



## Industrial Space Available

### AVAILABLE

- 13,100± SF, 16,100± SF or 29,200± SF
  - Building 7 - 16,100± SF
    - 1,637± SF - Office (can be reduced)
    - 14,463± SF - Warehouse
  - Building 8 - 13,100± SF
    - 315± SF - Office
    - 12,785± SF - Warehouse
- Available January 1, 2021
- Spaces can be leased together or separately

### PRICE

- \$5.50/SF (Modified Gross)

### FEATURES

- 5 Dock High Doors
- 1 Drive-in Door
- 15' to 16' 10" Clear Height
- Central Location with easy Interstate Access



*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.*

## FOR LEASE

4019 Edith Blvd. NE, Bldg. 7-8

Albuquerque, NM 87107

Located on Edith Blvd. between Candelaria & Comanche

### CONTACT

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4811 Hardware Dr. NE, Suite C-5, Albuquerque, NM 87109





# Aerial Map



CONTACT

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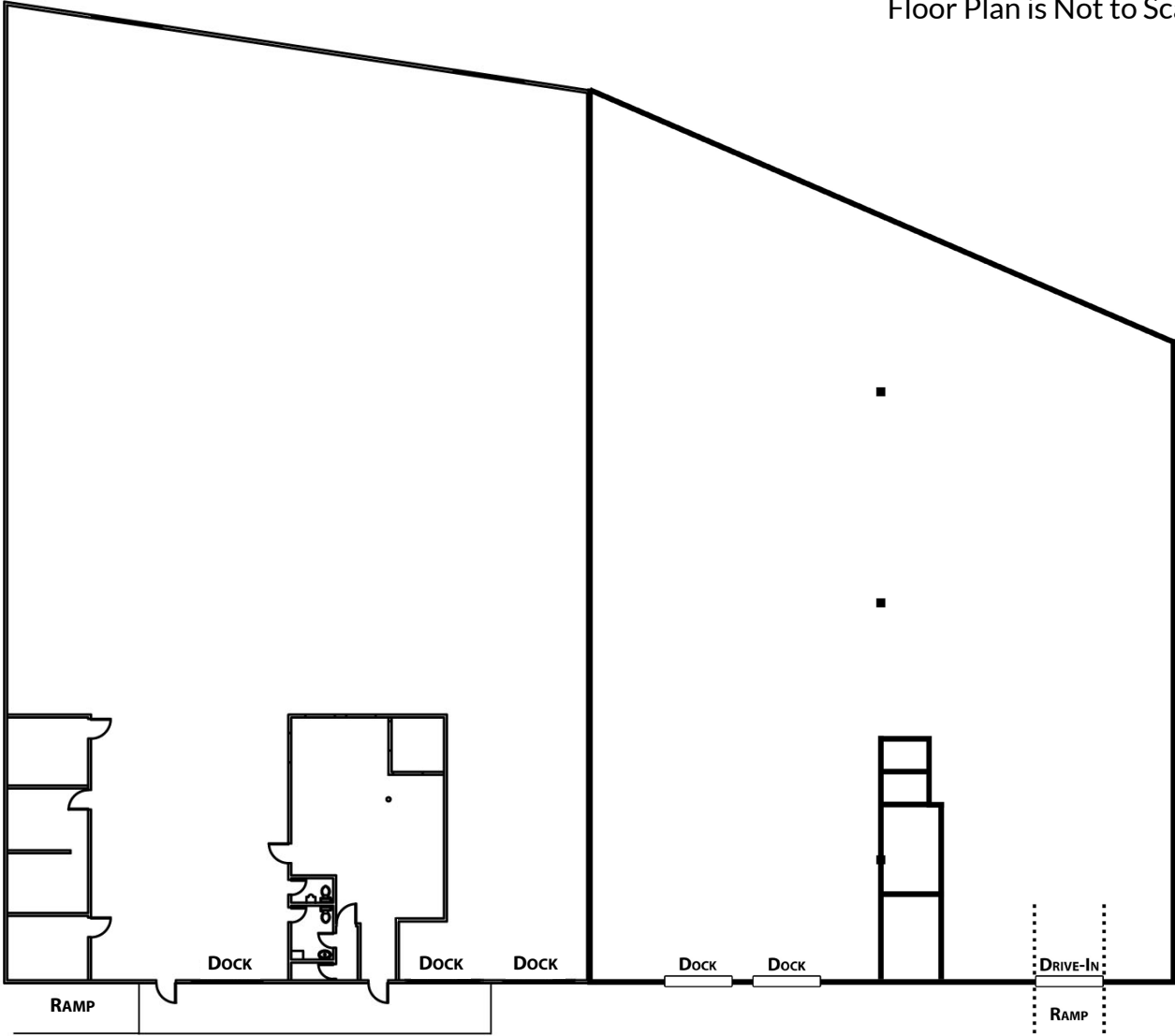


7550 Meridian Pl. NW, Albuquerque, NM 87121



# Floor Plan

Floor Plan is Not to Scale





# Property Information

PROPERTY TYPE	Industrial
ADDRESS	4019 Edith Blvd. NE, Building 7 & 8, Albuquerque, NM, 87107
CROSS STREETS	On Edith between Candelaria and Comanche

## Property Details

BUILDING SIZE (SF)	142,570±
CONSTRUCTION TYPE	Masonry
ELECTRICAL VOLT AMP PHASE	Single
SPRINKLER SYSTEM	None
RAIL SERVICE	None
ROOF COVERING	Tar & Gravel
TRUCK COURT DEPTH	90'± to 95'±
UTILITIES METERED SEP.	Yes
ZONING	M-1 (Bernalillo County)

**Notes:** Great close in location. Easy access to both I-40 and I-25. Available 60 days± from lease execution.

**Tenant's Responsibilities:** Tenant pays rent, interior maintenance, and separately metered utilities.

**Landlord's Responsibilities:** Landlord pays taxes, insurance, structural and roof repairs.

## Suite Details

	Building 7	Building 8	Building 7 & 8
AVAILABLE SF	16,100±	13,100±	29,200±
OFFICE SF	1,637± (can be reduced)	315±	1,952±
WAREHOUSE SF	14,463±	12,785±	27,248±
CLEAR HEIGHT	15'	16'	15' - 16'
DOCK HIGH DOORS	3	2	5
DRIVE-IN DOORS	1 (ramp to ext. dock)	1	2
RESTROOMS	2	2	4
HEAT TYPE - OFFICE	Central Forced Air	Central Forced Air	
HEAT TYPE - WHSE	Gas Hanging Heaters	Gas Hanging Heaters	
AC TYPE - OFFICE	Evaporative	Evaporative	
COOLING TYPE WHSE	None	Evaporative	
LIGHTING	LED	Fluorescent	
OFFICE FLOORING	VCT & Carpet	Slab & Carpet	

## Lease Details

LEASE RATE	\$5.50/SF/Yr
LEASE TYPE	Modified Gross

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