

101 INDUSTRIAL

101 Industrial Ave. NE ABQ, NM 87107



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



AVAILABLE SPACE

Total: 25,450 SF

Office/Warehouse: 9,959 SF

Warehouse 1: 9,357 SF

Warehouse 2: 6,134 SF

Yard: 0.46 Acres gated and Paved



RATE

\$/SF

\$9.50 per SF with NNN

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OFFERING MEMORANDUM

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- » 25,450 SF Total
- » 23,212 SF of Warehouse
- » 2,237 SF of Office/Showroom
- » 3 Dock doors
- » Multiple Drive in Doors
- » 3 Warehouses
- » 0.46 Acres of Gated and Paved Yard
- » 3-Phase 480 Volts
- » 10-20' Ceiling Heights



PROPERTY OVERVIEW

Unique opportunity to occupy a property that hasn't been on market for over 10 years. This property is excellently located in the center of Albuquerque on the industrial district with access to I-40 and I-25 less than a mile away. The property offers a fully built out reception/showroom area, multiple offices, a conference room, two ADA restrooms, and a breakroom. This property offers 0.46 acres of gated and paved yard space. The cherry on top is the ability to dock access as well as drive in doors. This property offers everything you need for any distribution, manufacturing, or any other industrial use.

AREA SUMMARY

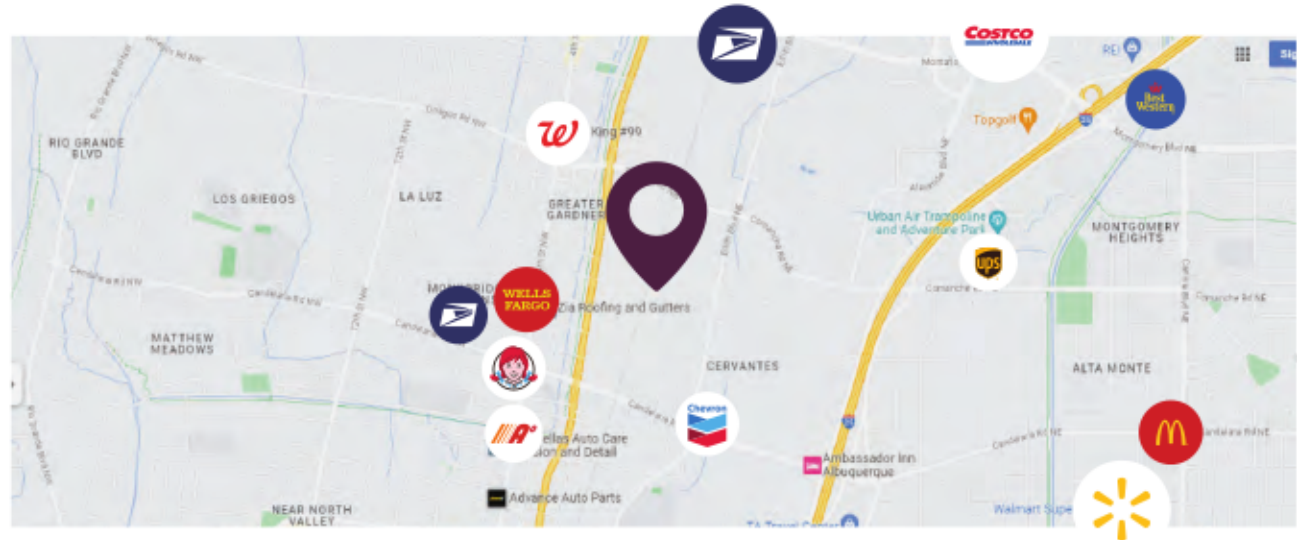
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AREA OVERVIEW

The property benefits from its close proximity to major transportation routes, including the Big-I, making it easily accessible from various parts of the city and surrounding areas. This convenient connectivity ensures convenient commuting for customers, clients, and employees. The location is part of a well-established commercial hub, known for its thriving business community. The area attracts a diverse range of businesses, contributing to a dynamic and competitive market. It offers excellent exposure to potential customers and clients seeking goods and services in the surrounding area.



AREA TRAFFIC GENERATORS

- » Wells Fargo
- » UPS
- » Whataburger
- » Walmart
- » Wendy's
- » Costco
- » USPS
- » Sams Club

OFFERING SUMMARY

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OFFERING OVERVIEW

Available SF: 25,450 SF Total

Lease rate: \$9.50 PSF with NNN

Ceiling height: 10' - 20'

Power: 3-phase 480 Volt

HVAC type: Refrigerated air and swamp

Zoning: NR-LM (M1)



PHOTOS

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PHOTOS

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PHOTOS

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SITE PLAN

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OFFICE/WAREHOUSE 9,959 SF



WAREHOUSE 1 9,357 SF



WAREHOUSE 2 6,134 SF



101 Industrial Ave NE Albuquerque NM 87107

WAREHOUSE 1: 9959 sq. ft, TOTAL: 9959 sq. ft
WAREHOUSE 2 WEST: 2279 sq. ft, TOTAL: 2279 sq. ft
WAREHOUSE 2 EAST: 7078 sq. ft, TOTAL: 7078 sq. ft
WAREHOUSE 3: 6134 sq. ft, TOTAL: 6134 sq. ft

WAREHOUSE 1 AND WAREHOUSE 2 WEST AND WAREHOUSE 2 EAST AND WAREHOUSE 3 TOTAL: 25450 sq. ft

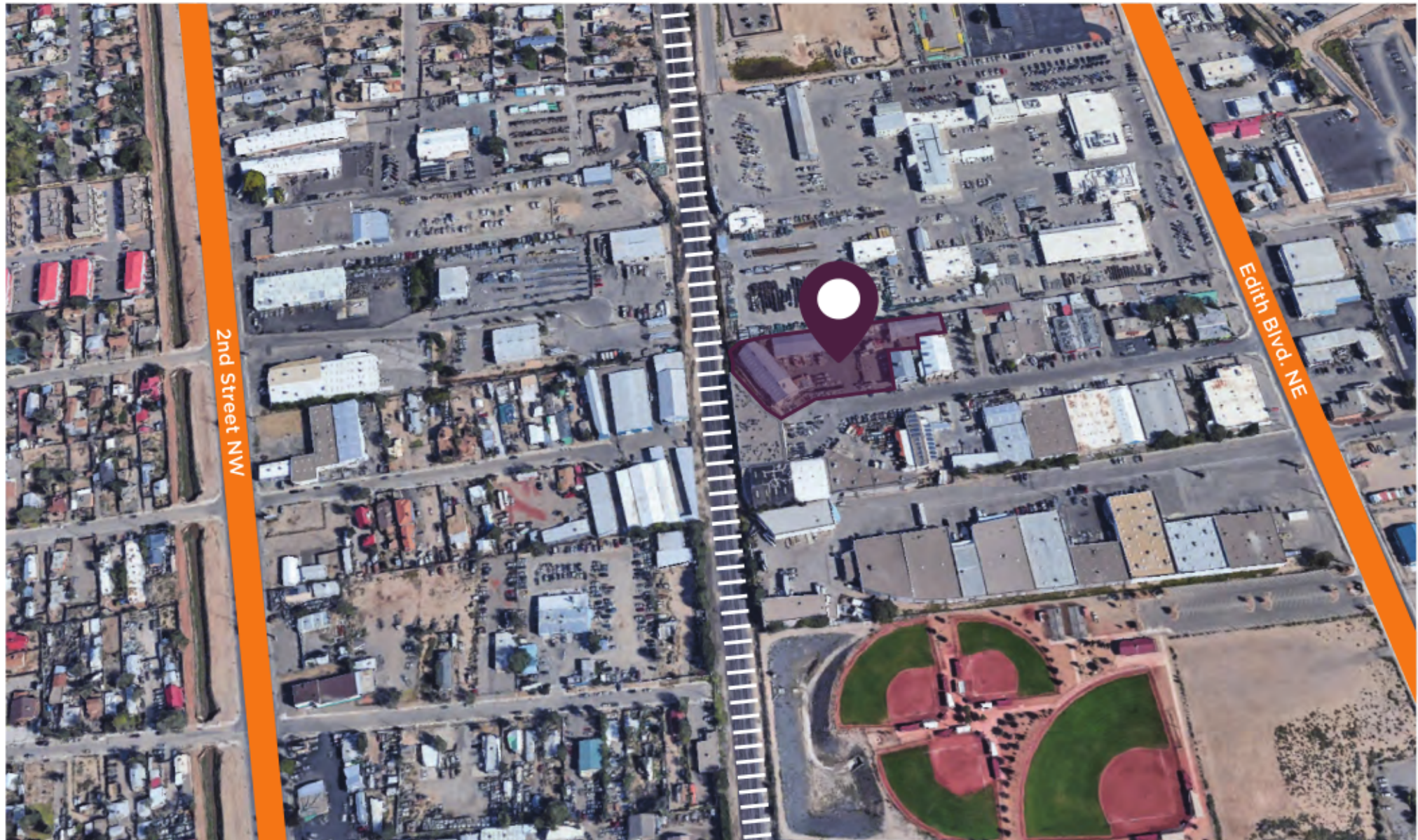
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LOCATION MAP

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