

Industrial Space for Lease



7400 Meridian Pl. NW, Albuquerque, NM



BRUNACINI
DEVELOPMENT LTD., CO.

Location Meridian Business Park; Interstate 40 & Unser Blvd.

Available Suite D - 5,870 SF (Available 1/1/2018)
• 1,376 SF - Office
• 4,494 SF - Warehouse

Features

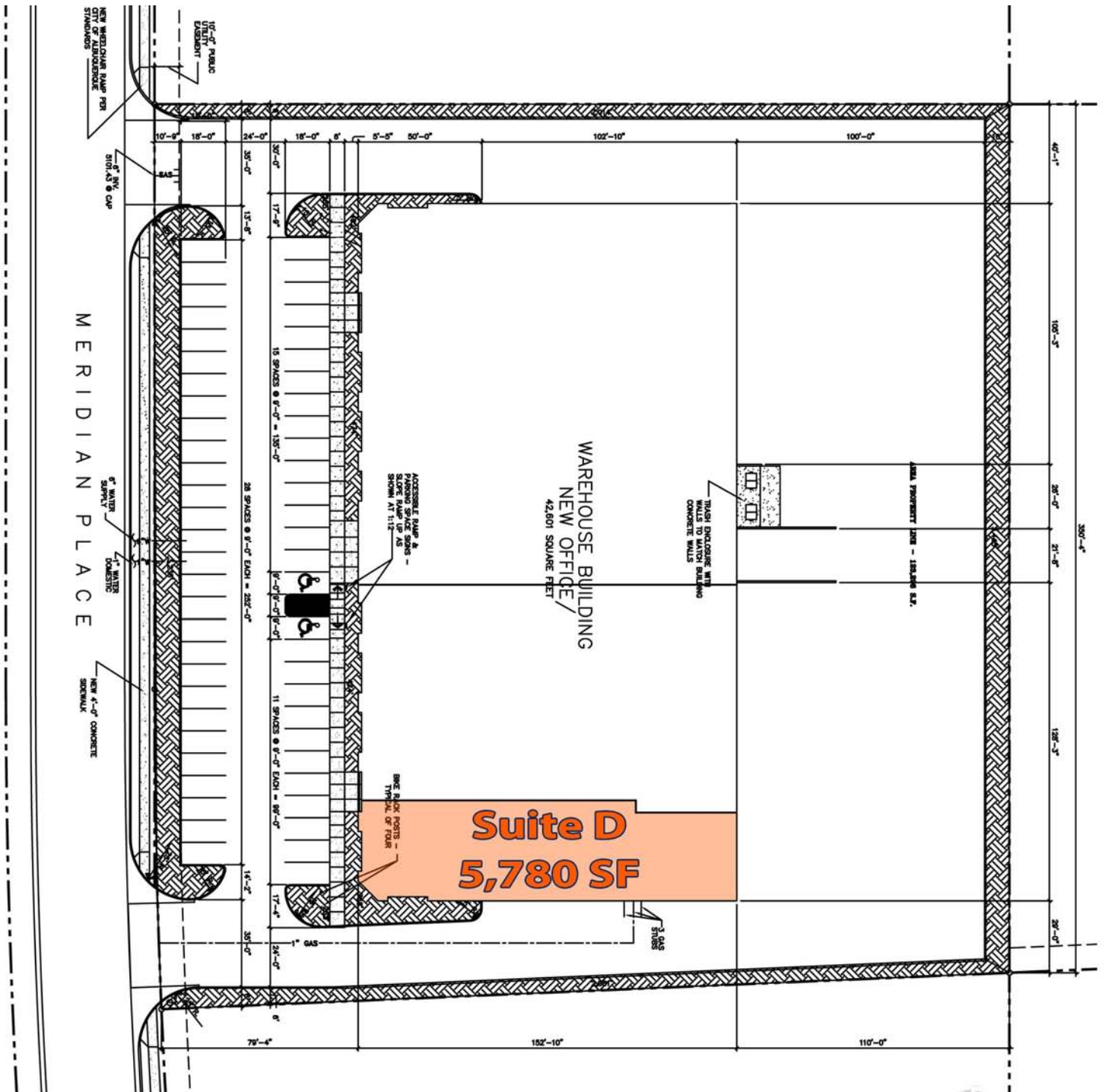
- 2 Dock High Loading Doors
- 1 Grade Level Loading Door
- 24' Clear Height
- Fully Sprinklered
- Easy Access to Interstate 40

Johnson Commercial Real Estate
(505) 831-3333 | www.jcrenm.com

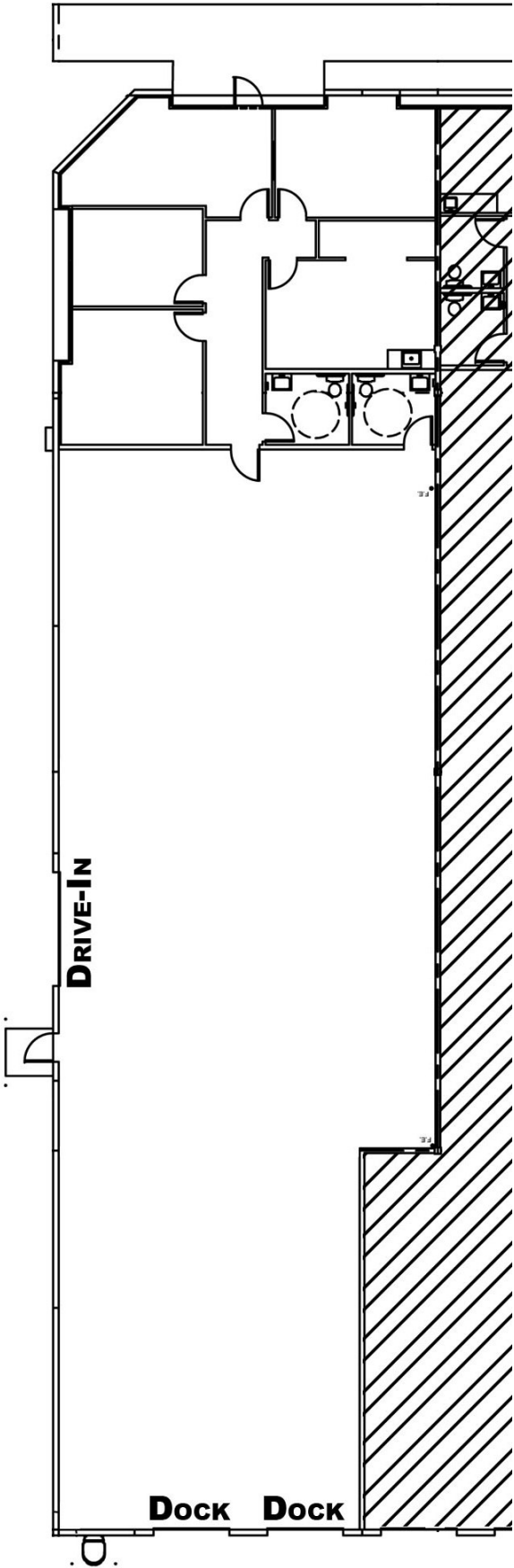
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JOHNSON
Commercial Real Estate

Site Plan



Floor Plan



Property Information

Property Type	Industrial
Address	7400 Meridian Pl. NW, Albuquerque, NM
Cross Streets	Unser & Los Volcanes
Zone Atlas Page	J-10

Property Details

Building Size (SF)	42,420
Building Dimensions	152' x 281'
Stories	1
Construction Type	Concrete Tilt
Clear Height	24'
Column Spacing	40' x 40'
Electrical	
Voltage	277/480
Amps	200
Phase	3
Land Area (Acres)	2.3305
Roof Covering	TPO
Sprinkler System	Yes
Truck Court Depth	108'
Utilities Metered Sep.	Yes
Year Constructed	2000
Zoning	IP

Suite Details

Available SF	5,870
Office SF	1,376
Warehouse SF	4,494
Dock High Doors	2
Drive-In Doors	1
Floor Covering	Ceramic, Carpet
HVAC (Heat) - Office	Gas Forced Heat
HVAC (Heat) - Whse	Gas Unit Heaters
HVAC (AC) - Office	Refrigerated Air
HVAC (Cooling) - Whse	Evaporative
Lighting	Metal Halide
Restrooms	2

Lease Details

Lease Type	NNN
Est. NNN Charges	\$1.62 per SF

Notes: Hard to find small industrial space with dock high access. Functional facility with easy access to Interstate 40 via Unser Blvd.

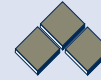
Tenant's Responsibilities: Tenant pays base rent plus prorated property taxes, insurance, common area maintenance, property management, solid waste, and separately metered utilities.

Landlord's Responsibilities: Structural and roof repairs.

The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.



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WWW.BRUNACINI.COM

Brunacini Development develops, constructs, and leases large-scale commercial and industrial properties for national, regional, and local companies. In the past 30 years Brunacini Development has developed several million square feet of distribution warehouse, office/warehouse, office/flex, office and specialized-use facilities in the Albuquerque metro area, with approximately one million square feet in its current portfolio. As a full-service commercial real estate developer Brunacini Development provides a host of customized services such as fast-track built-to-suits, multi-tenant developments, leasing, property management, and building maintenance services.

Brunacini Development has earned a solid reputation as a self-performing general contractor, constructing the highest quality facilities at competitive costs throughout decades of property development in the greater Albuquerque area. With every project, the Brunacini Development team applies a hands-on comprehensive approach, inherent flexibility, extensive experience with an unparalleled commitment to producing the highest quality product. Due to its long-standing local development experience, Brunacini Development has the necessary knowledge of building code administration, zoning, and municipal ordinances to ensure smooth progression through every aspect of the development process.

Established in 1978, Brunacini Development has grown from a general contractor to a fully integrated commercial real estate design/ build construction firm with the following capabilities:

- o Land Acquisition
- o Project Financing
- o Land Entitlement
- o Self-Performing Design & Construction
- o Architectural Design Oversight
- o Project Engineering Oversight
- o Construction & Project Management
- o Asset Management
- o Property Leasing
- o Property Management
- o Building Maintenance Services

OFFICE -WAREHOUSE



OFFICE-FLEX



DISTRIBUTION WAREHOUSE



BUILT-TO-SUIT



GARDEN OFFICE

