



OFFERING MEMORANDUM

FOR LEASE

1501 12TH ST NW, ALBUQUERQUE, NM 87104

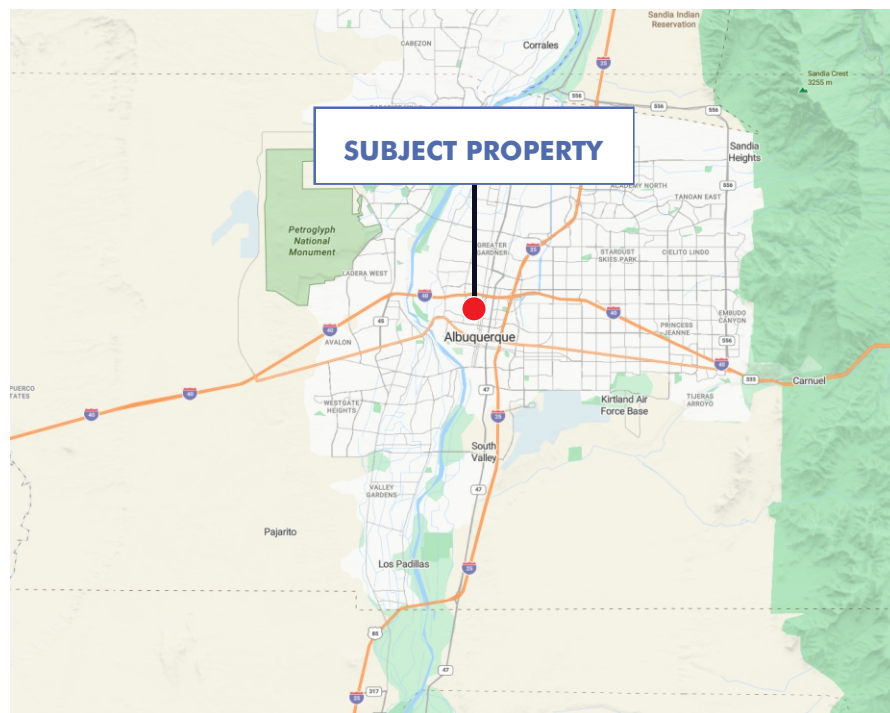
• 17,500 SF of Warehouse Space

exp[®]
REALTY

PROPERTY OVERVIEW

FEATURES

PROPERTY:	FOR LEASE
Address:	1501 12th St NW, Albuquerque, NM 87104
Size:	17,694 SF
Property Type	Warehouse
Type	Class C
Zoning	NR-BP
Land	1.15 acres
Power	3 phase



PROPERTY HIGHLIGHTS

- 4 roll up doors 1 - 13x10, 2 - 8x7 and 1- 8x8
- Ample shared surface parking (overflow parking available)
- Versatile industrial space with close proximity to I-40, ideal for distribution, manufacturing or storage.
- This property offers ample on-site parking plus overflow options, making logistics and accessibility a breeze.
- There is 17,694 SF of warehouse space available for lease immediately.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



Andrea Hankins

505-948-1885

andrea.hankins@exprealty.com



Alexis Pinter

505-261-4969

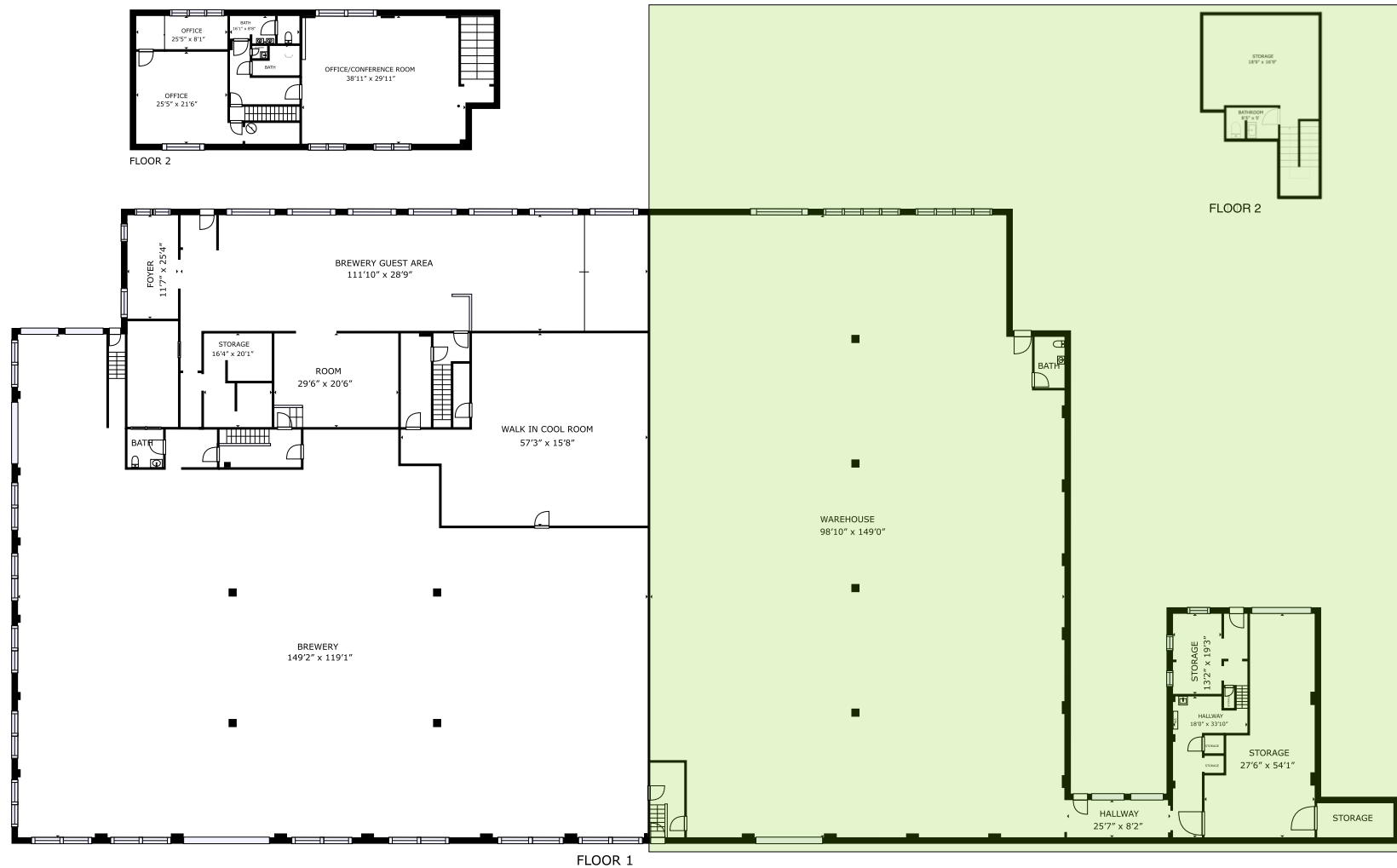
alexis.pinter@exprealty.com



FLOOR PLAN

FOR LEASE

1501 12TH ST NW, ALBUQUERQUE, NM 87104



1501 12th Street NW, Albuquerque, NM, 87104

FLOOR 1: 41,815 sq.ft

FLOOR 2: 3,405 sq.ft

TOTAL: 45,220 sq.ft

AVAILABLE FOR RENT:
17,694 sq ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



Andrea Hankins

505-948-1885

andrea.hankins@exprealty.com



Alexis Pinter

505-261-4969

alexis.pinter@exprealty.com



PROPERTY PICTURES

FOR LEASE

1501 12TH ST NW, ALBUQUERQUE, NM 87104



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



Andrea Hankins

505-948-1885

andrea.hankins@exprealty.com



Alexis Pinter

505-261-4969

alexis.pinter@exprealty.com



AREA MAP

FOR LEASE

1501 12TH ST NW, ALBUQUERQUE, NM 87104



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



Andrea Hankins

505-948-1885

andrea.hankins@exprealty.com



Alexis Pinter

505-261-4969

alexis.pinter@exprealty.com



PRESENTED BY



Andrea Hankins

505-948-1885

andrea.hankins@exprealty.com



Alexis Pinter

505-261-4969

alexis.pinter@exprealty.com

Office Phone: **505-554-3873**

Address: **100 Sun Ave NE
Suite 650 ABQ, NM 87109**



LISTING BROKERS



Andrea Hankins

Andrea Hankins, a native of New Mexico, has dedicated over 14 years to advocating for small businesses and implementing expansive sales and networking strategies. Her forte lies in forging strong partnerships, a skill honed through a sophisticated communication framework.

She holds a BA in Mass Communication and Journalism (Public Relations) from the University of New Mexico, where she developed her unique ability to foster environments of engagement and loyalty.

Beyond her professional pursuits, Andrea is deeply committed to giving back to her community. She serves as an active board member for PINK "ME," a breast cancer nonprofit, and the Carrie Tingley Hospital Foundation.

Outside of work and philanthropy, Andrea finds joy in cooking, attending live music events, and cherishing moments with her husband and their three children.

Alexis Pinter

Alexis Pinter, a UNM Alumni, has channeled her family's entrepreneurial legacy into a thriving real estate career since 2013. Known for her dedicated client service, she brings a wealth of experience and a deep connection to the Albuquerque community, particularly the South Valley. Delving into commercial real estate, Alexis is driven by her passion for supporting small businesses. Recognizing the need for specialized assistance among Spanish-speaking entrepreneurs, she has become a trusted resource in guiding and advocating for their needs.

Fluent in Spanish, Alexis ensures inclusive service for all clients. Beyond being a real estate broker holding an associate and qualifying broker license, she actively mentors new brokers and serves as the co-state leader for New Mexico's EXP Young Professionals.

Outside of her professional endeavors, Alexis and her husband enjoy doing life together with their two pups, who are their world. Together, they have embarked on growing their real estate portfolio, aligning with their shared love for travel and plans for the future, envisioning a retirement surrounded by real estate investments and both their personal businesses they have jointly funded.



OFFERING MEMORANDUM

FOR LEASE

1501 12TH ST NW, ALBUQUERQUE, NM 87104

• 17,500 SF of Warehouse Space