

101 INDUSTRIAL

101 Industrial Ave. NE ABQ, NM 87107



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



AVAILABLE SPACE

Total: 25,450 SF

Office/Warehouse: 9,959 SF \$10 PSF

Warehouse 1: 9,357 SF \$8 PSF

Warehouse 2: 6,134 SF \$8 PSF

Yard: 0.46 Acres gated and Paved



RATE

\$8-10 PSF with NNN

Christian File

cfile@creberkshire.com | 505.235.8518

Jacob Lopez

jlopez@creberkshire.com | 505.328.5156

OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

PROPERTY SUMMARY

101 Industrial Ave. NE ABQ, NM 87107 | 2



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

- » 25,450 SF Total
- » 23,212 SF of Warehouse
- » 2,237 SF of Office/Showroom
- » 3 Dock doors
- » Multiple Drive in Doors
- » 3 Warehouses
- » 0.46 Acres of Gated and Paved Yard
- » 3-Phase 480 Volts
- » 10-20' Ceiling Heights



PROPERTY OVERVIEW

Unique opportunity to occupy a property that hasn't been on market for over 10 years. This property is excellently located in the center of Albuquerque on the industrial district with access to I-40 and I-25 less than a mile away. The property offers a fully built out reception/showroom area, multiple offices, a conference room, two ADA restrooms, and a breakroom. This property offers 0.46 acres of gated and paved yard space. The cherry on top is the ability to dock access as well as drive in doors. This property offers everything you need for any distribution, manufacturing, or any other industrial use.

AREA SUMMARY

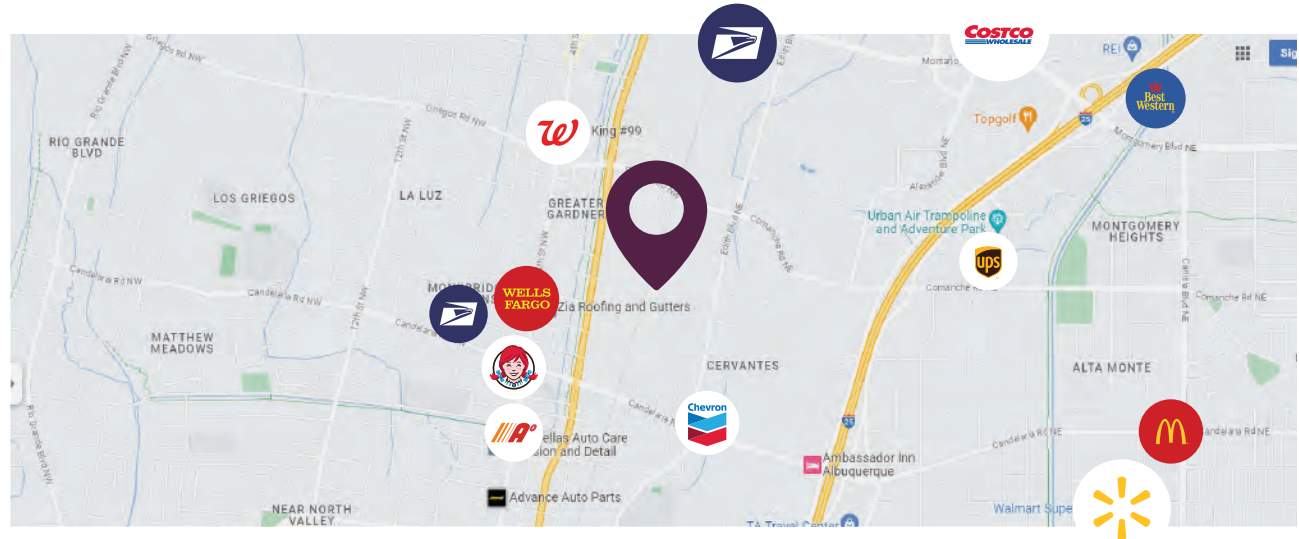
101 Industrial Ave. NE ABQ, NM 87107 | 3



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

AREA OVERVIEW

The property benefits from its close proximity to major transportation routes, including the Big-I, making it easily accessible from various parts of the city and surrounding areas. This convenient connectivity ensures convenient commuting for customers, clients, and employees. The location is part of a well-established commercial hub, known for its thriving business community. The area attracts a diverse range of businesses, contributing to a dynamic and competitive market. It offers excellent exposure to potential customers and clients seeking goods and services in the surrounding area.



AREA TRAFFIC GENERATORS

- » Wells Fargo
- » UPS
- » Whataburger
- » Walmart
- » Wendy's
- » Costco
- » USPS
- » Sams Club

OFFERING SUMMARY

101 Industrial Ave. NE ABQ, NM 87107 | 4



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

OFFERING OVERVIEW

Available SF: 25,450 SF Total

Lease rate: \$8-10 PSF with NNN

Ceiling height: 10' - 20'

Power: 3-phase 480 Volt

HVAC type: Refrigerated air and swamp

Zoning: NR-LM (M1)



The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

PHOTOS

101 Industrial Ave. NE ABQ, NM 87107 | 5



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

PHOTOS

101 Industrial Ave. NE ABQ, NM 87107 | 6



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

PHOTOS

101 Industrial Ave. NE ABQ, NM 87107 | 7



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



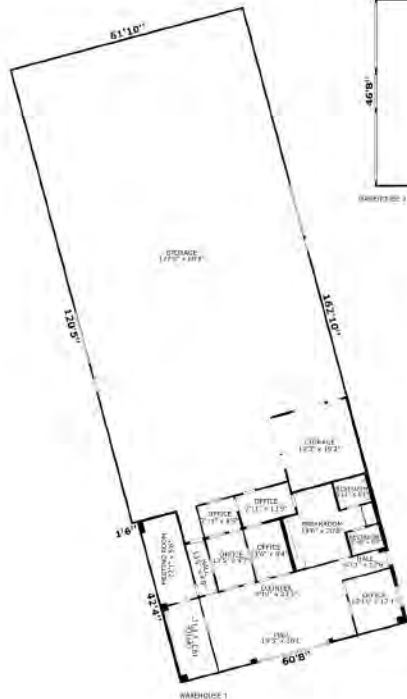
The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

SITE PLAN

101 Industrial Ave. NE ABQ, NM 87107 | 8

OFFICE/WAREHOUSE

9,959 SF, \$10 PSF



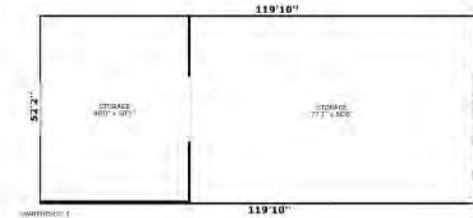
WAREHOUSE 1

9,357 SF, \$8 PSF



WAREHOUSE 2

6,134 SF \$8 PSF



101 Industrial Ave NE Albuquerque NM 87107

WAREHOUSE 1: 9959 sq. ft, TOTAL: 9959 sq. ft

WAREHOUSE 2 WEST: 2279 sq. ft, TOTAL: 2279 sq. ft

WAREHOUSE 2 WEST: 2279 sq. ft, TOTAL: 2279 sq. ft
WAREHOUSE 2 EAST: 7078 sq. ft, TOTAL: 7078 sq. ft

WAREHOUSE 3: 6134 sq. ft, TOTAL: 6134 sq. ft

WAREHOUSE 1 AND WAREHOUSE 2 WEST AND WAREHOUSE 2 EAST AND WAREHOUSE 3 TOTAL: 25450 sq. ft.

WAREHOUSE 1 AND WAREHOUSE 2 WEST AND WAREHOUSE 2 EAST AND WAREHOUSE 3 TOTAL: 2,743,000 sq. ft.

LOCATION MAP

101 Industrial Ave. NE ABQ, NM 87107 | 9



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

LISTING AGENTS

101 Industrial Ave. NE ABQ, NM 87107 | 10



Christian File

Vice President

505.235.8518

cfile@creberkshire.com

Christian is a well-respected investor and property owner who has made a name for himself in the real estate industry. With years of experience in brokerage, he has become a trusted advisor to clients looking to buy, sell, or lease property.

His expertise in the field is evident from his ownership of a vast portfolio of real estate that spans 250,000 square feet. This ownership has given him a unique perspective on the industry, and he uses it to guide clients around the do's and don'ts of real estate transactions.

But Christian is more than just a broker. He is a trusted ally to his clients, investing with them and in them to ensure their success. He understands that real estate is not just a transaction but a long-term investment that requires careful consideration and strategic planning.

His clients appreciate his attention to detail, professionalism, and dedication to their success. He goes above and beyond to ensure that they make informed decisions and achieve their goals.

Christian's success in the real estate industry is a testament to his hard work, knowledge, and dedication. He continues to be a leader in the field, and his clients can rest assured that they are in good hands when working with him.



Jacob Lopez

Vice President

505.328.5156

jlopez@creberkshire.com

Jacob Lopez has been serving sellers, buyers, owner-users, landlords, and tenants in all aspects of the commercial real estate industry in Albuquerque since 2017, specializing in MultiFamily, Industrial & Land. Jacob is experienced in commercial real estate sales, property research, tenant/ landlord representation, and contract negotiations. He is overly dedicated & has a burning passion for real estate, closing over 130 deals since beginning his career.

Jacob works out of Albuquerque, NM and is the preeminent broker in the Greater Albuquerque area that covers Rio Rancho, Los Lunas, Placitas, Bernalillo, Tijeras, Edgewood & beyond.

Jacob was born and raised throughout Los Angeles County, from Compton to Whitter, and is an avid dog lover who enjoys spending time with family and friends, meditating, swimming, camping, listening to music...and closing deals. He graduated from the University of New Mexico, where he obtained his Bachelors of Business Administration as a Triple Major in Financial Management, Accounting & Marketing. Lastly but certainly not least, Jacob is bilingual, speaking both English and Spanish.



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

FOR MORE INFORMATION
PLEASE VISIT:

creberkshire.com