

116 INDUSTRIAL AVE NE

Albuquerque, NM 87107



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



**CLEARSPAN
WAREHOUSE WITH 12X12'
ROLL UP DOOR**



AVAILABLE SPACE
3,120 SF



LEASE RATE
\$11 PSF Full Service

Christian File

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Jacob Lopez

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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.

EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS

- » Size: 3,120 SF warehouse
- » Roll up doors: One 10'x12' roll-up drive in
- » Yard Space: Shared gated and paved yard space available, accessible 24/7
- » Electrical Capacity: Equipped with 3-Phase 480 Volt electrical capacity
- » Ceiling Heights: 12' ceiling heights

ADDITIONAL AMENITIES

- » Executive office suites available on-site
- » 4-hour access to shared conference room
- » Two ADA-approved bathrooms for convenience and accessibility

PROPERTY OVERVIEW

This 3,120 SF warehouse is ideal for automotive and manufacturing uses. It was previously occupied by a dyno tuning shop. The space features one 10'x12' roll-up door for convenient access. Benefit from shared gated and paved yard space with 24-hour access. Equipped with 3-Phase 480 Volt electrical capacity and 12' ceiling heights, the property offers efficiency and functionality.



EXECUTIVE SUMMARY (Continued)

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PORTFOLIO OVERVIEW

ADDRESS: 116 Industrial Ave NE
Albuquerque, NM 87107

SIZE: 3,120 SF

LEASE RATE: \$11 PSF Full Service

5 MILE POPULATION: 263,393

**5 MILE AVE.
HOUSEHOLD INCOME:** \$71,941

TRAFFIC COUNT: 12,187



EXECUTIVE SUMMARY (Continued)

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EXECUTIVE SUMMARY (Continued)

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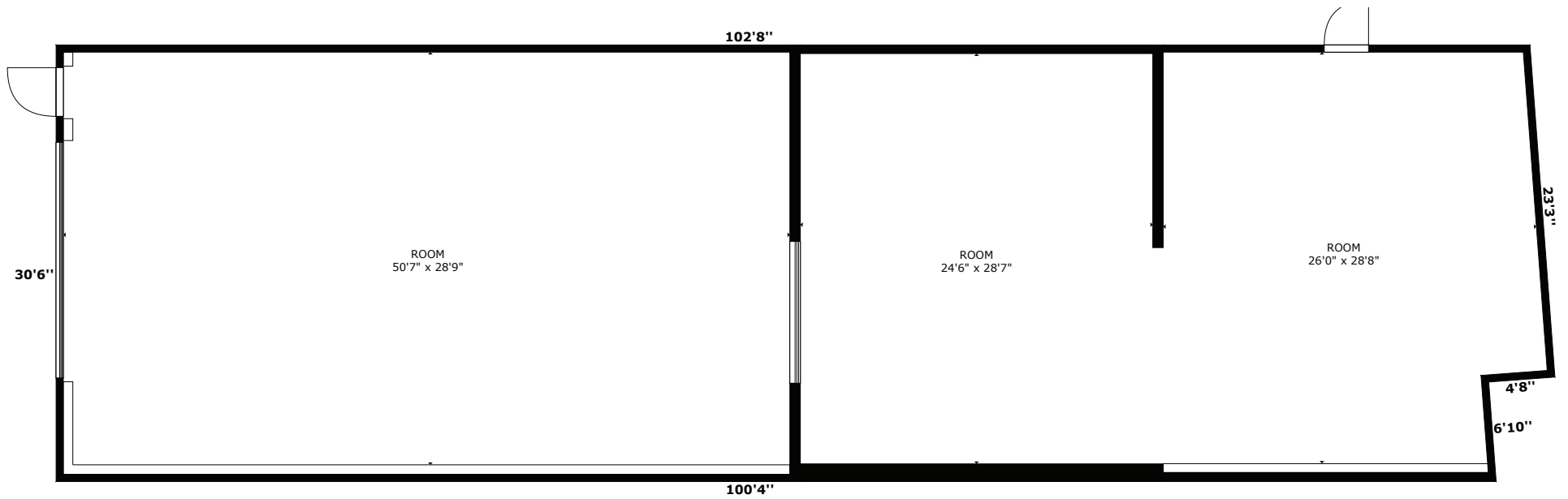


SITE PLAN

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FLOOR 1

LOCATION OVERVIEW

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AREA OVERVIEW

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ALBUQUERQUE

Albuquerque stands out as a beacon of economic diversity and resilience, showcasing a multifaceted market that has weathered various economic challenges. The city's strategic location and commitment to fostering a diverse business environment have resulted in a robust economy. With a mix of industries such as technology, healthcare, aerospace, and tourism, Albuquerque has built a resilient foundation that can withstand economic fluctuations. This diversity not only attracts a wide range of businesses but also ensures a stable job market for residents.

Albuquerque has evolved into a thriving innovation hub, particularly in the technology sector. The city's emphasis on research and development, coupled with a collaborative ecosystem, has attracted cutting-edge companies and startups. This surge in technological advancements has not only led to job creation but also positioned Albuquerque as a key player in emerging technologies. The city's commitment to fostering a culture of innovation contributes significantly to its positive market outlook, as it continues to draw attention from investors and talent in the tech industry.

Albuquerque's allure extends beyond its economic prowess, encompassing a high quality of life and affordable living. The city offers a diverse range of housing options at attractive price points, making it an ideal destination for both residents and businesses. With a backdrop of stunning natural landscapes, cultural events, and recreational opportunities, Albuquerque provides a desirable living environment. The combination of affordability and quality of life positions the city as an appealing choice for individuals seeking a balanced and fulfilling lifestyle.



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REGIONAL MAP

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LISTING AGENTS

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BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



CHRISTIAN FILE
VICE PRESIDENT

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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, a seasoned 27-year-old Commercial Broker, is a force to be reckoned with in the dynamic realm of real estate. Based in Albuquerque, New Mexico, Jacob has been a licensed professional since 2017, steadily climbing the ladder of success in the competitive world of commercial real estate.

Currently serving as the QB License for Berkshire Hathaway NM Commercial Real Estate, Jacob brings a wealth of knowledge and expertise to the table. His commitment to excellence is reflected in his impressive portfolio, where he has played a pivotal role in personal investments involving over 30,000 square feet of industrial space in Albuquerque.

Jacob's journey into the real estate industry was paved with academic excellence. He graduated with a triple major in Financial Management, Accounting, and Marketing from the prestigious Anderson School of Management at the University of New Mexico, Class of 2018. This comprehensive educational background has undoubtedly contributed to his multifaceted approach to commercial brokerage.

Not only does Jacob excel in the boardroom, but he also finds solace in the great outdoors. A passionate adventurer, Jacob is an avid camper and hiker, finding tranquility and inspiration in nature. His love for dogs further adds a touch of warmth to his personality, emphasizing his compassionate and caring nature.

Jacob's commitment to professional development is evident through his certifications. Holding both the Real Estate Negotiation Expert (RENE) and Pricing Strategy Advisor (PSA) certifications, he stands out as a well-rounded professional in the commercial real estate landscape.

In summary, Jacob Lopez is more than a Commercial Broker; he's a strategic mind, an accomplished professional, and an adventurer with genuine love. His journey in the world of commercial real estate continues to unfold, leaving a lasting impact on the industry and the community he serves.



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FOR MORE INFORMATION
PLEASE VISIT:

creberkshire.com