



7900 Lorraine, Suite F

Albuquerque, NM 87109

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



**BITE SIZE OFFICE
WAREHOUSE NEAR PASEO
DEL NORTE**



**TOTAL SF: 3,043 SF:
807 SF OF WAREHOUSE,
2,236 SF OF OFFICE AND
904 SF YARD**



**LEASE RATE:
\$4,500/MO. PLUS UTILITIES**

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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:

- » **Climate Control:** Swamp cooler and drop-down heater in warehouse
- » Refrigerated air combo unit in the office
- » **Office Area:** 2,236 SF: 3 private offices, Breakroom/kitchen, 1 restroom
- » **Second Level Workspace:** 871 SF open workspace with HVAC
- » **Parking:** Ample shared parking within the condominium complex
- » **Yard Space:** 904 SF gated and paved yard
- » **Ingress/Egress:** Convenient access from the west property line

ADDITIONAL FEATURES:

- » **New Stucco:** Recently upgraded exterior
- » **Upcoming Upgrades:** Association scheduled to pave the entire parking lot and install security gates at ingress and egress points



PROPERTY DESCRIPTION:

Versatile 3,043 SF office/warehouse space located in a high-demand area near Paseo Del Norte & I-25. This property is ideal for businesses seeking a functional workspace with warehouse capabilities and prime access.

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OFFERING DETAILS:

ADDRESS:	7900 Lorraine, Suite F Albuquerque, NM 87109
TOTAL SPACE:	3,043 SF
WAREHOUSE AREA:	807 SF with 18' ceiling height
DRIVE-IN DOOR:	10'x12' for easy access
LEASE RATE:	\$4,500/MO. PLUS UTILITIES
POWER:	3-phase, 480 Volt, 400 Amp electrical service
TRAFFIC COUNT:	28,289 VPD at Paseo and Jefferson
5-MILE RADIUS POPULATION:	183,205

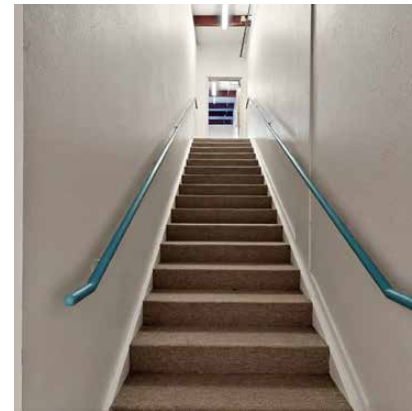


OFFICE PHOTOS

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WAREHOUSE PHOTOS

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AERIAL PHOTOS

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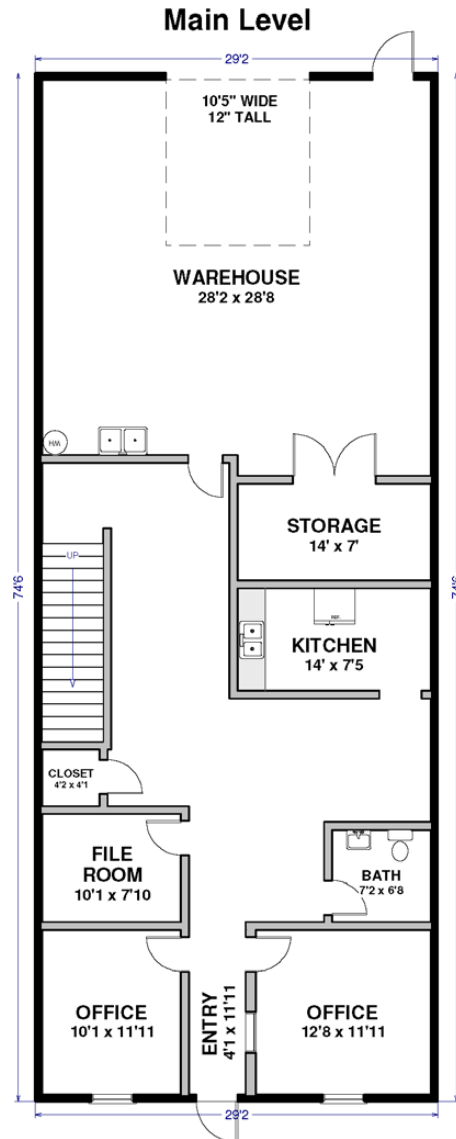
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FLOOR PLAN

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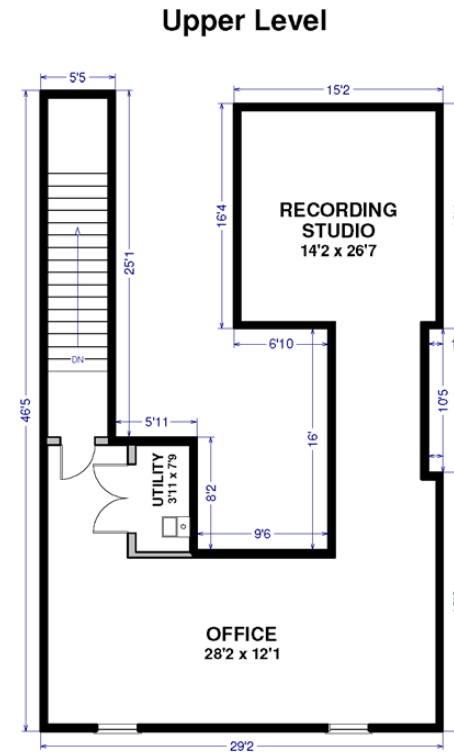
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7900 Lorraine Ct NE Suite F Albuquerque, NM 87109	
Total Area	3043 SF
Main Level	2172 SF
Upper Level	871 SF

*ALL ROOM SIZES ARE APPROXIMATE
*ALL SQUARE FOOTAGE CALCULATIONS WERE
DERIVED FROM APPARENT CONSTRUCTION;
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