

1450 C CANDELARIA ROAD NE
ALBUQUERQUE, NM 87107



**SYCAMORE
ASSOCIATES LLC**
COMMERCIAL & INDUSTRIAL REAL ESTATE



CONTACT AGENTS:



GREG LEACH, SIOR

QUALIFYING BROKER

(505)238-6481

GREG@SYCAMORE-ASSOCIATES.COM

KRISTINA MARTINEZ

ASSOCIATE BROKER

(575)621-3263

KM@SYCAMORE-ASSOCIATES.COM

MIKE LEACH, SIOR

QUALIFYING BROKER

(505)345-5075

MDL@SYCAMORE-ASSOCIATES.COM

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



**SYCAMORE
ASSOCIATES LLC**
COMMERCIAL & INDUSTRIAL REAL ESTATE

P.O. BOX 90608
ALBUQUERQUE, NM 87199
(505) 345-5075 OFFICE
LICENSE #: 7070
LICENSE#: 20093

PROPERTY HIGHLIGHTS

DETAILS

SUBLEASE AVAILABLE

\$12.50 + NNN

FEATURES

- **BUILDING SIZE:** 12,300 RSF
- **AVAILABLE SPACE:** 12,300 RSF
- **LOADING:** DOCK HIGH W/ EOD LEVELERS
- **LAYOUT:** 15% OFFICE, 85% WAREHOUSE
- **RATE:** \$12.50 + NNN
- **SPRINKLERED:** YES
- **CLEAR HEIGHT:** 18 FT
- **YARD:** OUTDOOR STORAGE AREA
- **OCCUPANCY:** IMMEDIATE
- **TERM:** 12-24 MONTHS

WAREHOUSE

- LED LIGHTS & EXCESS NATURAL LIGHT (SKYLIGHTS)
- 2 GAS HEATING UNITS
- 3 EVAPORATIVE COOLERS
- MEZZANINE
- 2 - 10X10 DOCK DOORS
- YARD SPACE WITH DRIVE UP ACCESS AND 8FT X10FT ROLL UP DOOR
- SECURE STORAGE / TOOL ROOM -29X12FT

OFFICE

- CONFERENCE ROOM
- OFFICE BULLPEN/ TRAINING ROOM
- 2 PRIVATE OFFICES
- 2 RESTROOMS
- KITCHEN
- HVAC



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PROPERTY PICTURES



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WAREHOUSE: INTERIOR



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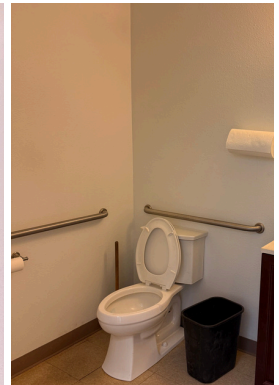
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LOCATION

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