

Industrial Space for Lease



7501 Meridian Pl. NW, Albuquerque, NM

Location Meridian Business Park; One-Half Mile South of the Unser Blvd. & Interstate 40 Interchange.

Available 16,831 RSF (Suite B-2)
• Office Built to Suit

Features

- High Pressure ESFR (40 psi minimum head pressure)
- 7 Dock High Doors (may be less following office build-out)
- 1 Drive-In Door (Ramp)
- 28'-30' Clear Height
- Great Interstate Access

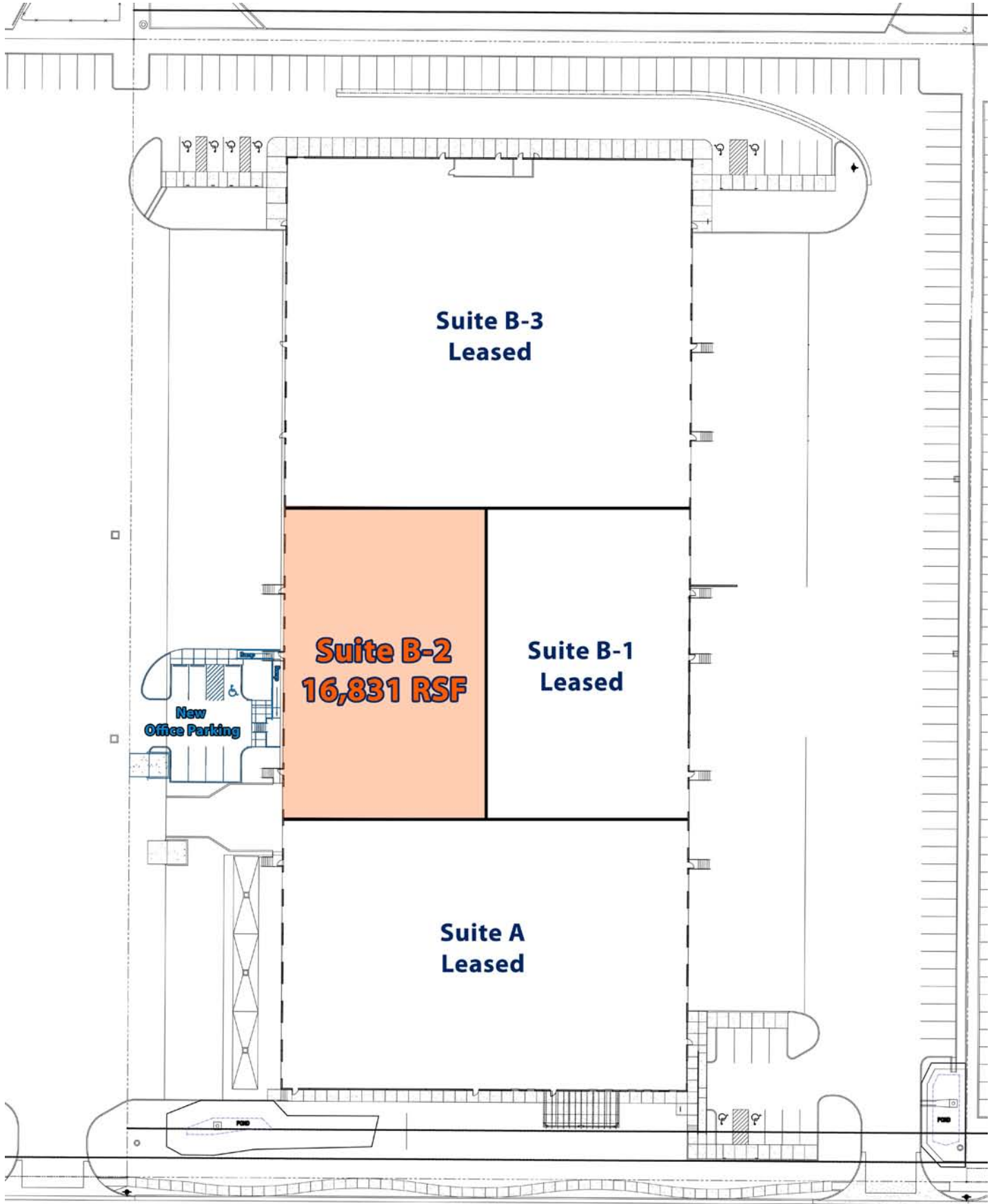


Johnson Commercial Real Estate
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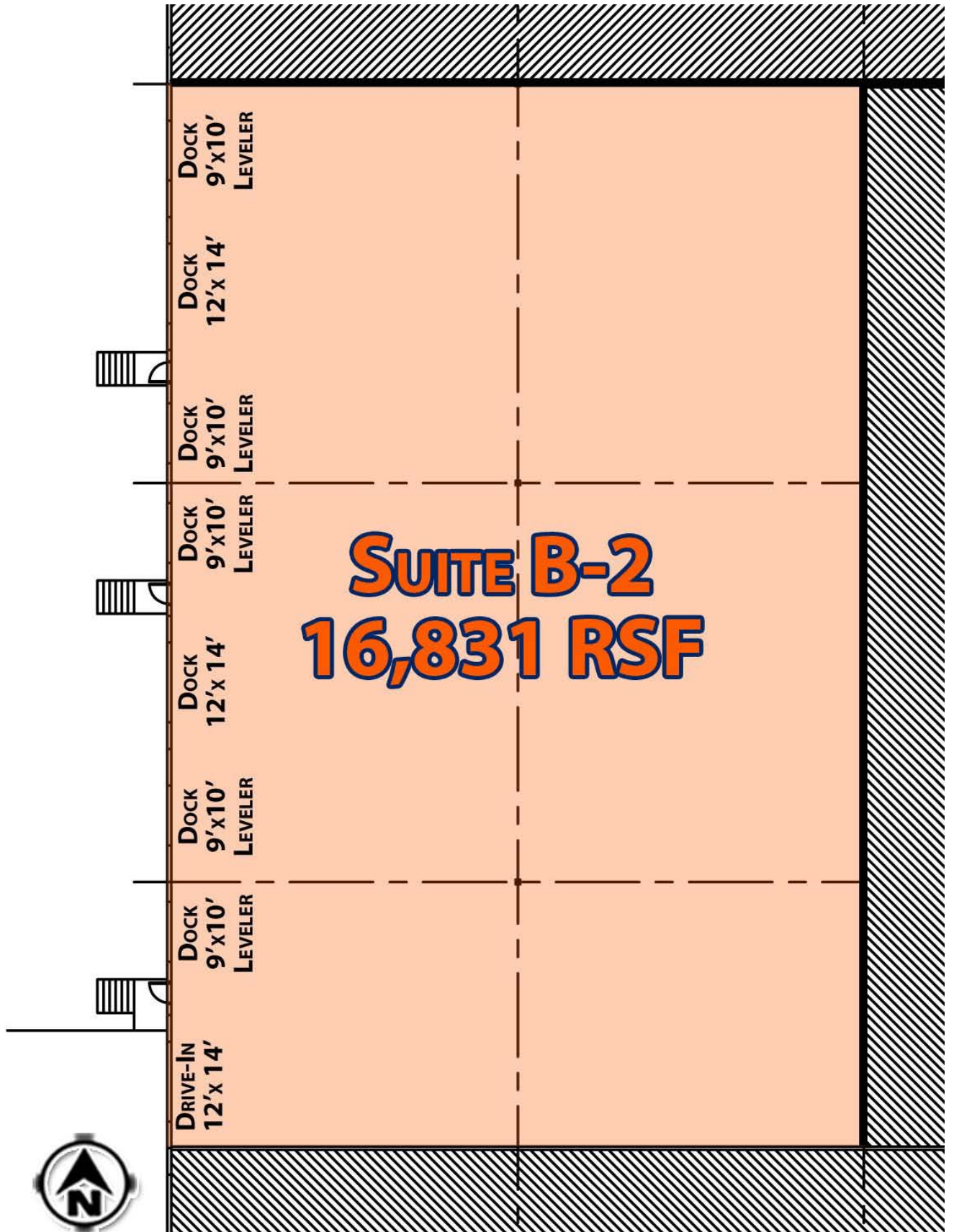


Site Plan



MERIDIAN PLACE





Property Information

Property Type	Industrial
Address	7501 Meridian Pl. NW, Albuquerque, NM
Cross Streets	Interstate 40 & Unser Blvd
Zone Atlas Page	J-10

Property Details

Building Size (SF)	100,480
Building Dimensions	209'4" x 480'
Stories	1
Construction Type	Concrete Tilt
Condition	Excellent
Clear Height	28' - 30'
Column Spacing	60' x 52'
Electrical	
Volt	277/480
Amp	3 - 400 amp services
Phase	3
Land Area (Acres)	5.8127
Sprinkler System	ESFR (High Pressure)
Rail Service	None
Roof Covering	TPO
Truck Court Depth	East - 120' West - 130' (shared)
Utilities Metered Sep.	Yes
Year Constructed	2005
Zoning	IP

Suite Details

Available SF	16,831±
Office SF	TBD
Dock High Doors	7
Drive-In Doors	1
Restrooms	TBD
Heat Type - Office	TBD
Heat Type - Whse	Make-Up Air Units
AC Type - Office	TBD
Cooling Type Whse	Make-Up Air Units
Lighting	Fluorescent (T-5)

Lease Details

Lease Type	NNN
Est. NNN Charges	\$1.23 per SF

Notes: One of the best and most flexible industrial facilities in Albuquerque. 28 foot clear height and ESFR fire suppression system. Office area built to suit. The amount of dock doors (7) will likely be reduced once office space is constructed. Recent upgrades to the ESFR fire suppression system, to include a fire pump, provides a minimum head pressure of 40 psi.

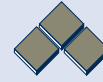
Tenant's Responsibilities: Tenant pays base rent plus prorated property taxes, insurance, common area maintenance, property management, refuse, and separately metered utilities.

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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BRUNACINI

DEVELOPMENT LTD., CO.

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

