

119 Industrial Ave

119 Industrial Ave NE, Albuquerque, NM 87107

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BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



**TURNKEY OFFICE &
FLEX SPACE**



AVAILABLE SPACE
± 6,456 SF of Office



ZONING
M-1



LEASE RATE
\$13.50 PSF + NNN

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS:

- ±6,456 SF Total
- North I-25 Corridor:
- Well-designed layout
- 10 offices
- 2 conference rooms
- 2 dedicated storage rooms
- Multi-purpose open room
- Lounge and kitchen area
- Secured reception area
- A dedicated parking lot



PROPERTY OVERVIEW:

Situated in the North I-25 corridor, this expansive 6,456 square foot office space offers a wealth of features tailored to meet diverse business needs. Its strategic location and well-designed layout provide businesses with a functional and adaptable workspace. With 10 offices, 2 conference rooms, and 2 dedicated storage rooms, this property provides the perfect setting for businesses of various sizes and configurations. Additionally, a multi-purpose open room offers the flexibility to accommodate a range of business activities and initiatives. The property includes a convenient lounge and kitchen area, as well as a secured reception area at the front, enhancing the professional appeal of the space. A dedicated parking lot provides ample parking space for employees and clients, providing added convenience for those visiting the premises.

OFFERING SUMMARY

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OFFERING OVERVIEW

Available SF:	6,456 SF Total
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Lease rate:	\$13.50 PSF + NNN
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Ceiling height:	10' - 14'
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Power:	3-phase
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HVAC type:	Split Units
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Zoning:	M-1
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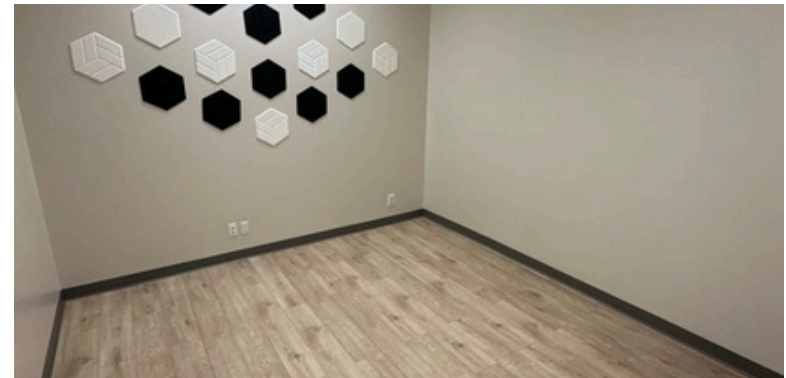
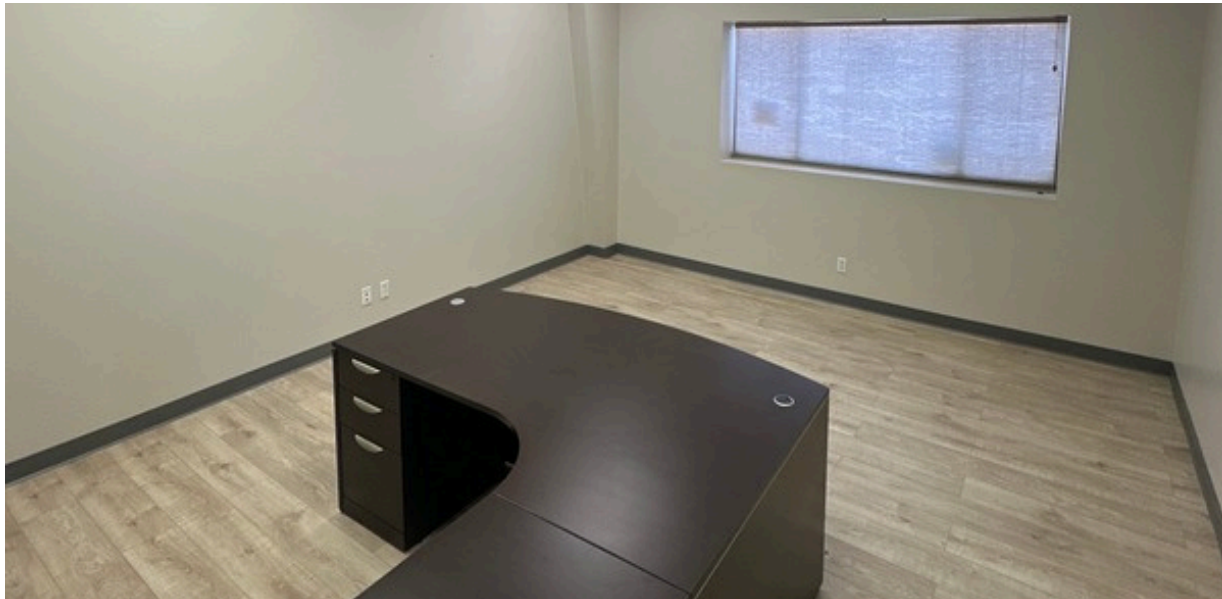
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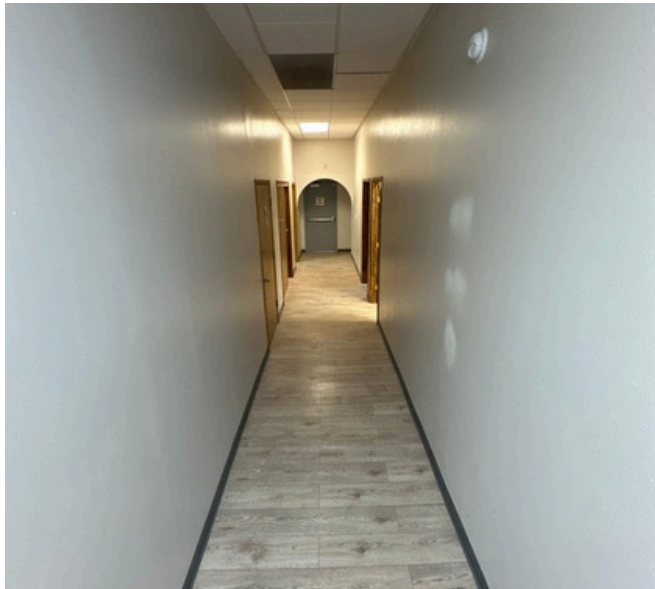
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FLOOR PLAN

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FLOOR 1: 6456 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 6456 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.

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SITE PLAN

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LOCATION MAP

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