

1920 Columbia Dr SE a

Albuquerque, NM 87106



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE & FOR LEASE

**TWO TENANT CONCRETE
TILT-UP WAREHOUSE
WITH COLD STORAGE**



**\$2,550,000 (\$143 PSF)
\$12.50 PSF PLUS NNN**



**Total: 17,797 SF
SUITE A: 7,434 SF
SUITE B: 10,362 SF**

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 DESCRIPTION:

This versatile two-tenant warehouse, featuring a total of 17,797 SF, offers a unique investment or owner user opportunity with one suite currently occupied. The property boasts concrete tilt-up construction, comprehensive fire sprinkler systems, and a fully gated and paved yard. Ideal for various industrial uses, it includes cold storage capabilities and is conveniently located within NR-C zoning.



PROPERTY HIGHLIGHTS:

- » **Building:** Two-tenant structure with concrete tilt-up design
- » **Fire Protection:** Fully sprinkled
- » **Electrical:** 3-phase 480 Volt
- » **Truck Dock:** Depth of 40 feet
- » **Metering:** Suites separately metered
- » **Zoning:** NR-C
- » **Yard:** 42,688 SF, fully gated and paved

Suite A: Available

- » **Size:** 7,434 SF Total (6,500 +/- SF of warehouse/cold storage + 934 +/- SF of office)
- » **Doors:** 1 drive-in door, 1 dock door
- » **Ceiling:** 14' to the deck, 12' to the rafters
- » **Office Space:** 857 SF
- » **Cold Storage:** 1,752 SF walk-in refrigerated space, 1,280 SF walk-in freezer space

Suite B: Available 8/29/24

- » **Size:** 10,362 SF Total (3,152 SF warehouse + 7,210 SF Office)
- » **Lease Info:** Tenant paying \$7,083/month with NNN, lease term ending 8/29/24
- » **Office:** Fully remodeled office space
- » **Doors:** 2 drive-in doors
- » **Ceiling:** 16' height in the warehouse

EXECUTIVE SUMMARY (Continued)

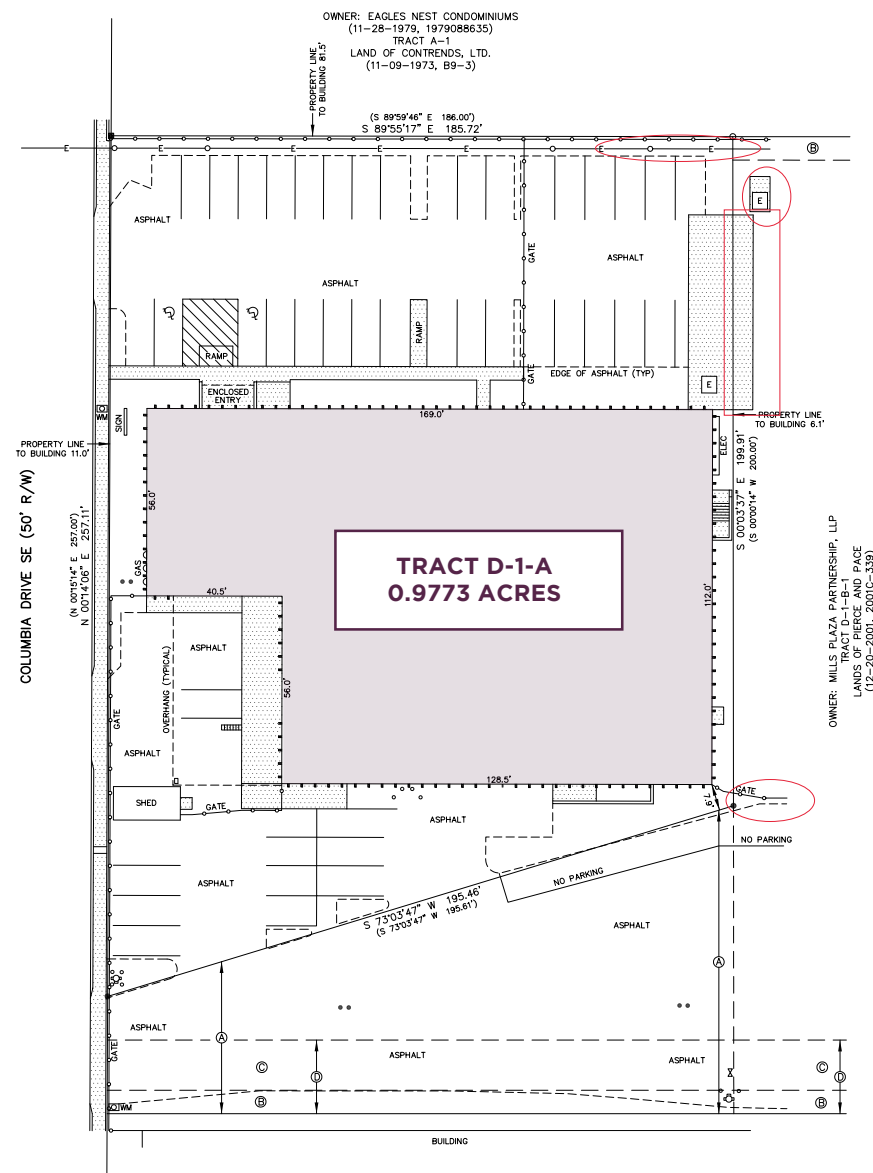
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PORTFOLIO OVERVIEW

ADDRESS:	1920 Columbia Dr SE a, Albuquerque, NM 87106
TOTAL:	17,797 SF
SUITE A:	7,434 SF
SUITE B:	10,362 SF
LEASE RATE:	\$12.50 PSF plus NNN
SALE PRICE:	\$2,550,000 (\$143 PSF)



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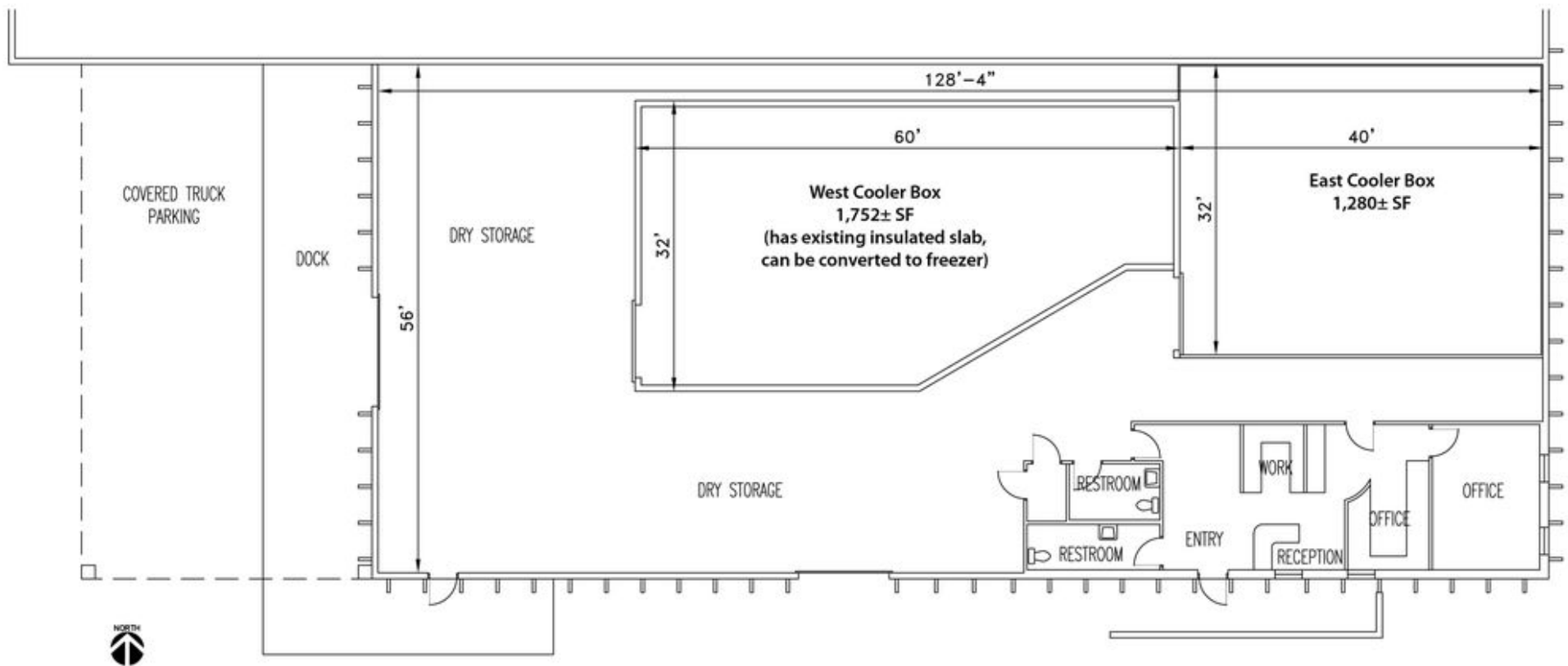
SUITE A FLOORPLAN

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1920-A Columbia Dr. SE

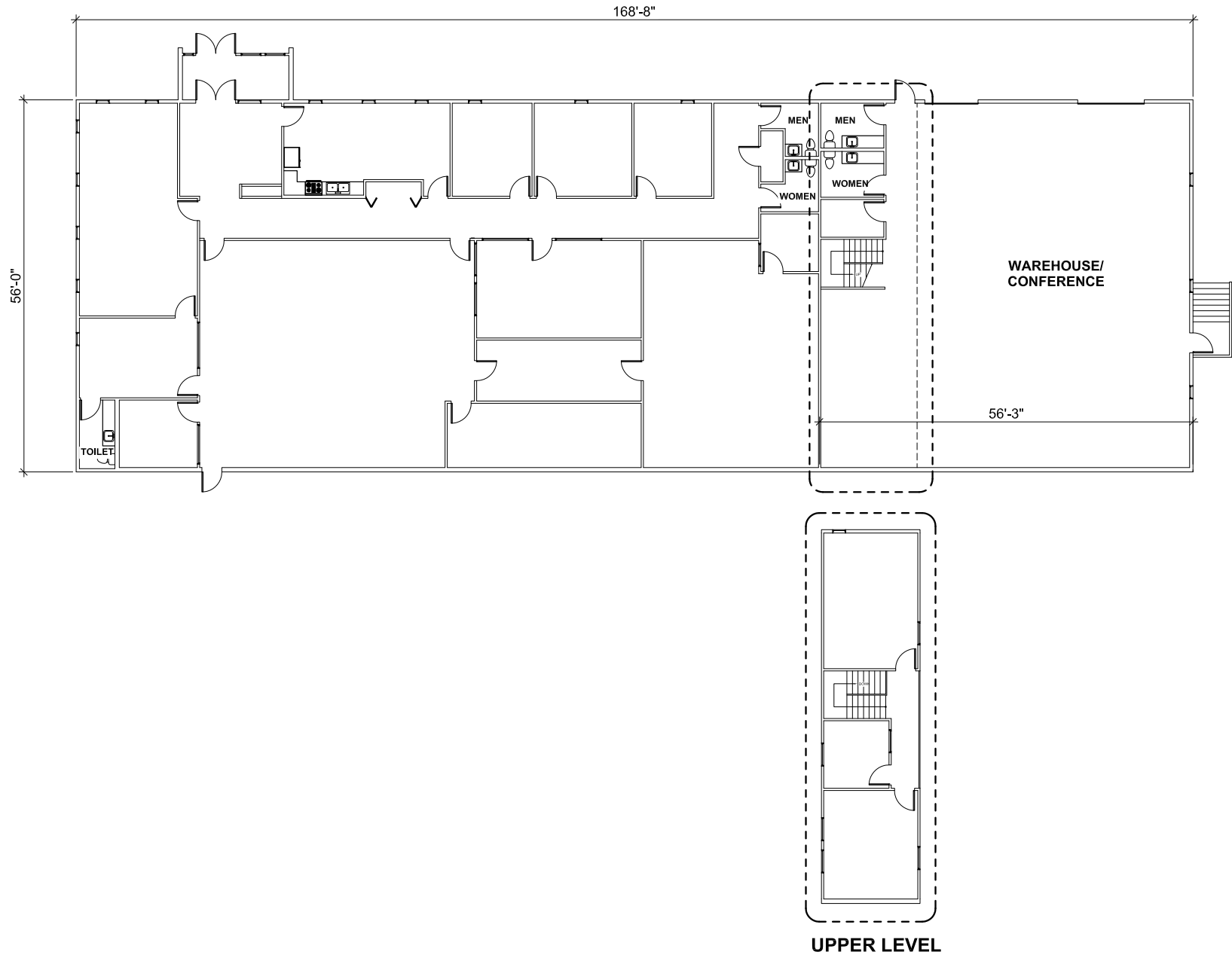


SUITE B FLOORPLAN

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LOCATION OVERVIEW

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LOCATION OVERVIEW

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LOCATION OVERVIEW

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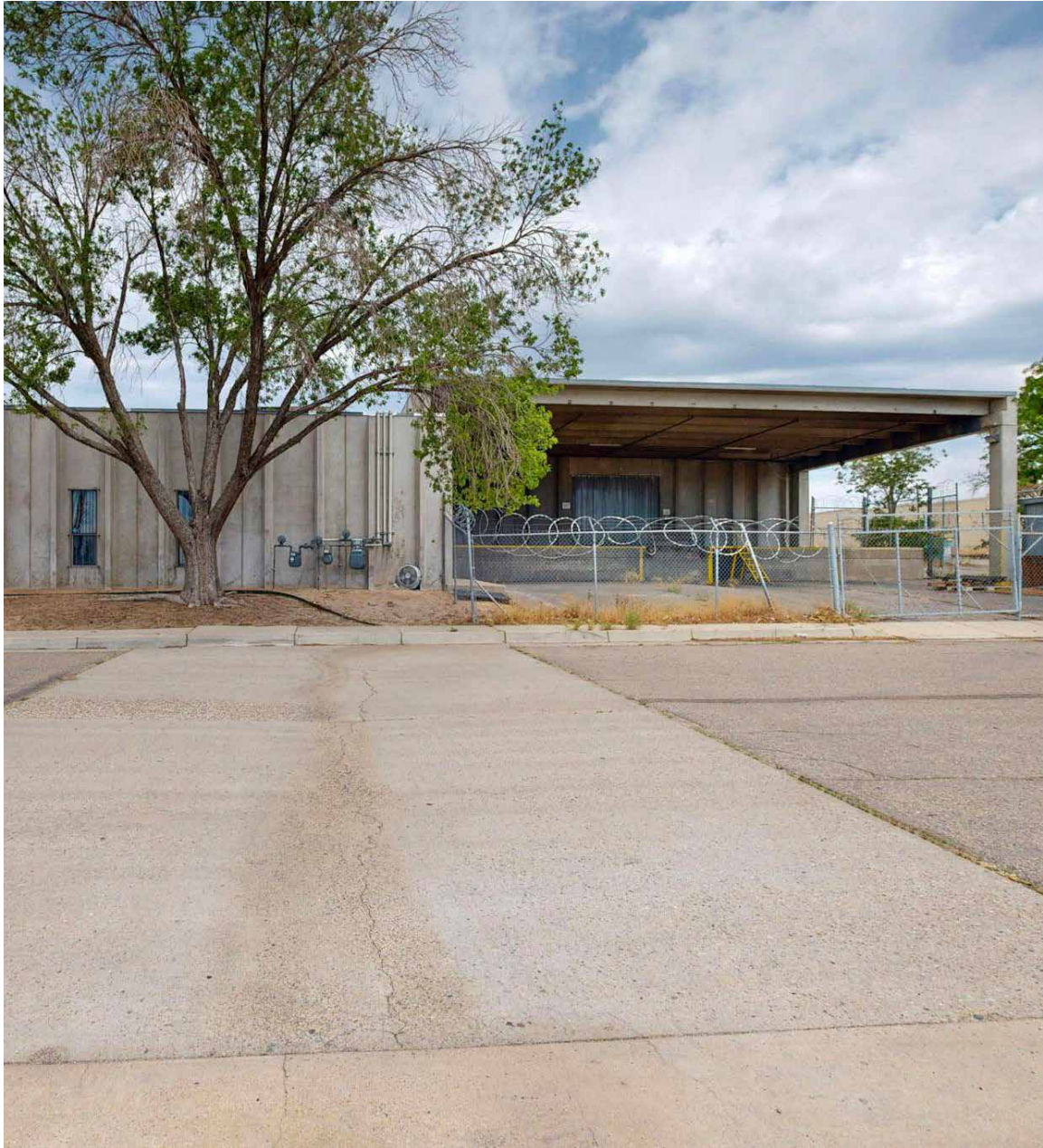


LOCATION OVERVIEW

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LOCATION OVERVIEW

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LISTING AGENTS

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CHRISTIAN FILE
VICE PRESIDENT

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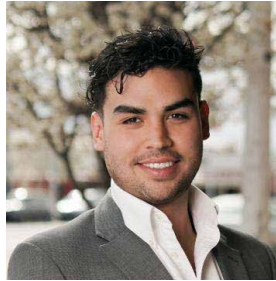
Christian is a well-respected investor and property owner who has made a name for himself in the real estate industry. With years of experience in brokerage, he has become a trusted advisor to clients looking to buy, sell, or lease property.

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.



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FOR MORE INFORMATION
PLEASE VISIT:

creberkshire.com