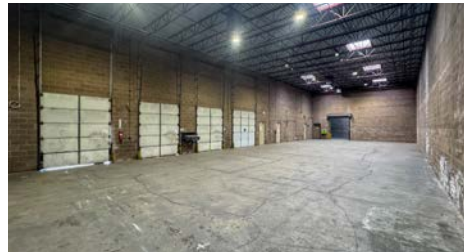


FOR SUBLEASE



Warehouse and Office For Sublease Near Sunport International Airport

2415 Alamo Ave SE, Albuquerque, NM 87106



LOCATION

- On Alamo Ave SE, Near Yale Blvd SE and Gibson Blvd SE. 1.2 Miles to I-25

AVAILABLE

- 8,997± SF Total On 0.68± Acres (Available Immediately)
 - Office - 2,784± SF
 - Warehouse - 6,213± SF

SUBLEASE INFORMATION

- \$11.50/SF/YR (NNN)
- Master Lease Expires May 31, 2027

FEATURES

- 17'-22' Clear Height
- Zoned NR-LM
- 4 Dock High Doors
- 1 Drive-In Door (Ramped)
- Easy Interstate Access

ERICK JOHNSON CCIM | SIOR
Mobile: (505) 710-8501
erick@jcrenm.com
NM LICENSE # 19234

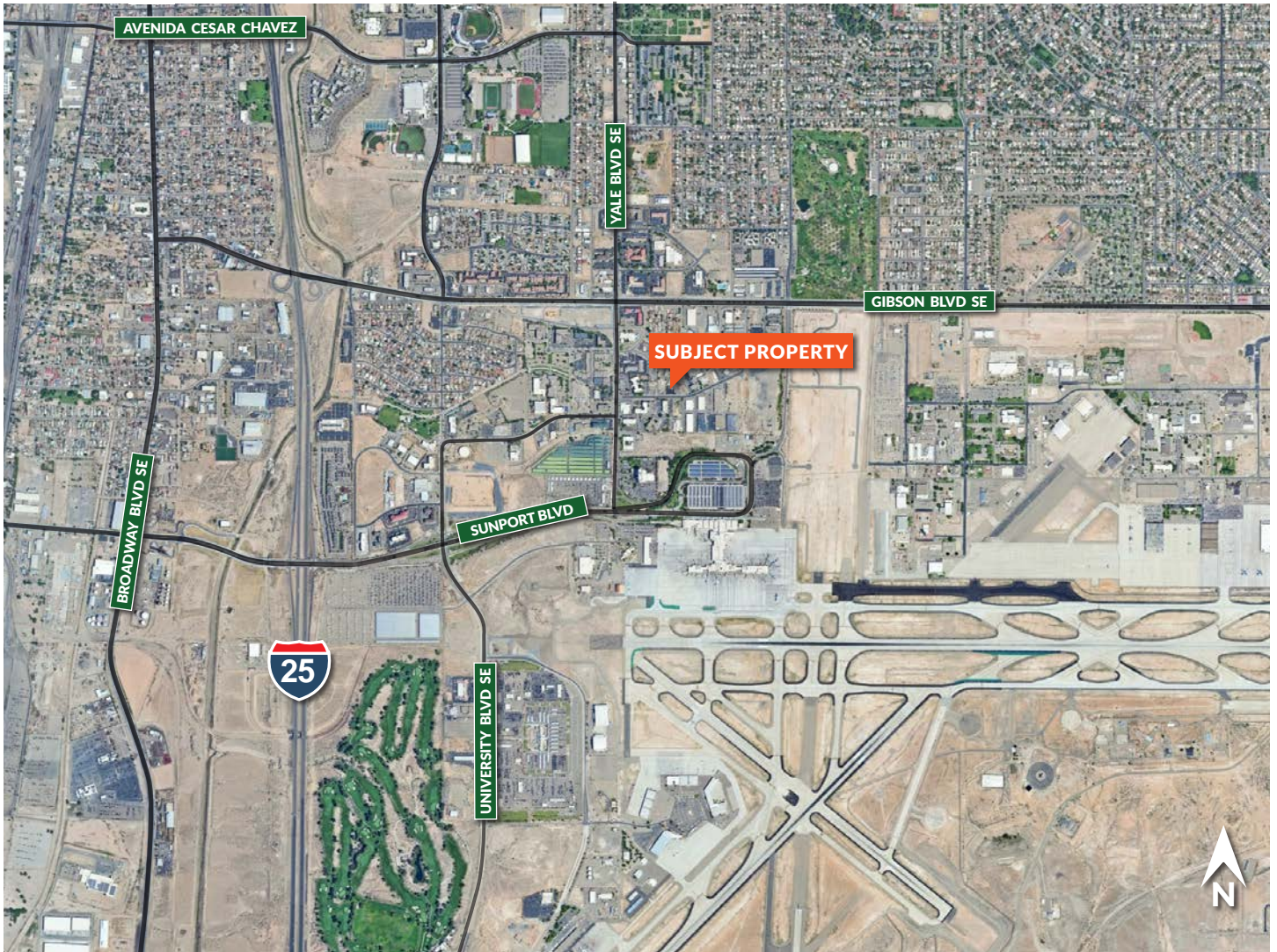
jcrenm.com

The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

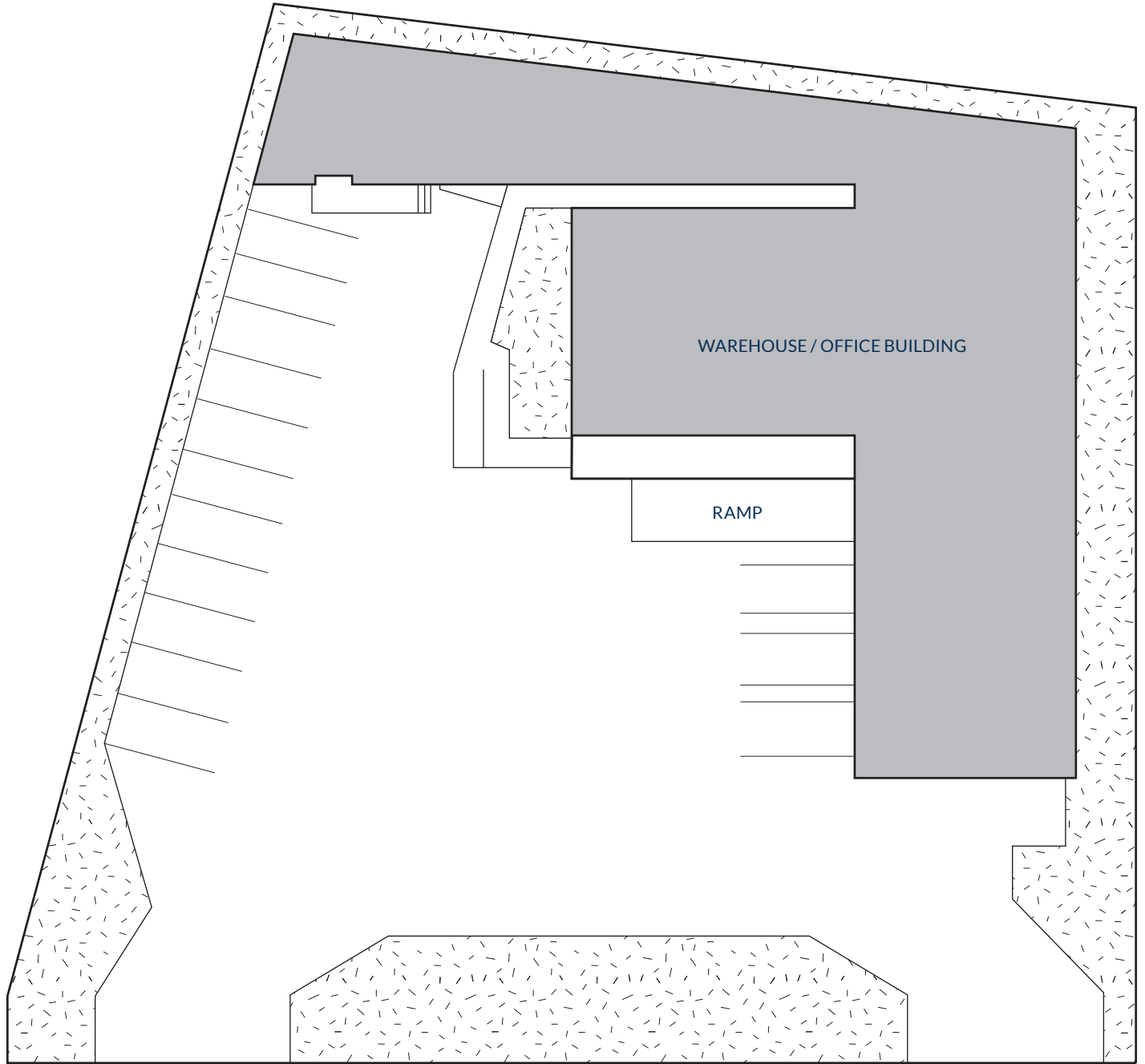
4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333

 **JOHNSON**
Commercial Real Estate

AERIAL MAP



SITE PLAN



FLOOR PLAN



PHOTOS



PROPERTY INFO



PROPERTY TYPE	Industrial
ADDRESS	2415 Alamo Ave SE, Albuquerque, NM 87106
CROSS STREETS	Yale Blvd SE and Gibson Blvd SE

Property Details

BUILDING SIZE (SF)	8,997± SF
STORIES	Single
CONSTRUCTION TYPE	CMU
CLEAR HEIGHT	North Warehouse: 17' 2" East Warehouse: 22' 4"
COLUMN SPACING	Clearspan
ELECTRICAL	
VOLT	120/240
AMP	400
PHASE	Single
LAND AREA (ACRES)	0.68± Acres
SPRINKLER SYSTEM	None
ROOF COVERING	Metal/BUR/Shingle
PARKING	9
YEAR CONSTRUCTED	1993
ZONING	NR-LM

Sublease Details

LEASE RATE	\$11.50/SF/YR
LEASE TYPE	NNN
EST. NNN CHARGES	
MASTER LEASE EXPIRES	May 31, 2027

Additional Details

TOTAL OFFICE SF	2,784± SF
MAIN OFFICE SF	2,000± SF
NWC OFFICE SF	784± SF
WAREHOUSE SF	6,213± SF
DOCK HIGH DOORS	4
DRIVE-IN DOORS	1 (Ramped)
OFFICE FLOORING	Ceramic Tile
RESTROOMS	3
HEAT TYPE - OFFICE	Gas Boiler Baseboard
HEAT TYPE - WHSE	None
COOLING TYPE - OFFICE	Evaporative
COOLING TYPE - WHSE	Evaporative
LIGHTING - WHSE	LED and Metal Halide
LIGHTING - OFFICE	Fluorescent

Notes

Versatile, single tenant industrial property in the Airport sub-market. Excellent location with easy access to Interstate 25.

Tenant's Responsibilities

Tenant pays base rent plus property taxes, insurance, maintenance, property management, solid waste, and utilities. All other tenant responsibilities are direct tenant expenses.

Landlord's Responsibilities

Structural and roof repairs.