



BERKSHIRE HATHAWAY  
 NM COMMERCIAL REAL ESTATE

# 7900 LORRAINE, SUITE F

Albuquerque, NM 87109



## FOR LEASE



400-AMP POWER | 14' CEILINGS | GATED YARD — BITE-SIZE OFFICE/ WAREHOUSE LESS THAN A MILE FROM I-25



TOTAL SF: 3,043 SF: 807 SF OF WAREHOUSE, 2,236 SF OF OFFICE AND 904 SF YARD



LEASE RATE: \$13.5 PSF PLUS NNN

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## OFFERING MEMORANDUM

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# EXECUTIVE SUMMARY

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## PROPERTY DESCRIPTION:

This **NR-BP zoned office/warehouse condo** delivers a rare combination of functional office space and warehouse capability in one of Albuquerque's **highest-occupancy, lowest-crime business corridors** — less than a mile from the **Paseo del Norte/I-25 interchange**. The **2,236 SF office component** features **three private offices**, a conference/file room, a **break room/kitchen**, a restroom, and an 871 SF open second-level workspace with a two-year-old combo HVAC unit. The 807 SF warehouse offers **14-foot clear heights**, a **10'x12' drive-in door**, evaporative cooling, a drop-down heater, and heavy **3-phase, 480-volt, 400-amp electrical service**. Outside, enjoy a **904 SF gated paved yard, ample shared parking**, circular north/south **ingress/egress for easy deliveries**, and freshly completed association upgrades — including a **repaved parking lot, new security gates, and new monument signage** — all **move-in ready** for your business. With **28,289 VPD** at Paseo & Jefferson, **183,205 residents within five miles**, and the **North I-25 corridor leading all Albuquerque submarkets in leasing activity**, this is a high-visibility, operationally efficient space that won't last long.

# PROPERTY HIGHLIGHTS

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## CONFIGURATION:

- » **3,043 SF Total** | NR-BP Zoning
- » **2,236 SF Office** | **807 SF Warehouse**
- » **904 SF Gated & Paved Yard**

## OFFICE FEATURES:

- » **3 Private Offices** + Conference/File Room
- » **Break Room/Kitchen** & Restroom
- » **871 SF Open Second-Level Workspace**
- » **2-Year-Old Combo HVAC Unit** (Heating & Cooling)

## WAREHOUSE FEATURES:

- » **14' Clear Height**
- » **10'x12' Drive-In Door**
- » **3-Phase, 480-Volt, 400-Amp Electrical Service**
- » Evaporative Cooling & Drop-Down Heater

## ACCESS & PARKING:

- » **Circular Ingress/Egress** from North & South Property Lines
- » **Ample Shared Parking** within Condominium Complex
- » **Easy Delivery Access** from West Property Line

## RECENT UPGRADES:

- » **New Stucco Exterior**
- » **Newly Repaved Parking Lot**
- » **New Security Gates** at All Entry/Exit Points
- » **New Monument Signage**

## LOCATION & DEMOGRAPHICS:

- » **Less Than 1 Mile** from Paseo del Norte & I-25
- » **28,289 VPD** at Paseo del Norte & Jefferson
- » **183,205 Population** within 5-Mile Radius
- » **One of Albuquerque's Lowest Crime Scores**
- » **North I-25 Corridor** — Albuquerque's Highest-Occupancy Submarket

## UTILITIES:

- » Water, Sewer & Electricity On-Site
- » Refrigerated Air in Office | Evaporative Cooling in Warehouse

# OFFERING DETAILS

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<b>ADDRESS:</b>	7900 Lorraine, Suite F Albuquerque, NM 87109
<b>TOTAL SPACE:</b>	<b>3,043 SF</b>
<b>WAREHOUSE AREA:</b>	<b>807 SF with 18' ceiling heights</b>
<b>DRIVE-IN DOOR:</b>	10'x12' for easy access
<b>LEASE RATE:</b>	<b>\$13.5 PSF PLUS NNN</b>
<b>POWER:</b>	3-phase, 480 Volt, 400 Amp electrical service
<b>TRAFFIC COUNT:</b>	28,289 VPD at Paseo and Jefferson
<b>5-MILE RADIUS POPULATION:</b>	183,205

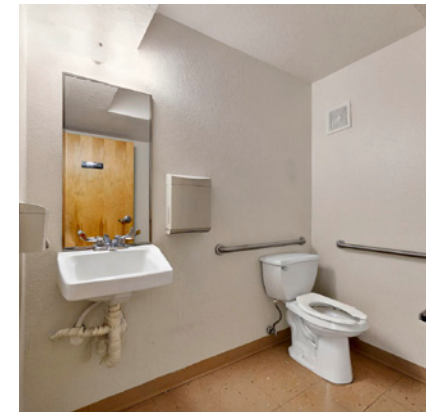
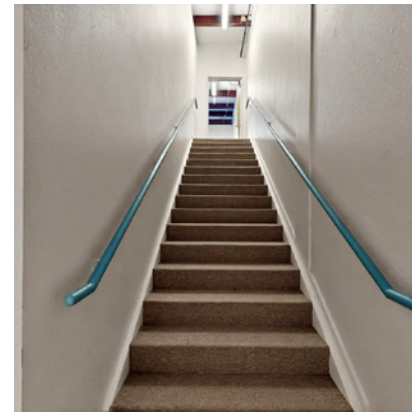


# OFFICE PHOTOS

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# WAREHOUSE PHOTOS

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# AERIAL PHOTOS

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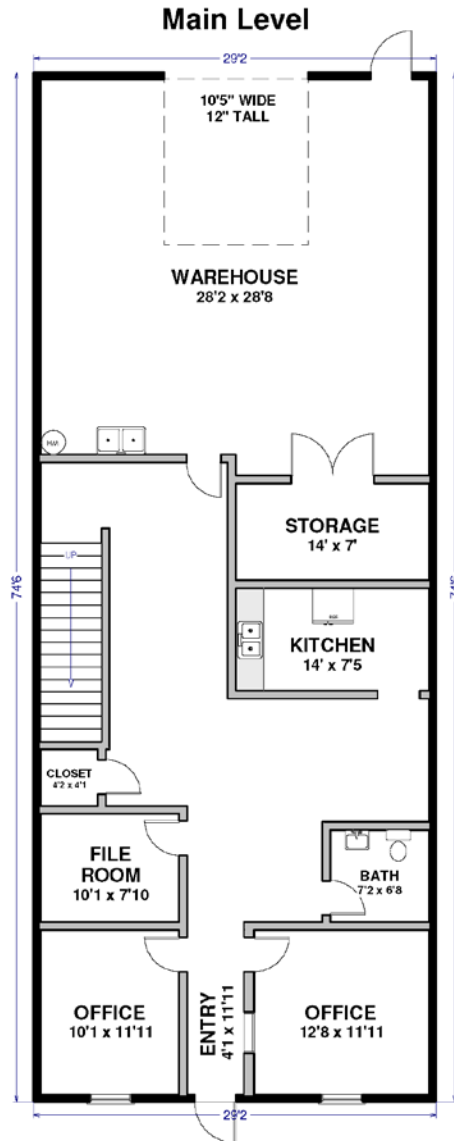
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# FLOOR PLAN

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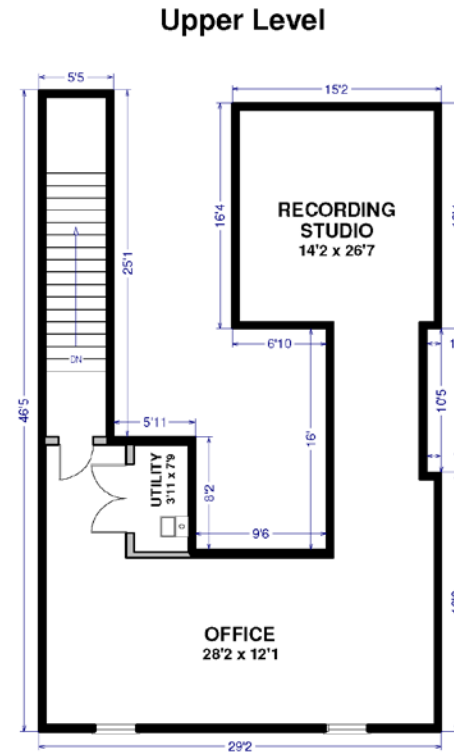


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7900 Lorraine Ct NE Suite F Albuquerque, NM 87109	
Total Area	3043 SF
Main Level	2172 SF
Upper Level	871 SF

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Total Area	3043 SF
Main Level	2172 SF
Upper Level	871 SF



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