

# 1301 Yale Blvd SE

Albuquerque, NM 87106



BERKSHIRE HATHAWAY  
NM COMMERCIAL REAL ESTATE



## FOR LEASE



**CONCRETE TILT UP  
WAREHOUSE WITH  
GATED AND PAVED  
YARD SPACE AND  
DRIVE IN DOOR**



**AVAILABLE SPACE**  
**9,024 SF - Total**  
+- 2,700 SF - Office Space  
+- 6,324 SF- Warehouse



**RATE**  
**\$11 PSF BASE + \$1.92 NNN**

### Christian File

CFile@CREBerkshire.com | 505.235.8518

### Jacob Lopez

JLopez@CREBerkshire.com | 505.328.5156

## OFFERING MEMORANDUM

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# EXECUTIVE SUMMARY

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## PROPERTY HIGHLIGHTS:

- » Zoned MX-M
- » 24 Parking Spots
- » 2.66/1,000 SF Parking Ratio
- » 10-17' Clear Height
- » Ingress & Egress from East Property Line
- » Gated Lot
- » 7 Offices
- » 1 Conference Room, Reception Area
- » Kitchen & Break Room
- » Two bathrooms
- » 10' & 12' Roll Up Doors



## PROPERTY DESCRIPTION:

Discover prime commercial space at 1301 Yale Blvd NE, this 9,045 SF property on 0.68 acres features a versatile MX-M zoning, ideal for various moderate intensity business uses. With a robust 5-mile radius population of 216,954 and an average household income of \$60,477, and a location with high visibility with a traffic count of 19,300 vehicles per day, this property is perfect for a Retail/Industrial User. The facility includes 7 offices, a conference room, reception area, kitchen, break room, two bathrooms and a warehouse that has 17' clear height, 10' and 12' Roll up Doors, and a Box Truck Dock. Have your clients enjoy convenience with 24 parking spots, a 2.66/1,000 sf parking ratio, Gated Secure Lot and easy access via ingress and egress from the east property line.

# EXECUTIVE SUMMARY

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## OFFERING DETAILS:

|                                     |                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------|
| <b>ADDRESS:</b>                     | 1301 Yale Blvd SE<br>Albuquerque, NM 87106                                      |
| <b>SIZE:</b>                        | <b>0.68 Acre / 9,045 SF</b>                                                     |
| <b>AVAILABLE SPACE:</b>             | <b>9,024 SF - Total</b><br>+- 2,700 SF - Office Space<br>+- 6,324 SF- Warehouse |
| <b>LEASE PRICE:</b>                 | <b>\$11 PSF Base + \$1.92 NNN</b>                                               |
| <b>5 MILE POPULATION:</b>           | 216,954                                                                         |
| <b>5 MILE AVE HOUSEHOLD INCOME:</b> | \$60,477                                                                        |
| <b>TRAFFIC COUNT:</b>               | Avenida Cesar Chavez/ Buena Vista Dr SE - Going E - 19,300                      |

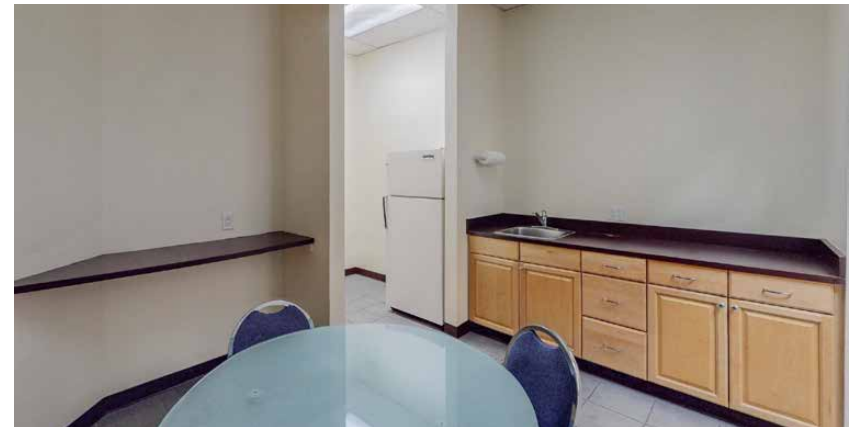


# OFFICE SPACE

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# WAREHOUSE

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# WAREHOUSE

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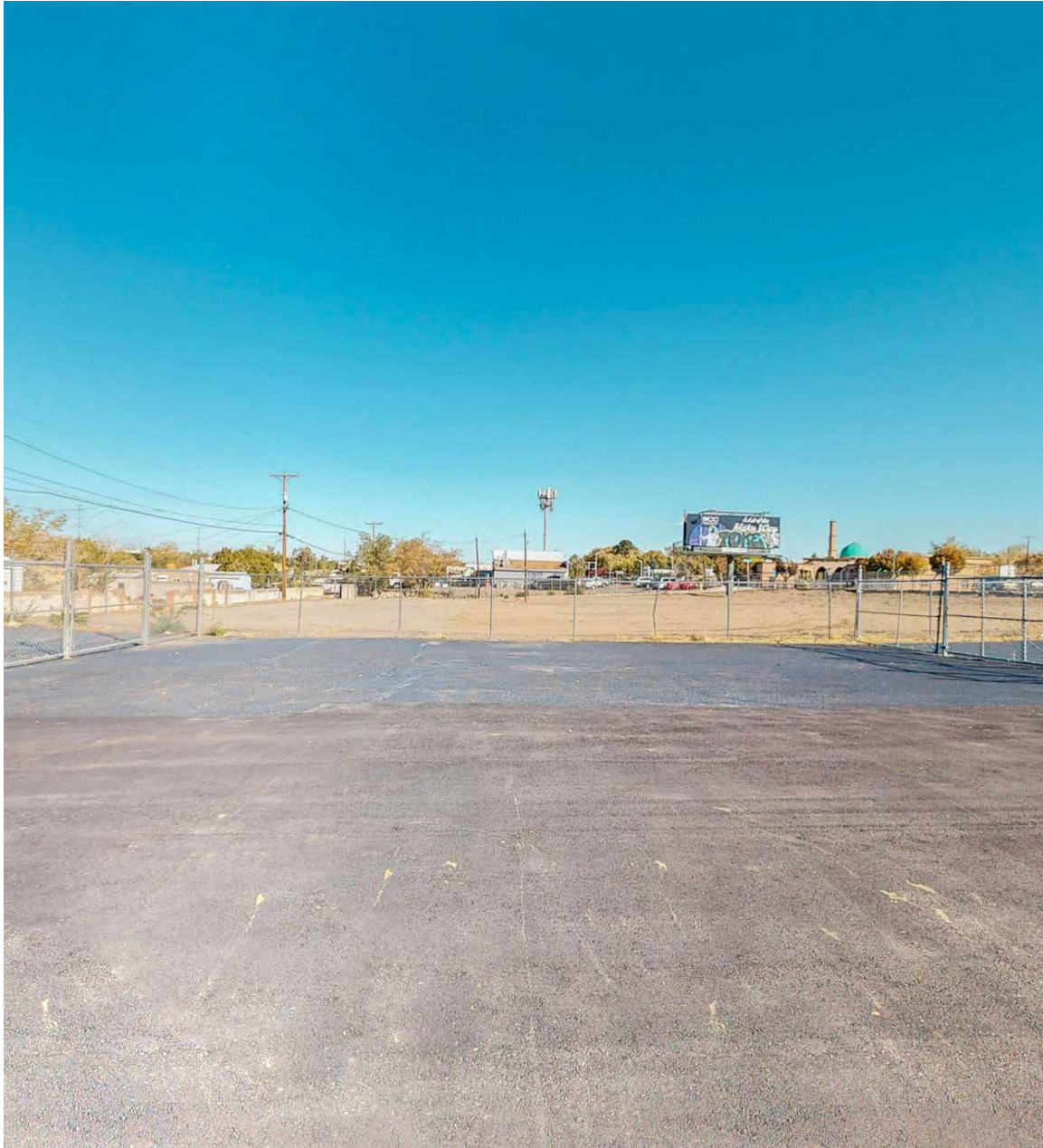


# PARKING LOT & EXTERIOR

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# SITE PLAN

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FLOOR 1: 9024 sq. ft.

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 9024 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.

# LOCATION MAP

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