



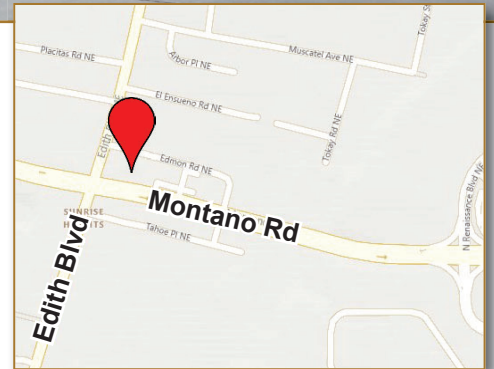
405 Montano Rd. NE, Suite 6
Albuquerque, NM 87107

REDUCED RATE!!

Showroom / Office / Warehouse



- Available Space:** 1,681± SF (Ste 6)
- Lease Rate:** \$11.00 / SF NNN
- Parking:** 35 (plus loading and additional parking in the rear)
- Loading:** 10' x 10' Drive-In Door
- Ceiling Height:** 13'4" Clear Height
- Zoning:** M-1; Light Manufacturing (Bernalillo County)
- Comments:** Near High Traffic Intersection of Montano and Edith
Monument and Building Signage Available
Flexible Floor Plan
- Traffic Counts:** Montano Rd.: 32,700 VPD
Edith Blvd.: 17,300 VPD



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 uses 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. If square footage is a consideration, parties are advised to measure the property.

(505) 268-2800
WWW.ROGER-COX.COM
1717 Louisiana Blvd. NE, Suite 111
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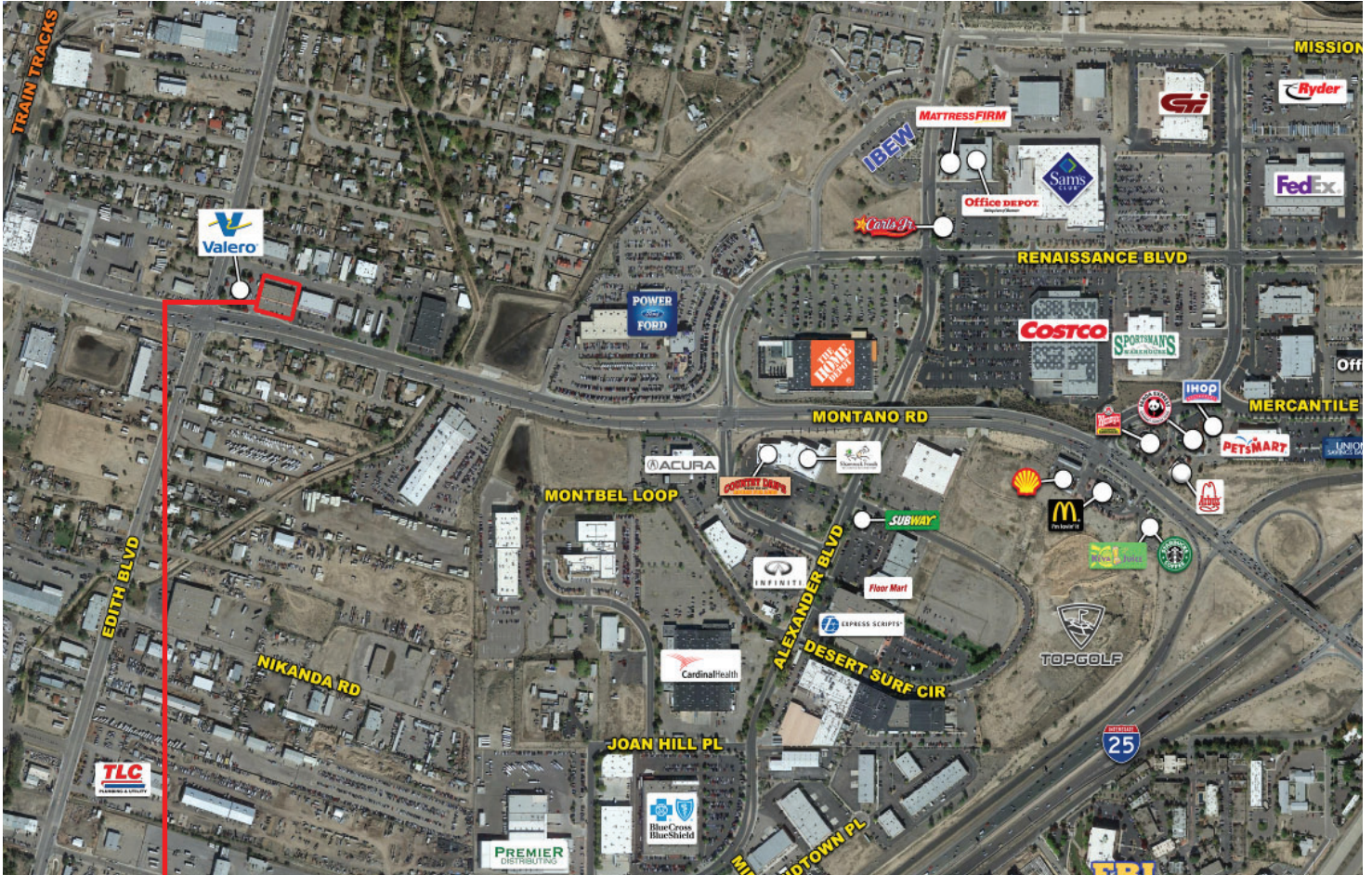


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FOR LEASE

Aerial



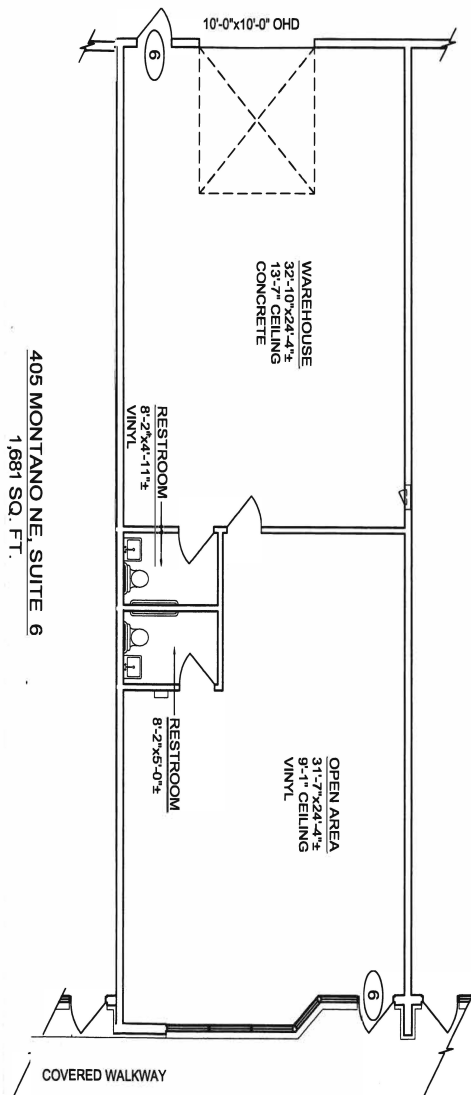
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Floor Plans

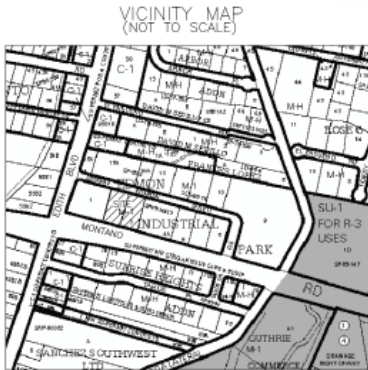




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Survey

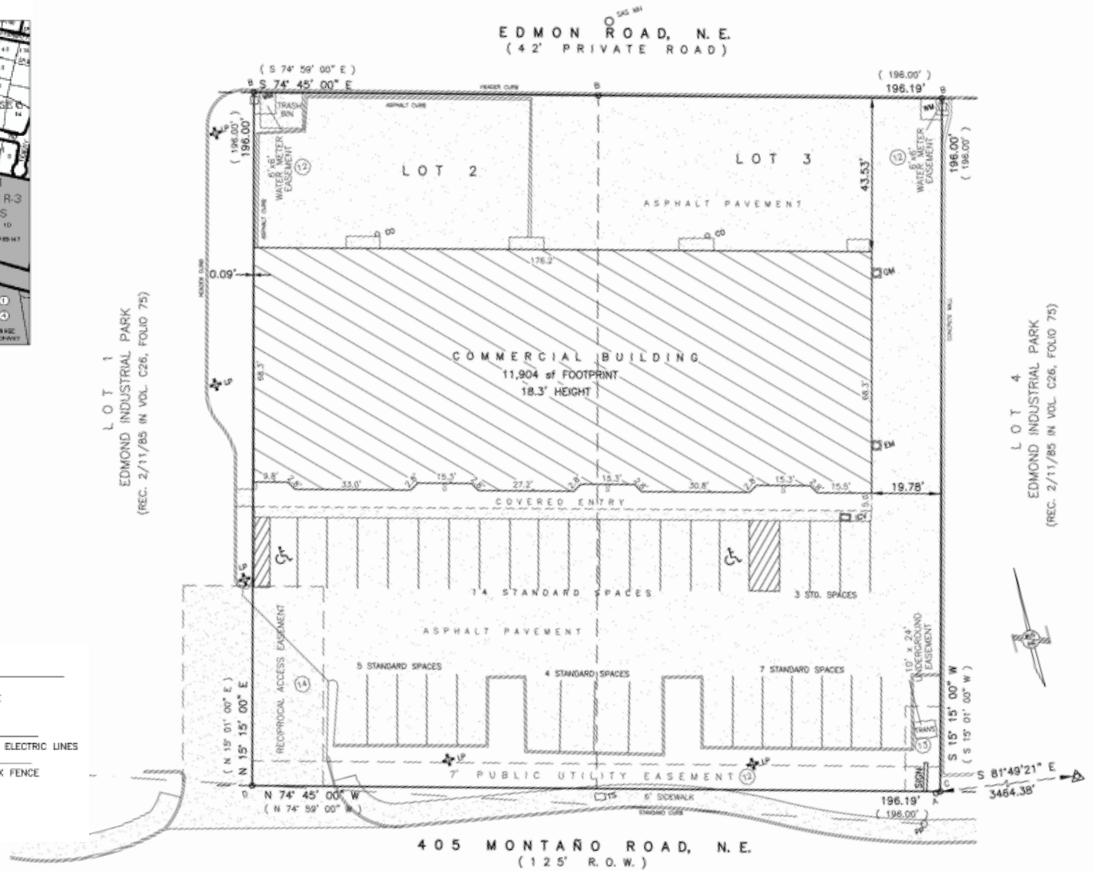


AREA:
38,453.24 sq. ft
0.8828 Acres

PARKING:
33 STANDARD SPACES
2 HANDICAPPED SPACES
35 TOTAL SPACES

LEGEND:

- | | | | |
|--|--------------------------|--|-------------------------|
| | IRRIGATION CONTROL VALVE | | CONCRETE |
| | LIGHT POLE | | OVERHEAD ELECTRIC LINES |
| | POWER POLE | | CHAIN LINK FENCE |
| | ELECTRIC METER | | |
| | GAS METER | | |
| | WATER METER | | |
| | SEWER CLEANOUT | | |
| | MANHOLE (TYPE) | | |
| | TRAFFIC SIGNAL BOX | | |



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