

Industrial Space for Lease



7300 Meridian PI NW, Albuquerque, NM

Location Meridian Business Park; Interstate 40 & Unser Blvd.

Available 9,000 SF to 45,000 SF

- 4,213± SF - Office
- 40,787± SF - Warehouse (Demisable)

Available for Occupancy Late 4th Quarter of 2019

Features

- 13 Dock High Loading Doors
- 2 Drive-In Doors
- 24' Clear Height
- 60' x 40' Column Spacing
- ESFR Sprinkler System
- NR-BP Zoning (City of Albuquerque)

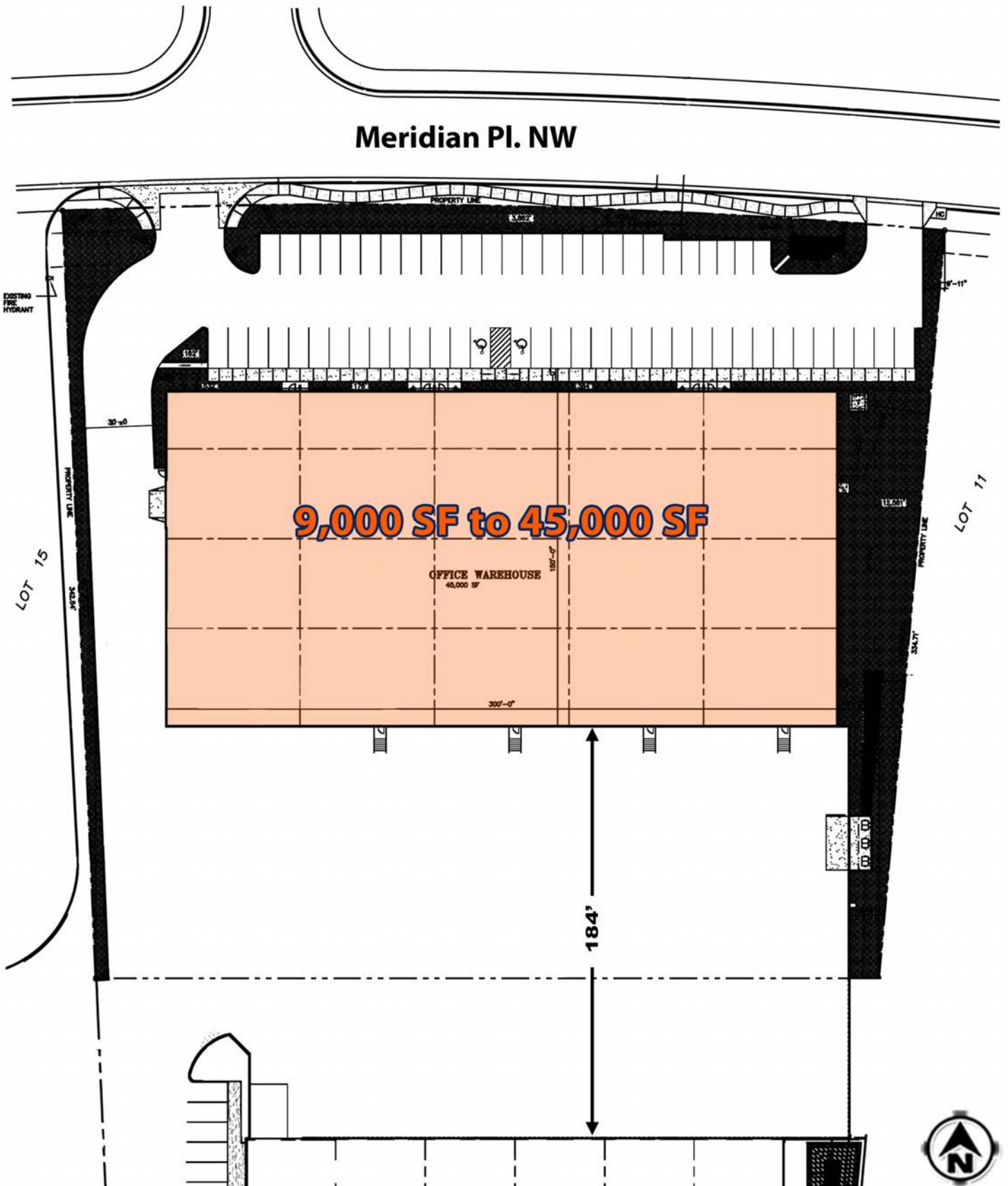


Johnson Commercial Real Estate
(505) 831-3333 | www.jcrenm.com

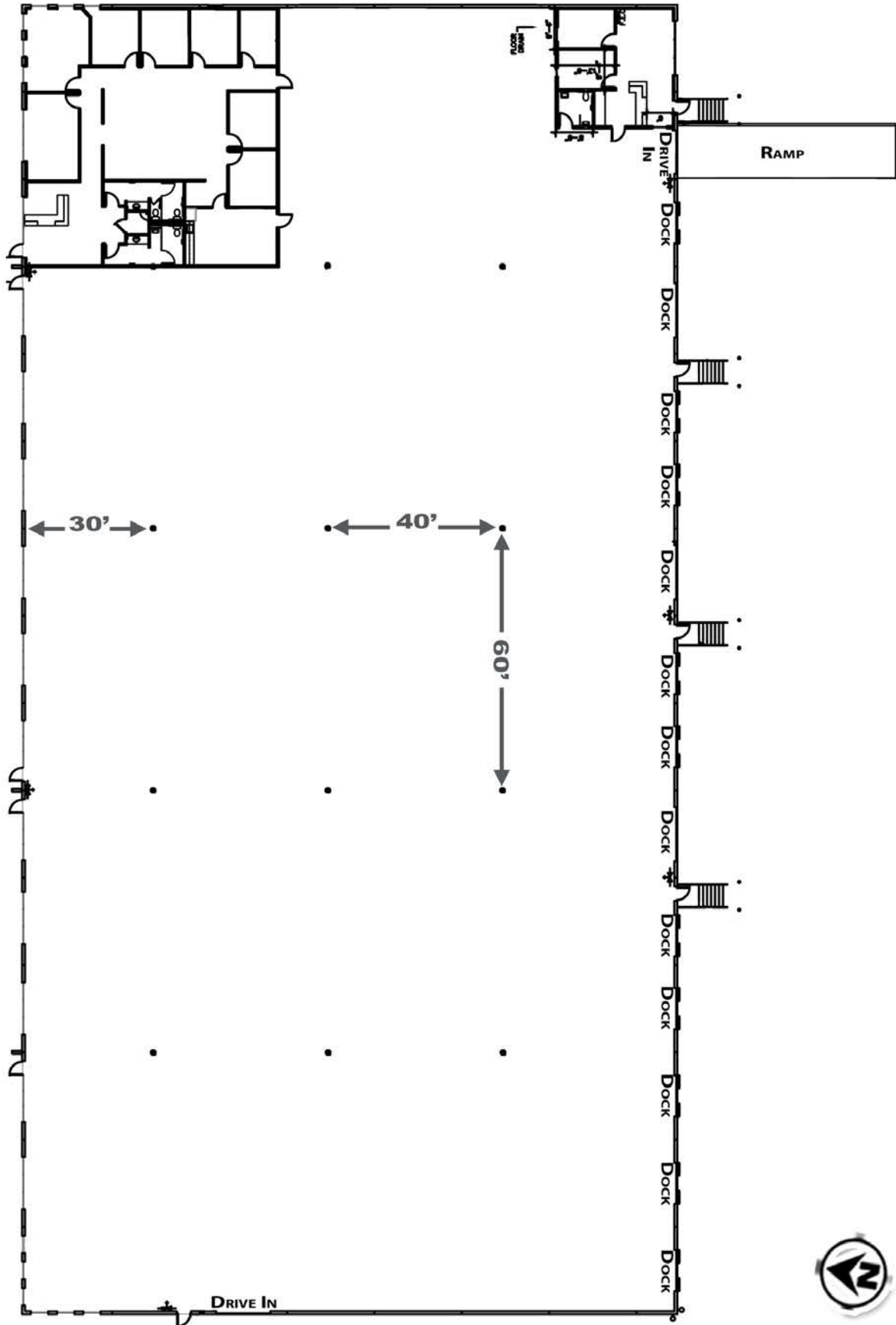
Erick Johnson CCIM, SIOR
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Floor Plan



Property Information

Property Type

Industrial

Address

7300 Meridian Pl NW, Albuquerque, NM

Cross Streets

Unser Blvd NW & Los Volcanes NW

Property Details

| | |
|------------------------|-----------------------|
| Building Size (SF) | 45,000 |
| Building Dimensions | 150' x 300' |
| Stories | 1 |
| Construction Type | Concrete Tilt |
| Clear Height | 24' |
| Column Spacing | 60' x 40' |
| Electrical | |
| Voltage | 277/480 |
| Amps | 400 (can be expanded) |
| Phase | 3 |
| Land Area (Acres) | 2.9189 |
| Rail Service | None |
| Roof Covering | TPO |
| Sprinkler System | ESFR |
| Truck Court Depth | 184' (Shared) |
| Utilities Metered Sep. | Yes |
| Year Constructed | 2001 |
| Zoning | NR- BP |

Suite Details

| | |
|-----------------------|------------------|
| Available SF | 9,000 to 45,000 |
| Office SF | 4,213 |
| Warehouse SF | 40,787 |
| Dock High Doors | 13 |
| Drive-In Doors | 2 |
| Floor Covering | VCT & Carpet |
| HVAC (Heat) - Office | Gas Forced Air |
| HVAC (Heat) - Whse | Gas Unit Heaters |
| HVAC (AC) - Office | Refrigerated |
| HVAC (Cooling) - Whse | Evaporative |
| Lighting | Metal Halide |
| Restrooms | 3 |

Lease Details

| | |
|------------------|---------------|
| Lease Rate | See Agent |
| Lease Type | NNN |
| Est. NNN Charges | \$1.54 per SF |

Notes: Great industrial facility with easy access to I-40 at Unser Blvd. Building can be demised to 9,000 SF up to 45,000 SF in 9,000 SF increments. Existing office build-out consists of 3,461 SF at the NE corner of the building and 752 SF at the SE corner of the building. Electrical service can be expanded to a total of 2000 amps of 3 phase power.

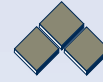
Tenant's Responsibilities: Tenant pays base rent plus prorated property taxes, insurance, common area maintenance, property management, refuse, and separately metered utilities.

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.

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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

