



2500 BOSQUE FARMS BLVD

Bosque Farms, NM 87068

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE

OWNER FINANCING AVAILABLE



**PRIME FRONTAGE
INDUSTRIAL WAREHOUSE
ON 1.18 ACRES**



SIZE:
9,478 SF sitting on 1.18
Acres



SALE PRICE:
\$1,700,000

FF&E: Paint Booth, Fume
Extractors & 2 Compressors

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 SUMMARY:

Prime commercial property at 2500 Bosque Farms Blvd, NM, offering 9,478 SF on 1.18 acres with frontage on the town's main thoroughfare. Boasting a 5-mile radius population of 32,855 and an average household income of \$88,472, this location ensures high visibility and lucrative consumer traffic. Features include monument and building signage, 17 parking spaces, gated parking, and a yard with private entrance, alongside two 14'x12' roll-up doors, clear heights of 20' to 24', fully insulated interiors, 3-phase 480 Volt Electricity, three storage rooms, mezzanine space, two offices, two bathrooms, and a spacious reception area, catering to diverse business needs.

PROPERTY HIGHLIGHTS

- » 9,478 SF on 1.18 Acres
- » Frontage on Bosque Farms Blvd - the main traffic generator in town
- » Monument Signage
- » Building Signage
- » 17 Parking Spaces
- » Parking Ratio: 1.79/1,000 SF
- » Gated Parking lot
- » Gated Yard
- » 2nd Private Side Entrance into Gated Yard.
- » 2 14'x14' Roll up Drive In doors
- » 16' Clear Height to elbow
- » 22' Clear Height to peak
- » Clearspan
- » 6" cement pad
- » Fully Insulated
- » 3 Phase 480 Volt Electricity
- » 3 Storage Rooms
- » Mezzanine Space
- » 2 Offices
- » 2 Bathrooms
- » Large Reception Area

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY (Continued)

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PORTFOLIO OVERVIEW

ADDRESS:	2500 Bosque Farms Blvd, Bosque Farms, NM 87068
PRICE:	\$1,700,000 includes Paint Booth, Fume Extractors & 2 Compressors
SIZE:	9,478 SF sitting on 1.18 Acres
5 MILE POPULATION:	32,855
5 MILE AVERAGE HOUSEHOLD INCOME:	\$88,472
TRAFFIC COUNT:	Bosque Farms Boulevard / Pleasant Ln Going S - 28,753



EXECUTIVE SUMMARY (Continued)

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EXECUTIVE SUMMARY (Continued)

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EXECUTIVE SUMMARY (Continued)

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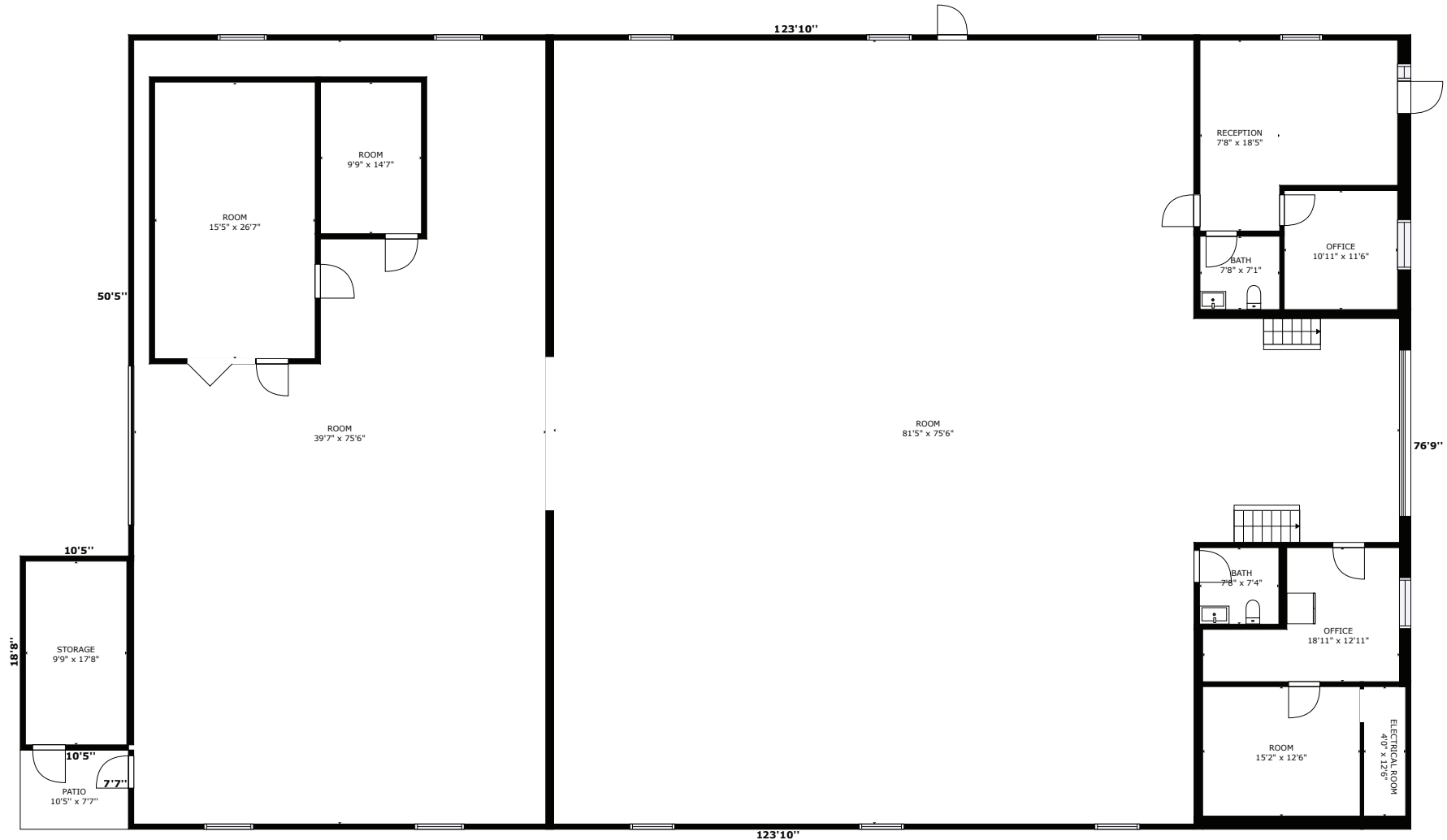


FLOOR PLAN

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FLOOR 1

SITE OUTLINE

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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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LAURA DELACERTA
BROKER

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iHola! I'm Laura DeLaCerta, a proud Mexican immigrant who has found her second home in the United States. My journey from Mexico to the U.S. has shaped me into the person I am today, and I am passionate about serving and giving back to my community.

I was born and raised in Mexico, surrounded by the rich culture and vibrant traditions that have influenced every aspect of my life. Growing up, I learned the values of hard work, resilience, and compassion from my family and community. These values have guided me through every challenge and opportunity that has come my way.

I discovered my passion for serving my community. Whether it's volunteering at local, organizations, community events, or advocating for social causes, I am committed to making a positive impact wherever I can. I believe that we all have a responsibility to lift each other up and create a better world for future generations.

Several years ago, I embarked on a career in real estate, drawn to the opportunity to help individuals and families find their dream homes. As a real estate professional, I strive to ensure that everyone I work with is treated with fairness, respect, and integrity. Whether buying, selling, or renting, I am dedicated to providing personalized service and guidance every step of the way.

Being bilingual in English and Spanish has been a tremendous asset throughout my personal and professional life. It allows me to connect with a diverse range of clients and serve as a bridge between different communities. I am proud to embrace and celebrate both languages and cultures in every thing I do.

iGracias y adelante!

For more information please visit: www.creberkshire.com