



312 Industrial Ave. NE

Albuquerque, NM 87107

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



**OFFICE WAREHOUSE
WITH CLASS A
SHOWROOM NEAR
I-25 & I-40**



**AVAILABLE SF
13,500 SF**



**LEASE RATE
\$7.75 PSF MODIFIED
GROSS**

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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:

- » 3-Phase 400 amp 208V to 480V 15KVA 3-Phase step up transformer included
- » Electrical Service
- » 1 dock door, forklift ramp
- » Class A showroom with 10' Ceiling Height
- » Warehouse has 18' Ceiling heights
- » 2 PSI high-pressure natural gas line in warehouse
- » Refrigerated AC in office/showroom
- » His and Her ADA-approved bathrooms
- » AC in supervisors offices in warehouse



PROPERTY DESCRIPTION:

Office warehouse building located less than a mile away from the I-25 and I-40 junction. The property is 13,500+- SF and has a class A showroom. This property was the headquarters of Kiva lighting for over a decade. In their wake they are willing to sell their manufacturing equipment for a discounted rate (see broker).

Property will be available on or before April 30th, 2025.

EXECUTIVE SUMMARY

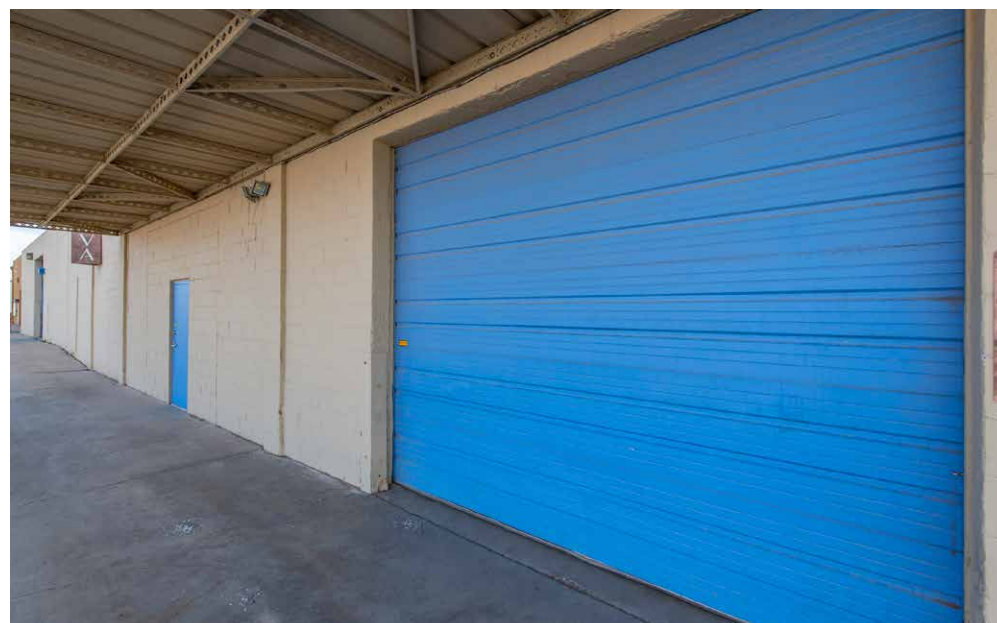
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OFFERING DETAILS:

ADDRESS:	312 Industrial Avenue Northeast, Albuquerque, NM 87107
AVAILABLE SF:	13,500 SF
AVAILABLE DATE:	April 30th, 2025
ZONED:	NR-LM (M1)
LEASE RATE:	\$7.75 PSF MODIFIED GROSS
LOT SIZE:	0.69 AC
YEAR BUILT:	1960
POPULATION:	80,106 (3-Mile Radius)
AVG. HH INCOME:	\$71,697 (3-Mile Radius)
DAYTIME EMPLOYEES:	143,595 (3-Mile Radius)
TRAFFIC:	Edith: 12,424 VDP Industrial: 146 VDP
LOCATION OVERVIEW:	1 mile away from the I-25 and I-40 Interchange

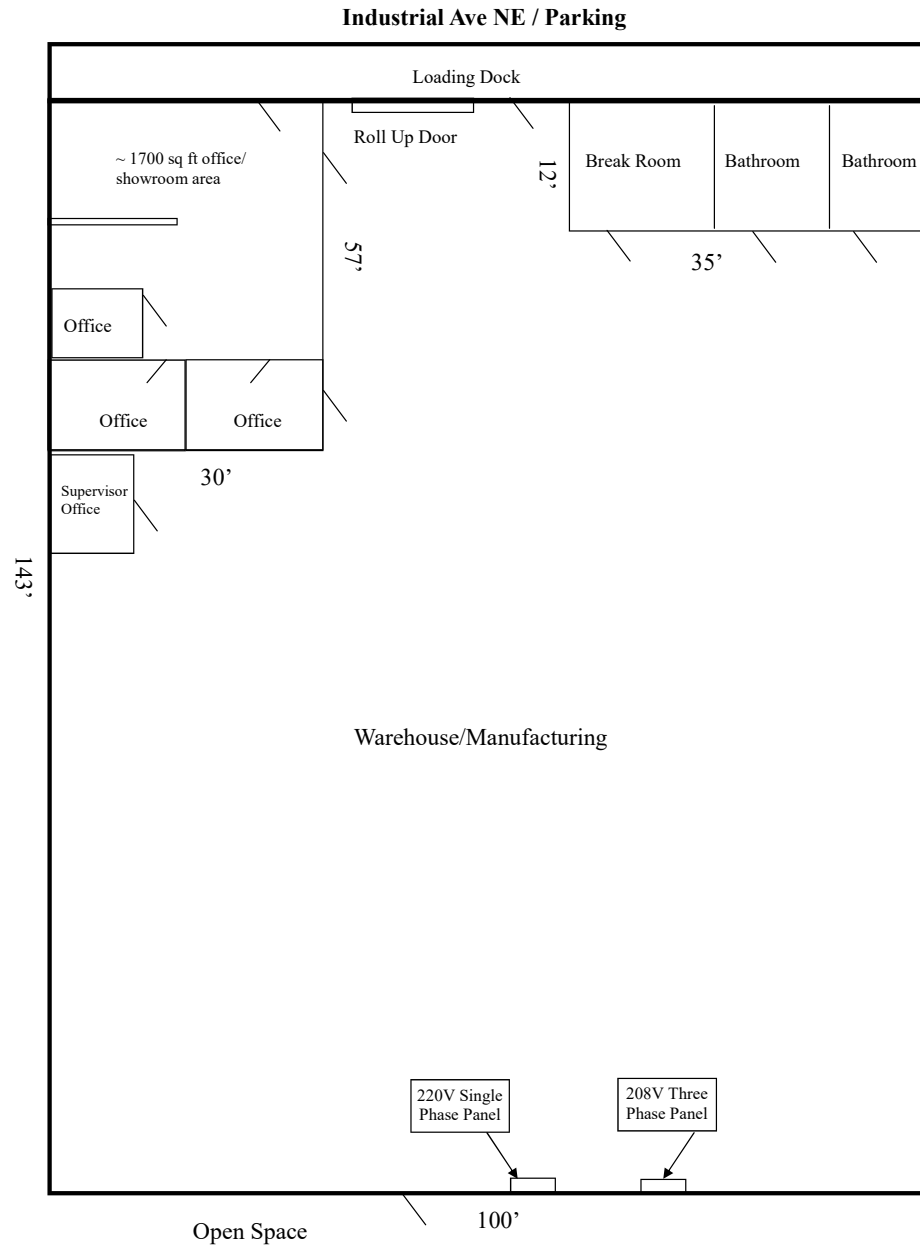


FLOOR PLAN

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OFFICE PHOTOS

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WAREHOUSE PHOTOS

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LOCATION MAP

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LOCATION MAP

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