

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 24,850± to 71,090 SF (Available 2/1/2018)

- 4,308 SF - Office
- 66,782 SF - Warehouse

Most all square footage requirements between 24,850± SF and 71,090 SF can be accomodated.

Features

- High Pressure ESFR (40 psi minimum head pressure)
- 29 Dock High Doors (Cross Dock)
- 1 Drive-In Door (Ramp)
- 28'-30' Clear Height
- Great Interstate Access

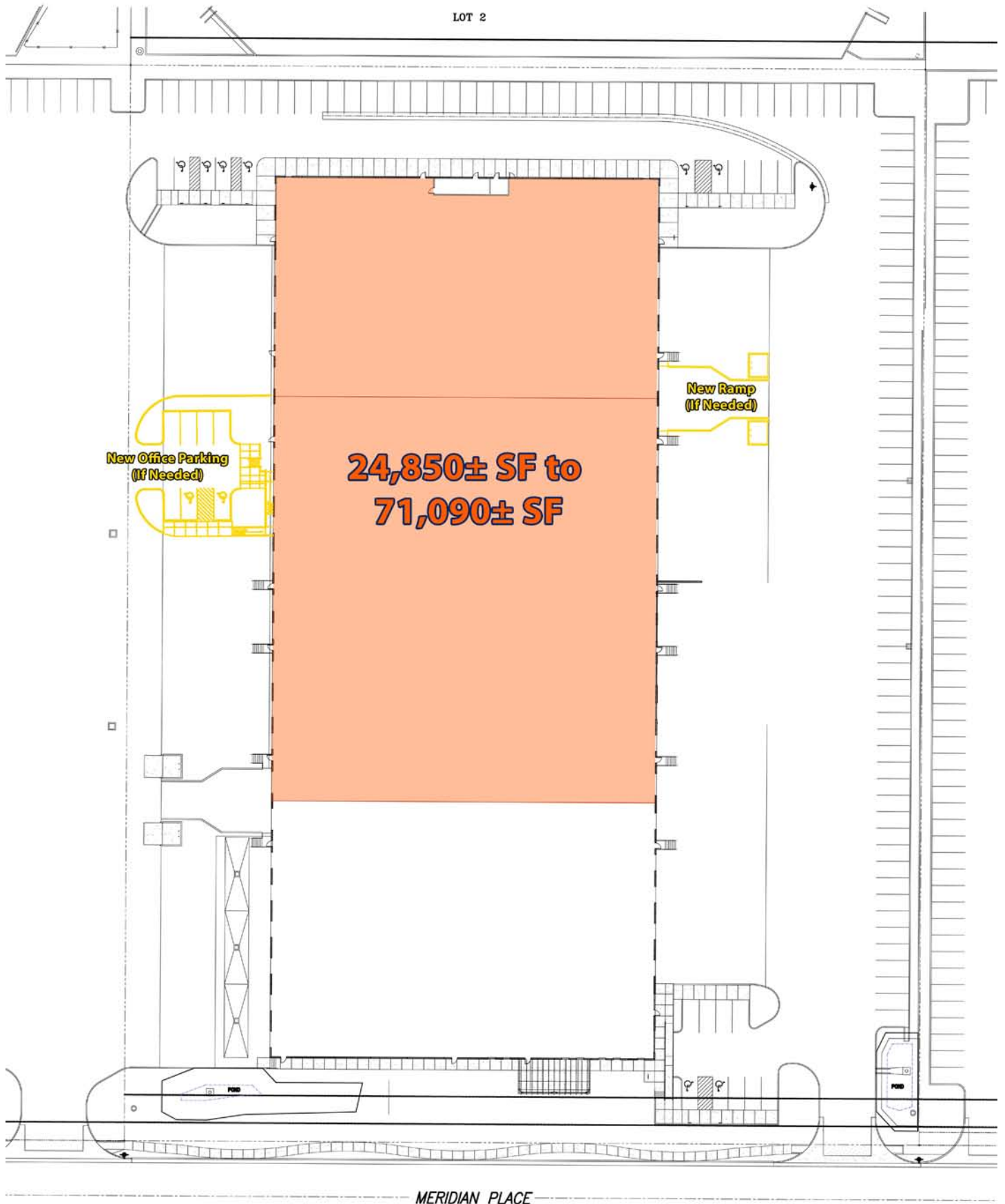


Johnson Commercial Real Estate
(505) 831-3333 | www.jcrenm.com

Erick Johnson CCIM, SIOR
Mobile: (505) 710-8501



Site Plan



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	Yes
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

	Suite B-1	Suite B-2	Suite B
Available SF	46,240± SF	24,850± SF	71,090± SF
Office SF	776± SF	3,532± SF	4,308± SF (see notes)
Warehouse SF	45,464± SF	21,318± SF	66,647± SF
Dock High Doors	21±	8±	29
Drive-In Doors	1	TBD	1
Restrooms	2	2	4
Flooring	Carpet, VCT		
Heat Type - Office	Gas Forced Air		
Heat Type - Whse	Make-Up Air Units		
AC Type - Office	Refrigerated		
Cooling Type - Whse	Make-Up Air Units		
Lighting	Metal Halide		

Lease Details

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

Notes: One of the best and most flexible industrial facilities in Albuquerque. Cross-dock configuration provides ample dock space that can also accommodate trailer parking, 28 foot clear height, and ESFR fire suppression system. The existing office area of 4,308 square feet includes 3,532 SF in the main office area and 776 SF in the warehouse office area. Space can be demised to meet most any requirement between 24,850 SF and 71,090 SF. Recent upgrades to the ESFR fire suppression system, to include a fire pump, provides a minimum head pressure of 40 psi.

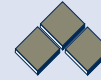
Tenant's Responsibilities: Tenant pays base rent plus prorated property taxes, insurance, common area maintenance, property management, refuse, and separately metered utilities.

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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 erick@jcrenm.com



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

