common area maintenance, property management, solid waste, and utilities. The estimated NNN charges do not include solid waste, as this expense varies based on a tenant's need.

## Landlord's Responsibilities

Structural and roof repairs.

## Additional Details

AVAILABLE SF	39,376± SF (Not Including 12,000± Mezzanine)
OFFICE SF	6,080± SF
WAREHOUSE SF	33,316± SF
DOCK HIGH DOORS	4
DRIVE-IN DOORS	4
RAIL HIGH DOORS	2
RESTROOMS	4
HEAT TYPE - OFFICE	Gas Forced Heat
HEAT TYPE - WHSE	None
COOLING TYPE - OFFICE	Refrigerated Air
COOLING TYPE - WHSE	None
LIGHTING	Fluorescent

## Lease Details

LEASE RATE	\$11.15/SF/Year
LEASE TYPE	NNN
EST. NNN CHARGES	\$1.25/Per SF