



Available for Lease | \pm 4,800SF

4615 MCLEOD RD NE, ALBUQUERQUE, NM 87109

AS Allen Sigmon
REAL ESTATE GROUP

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PROPERTY OVERVIEW

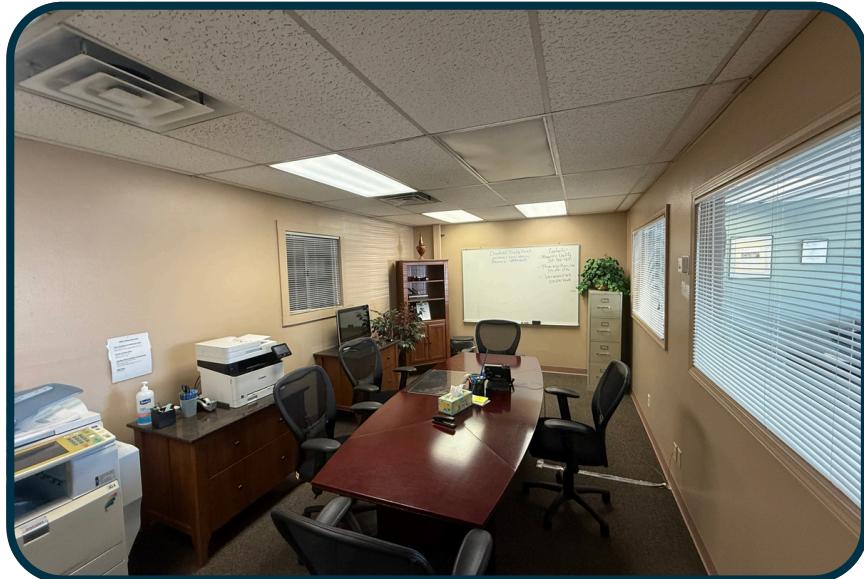
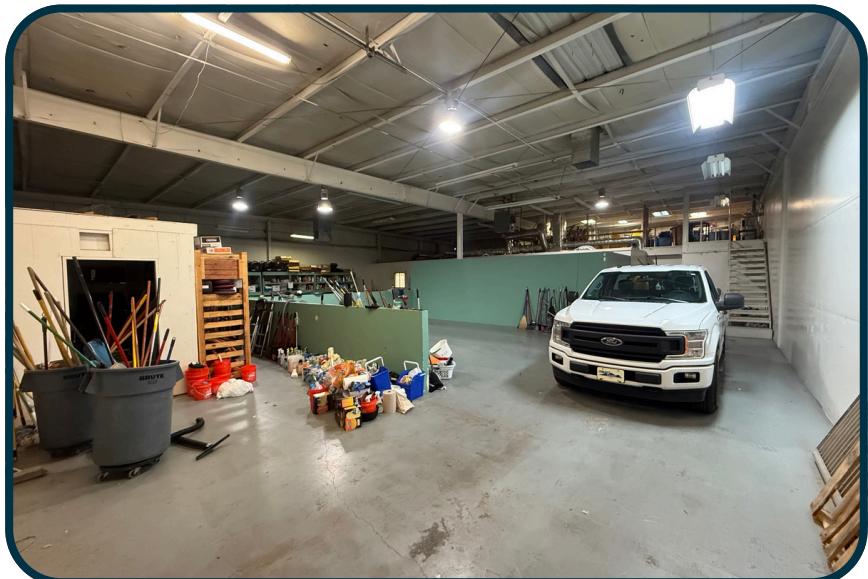
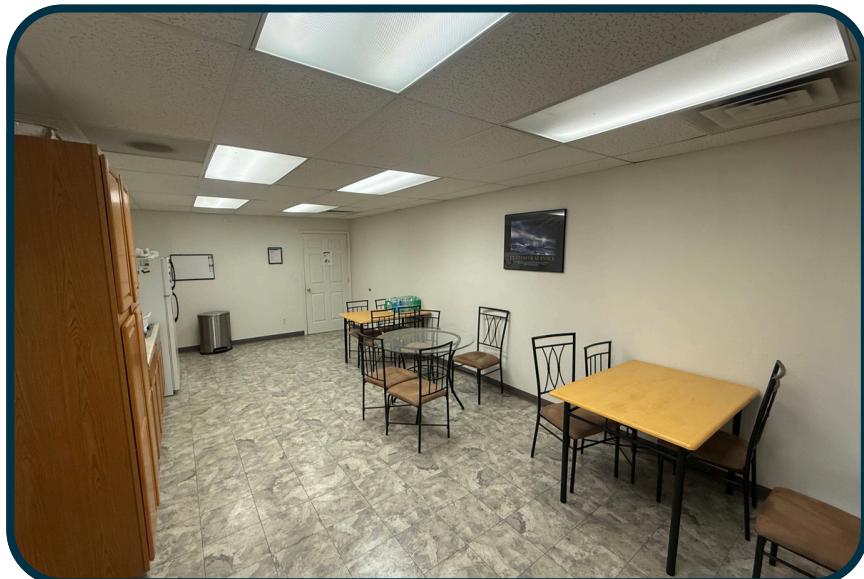
Welcome to Jefferson Business Center, a functional industrial property located at 4615 McLeod Rd NE in Albuquerque, NM. We currently have a ±4,800 SF office/warehouse suite available for lease within this ±21,600 SF business park.

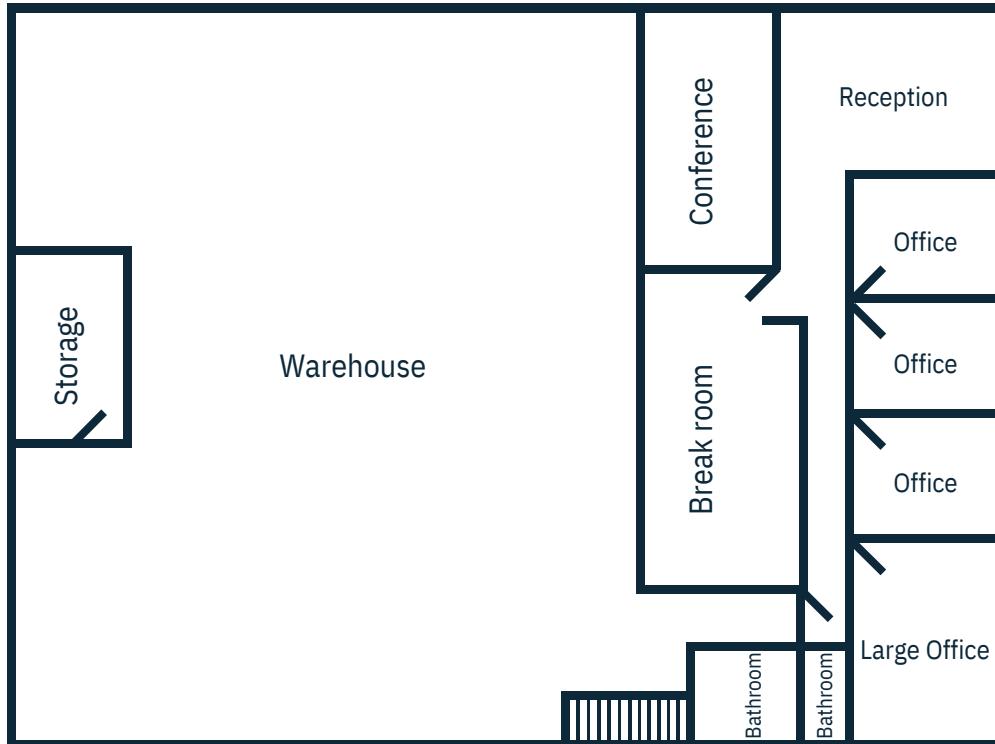
The available suite features a combination of office and warehouse space with 16'-22' clear height, (8) dock-high doors, and (12) grade-level doors, providing excellent access for distribution and storage. Office buildout includes reception, multiple offices, conference room, break room, and restrooms.

Zoned NR-LM, this property supports a wide range of light manufacturing, warehousing, and business uses. Tenants benefit from easy access to I-25 as well as nearby amenities, making it an ideal location for companies seeking efficiency and connectivity in Albuquerque's thriving North I-25 industrial corridor. Lease rate is \$10.50 PSF plus \$2.13 NNN.

PROPERTY DETAILS

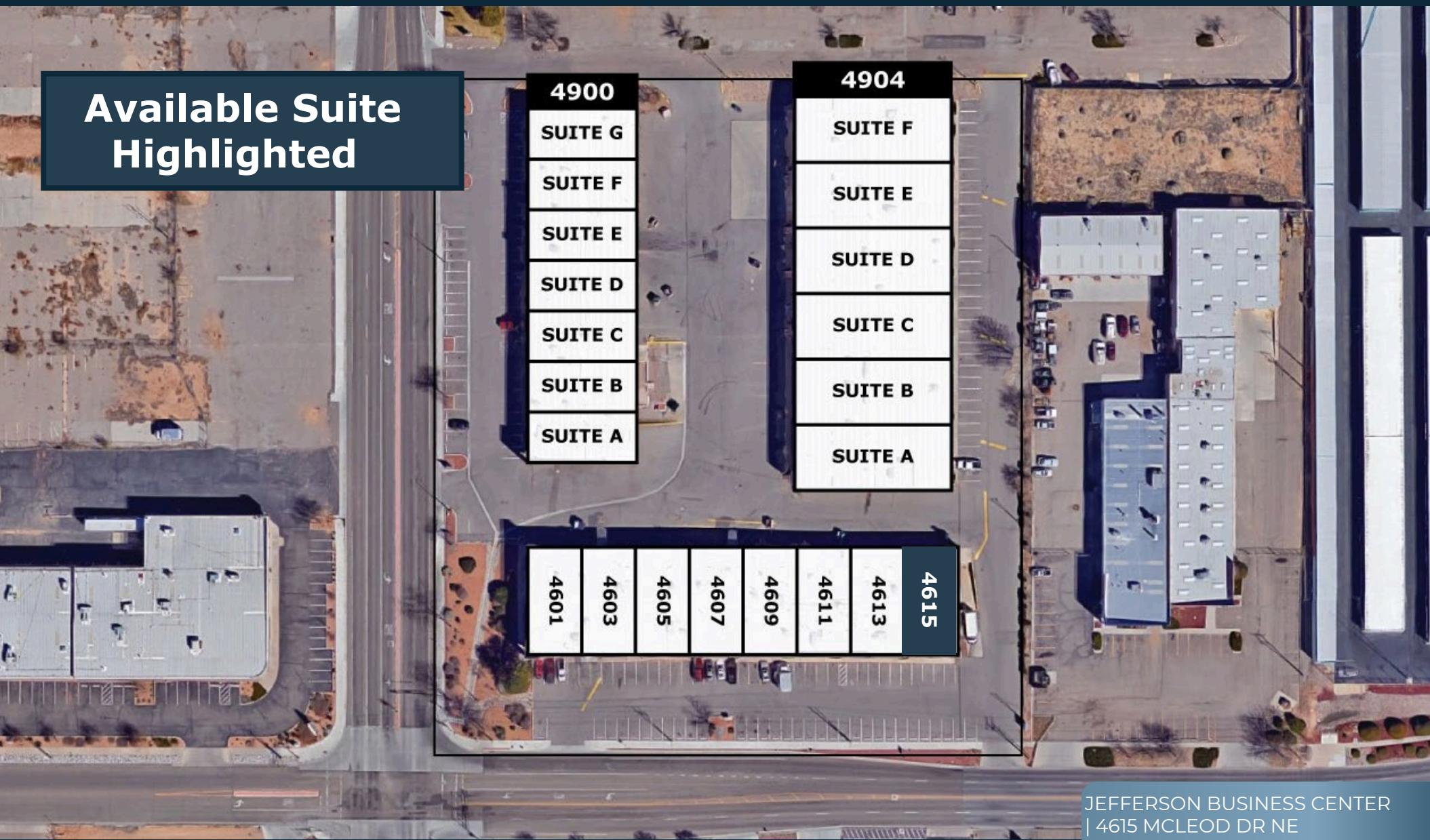
Address	4615 McLeod Dr NE
Location	Jefferson & I-25
Building Type	Industrial Business Park
Gross Leasable Area	± 4,800 SF
Total Building Size	± 21,600 SF
Zoning	NR-LM
Clear Height	16'-22'
Doors	8' Dock High 12' Grade Level Door
Lease Type	Triple Net
Lease Rate	\$ 10.50+ \$ 2.63 NNN





The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated users are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. Floor plan may not be to scale.

Available Suite
Highlighted



JEFFERSON BUSINESS CENTER
| 4615 MCLEOD DR NE





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