

Industrial Space for Lease



101 Candelaria NE, Albuquerque, NM

Location Candelaria, in between Edith Blvd & 2nd Street.

Available 9,790 SF

- 1,372 SF - Office
- 8,418 SF - Warehouse

Features

- Easy Access to both I-25 & I-40
- Dock High & Grade Level Loading
- Secure Yard Storage
- 18'-21' Clear Height

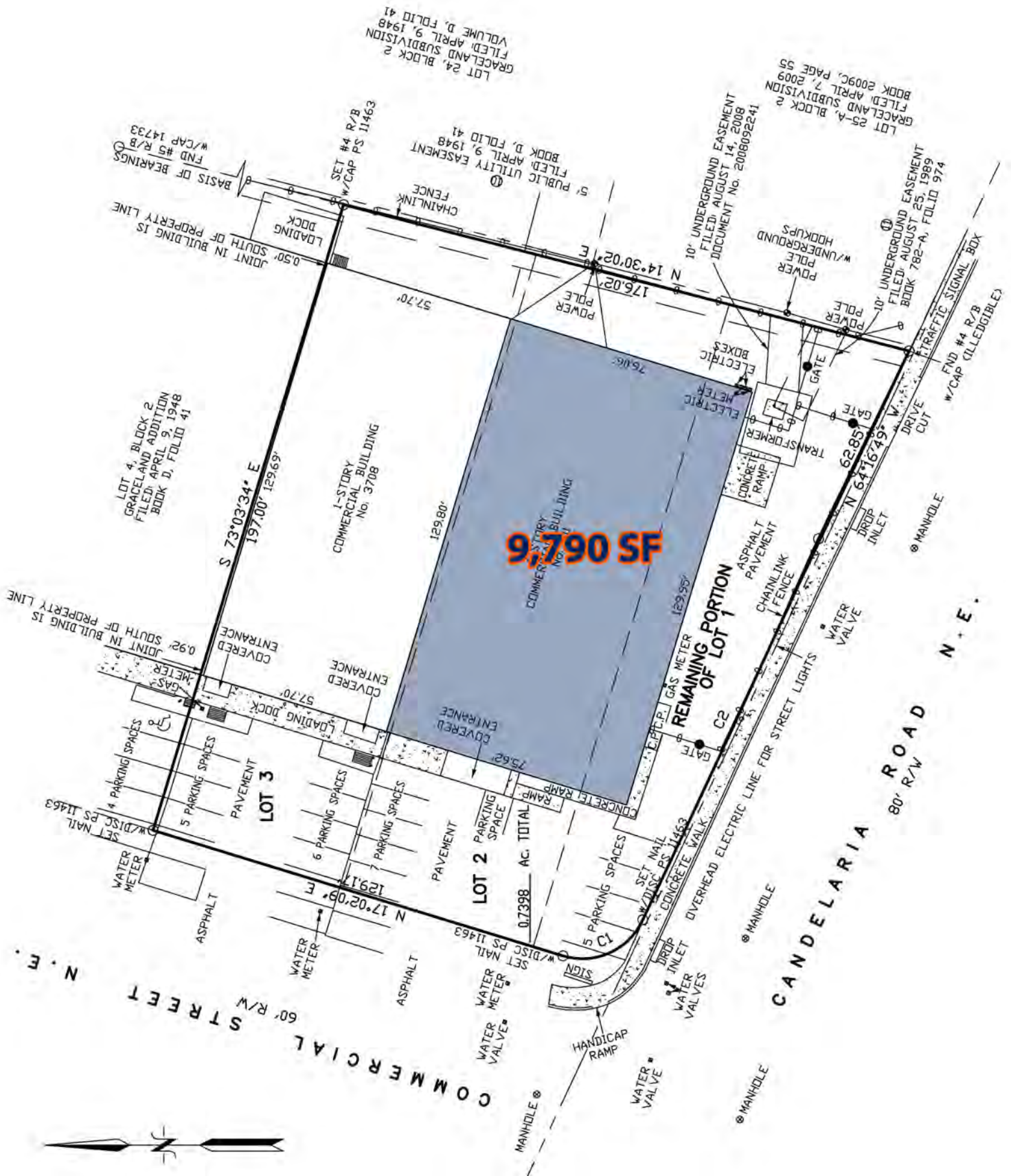


Johnson Commercial Real Estate
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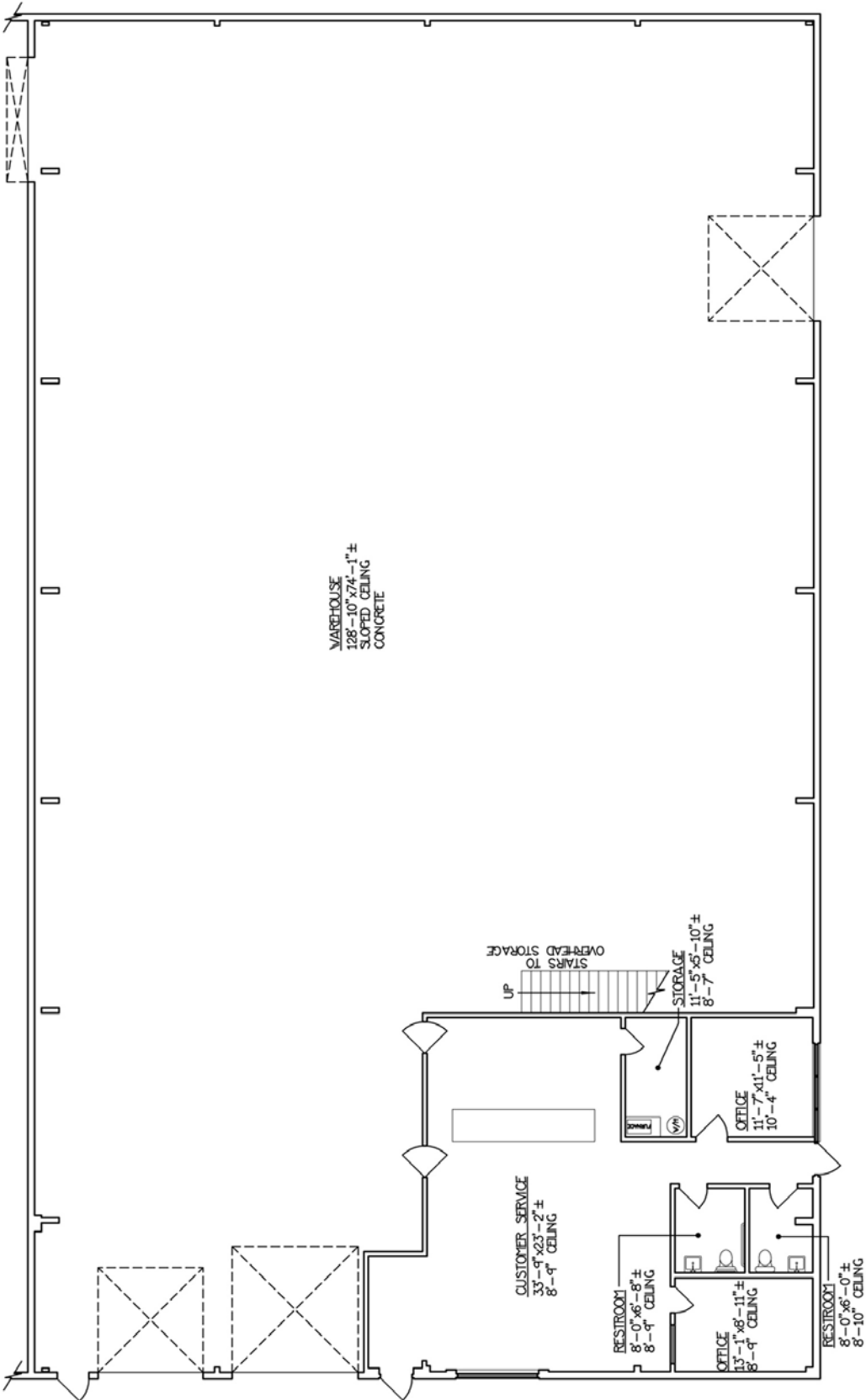
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Site Plan



Floor Plan



Property Information

Property Type	Industrial
Address	101 Candelaria NE, Albuquerque, NM
Cross Streets	Candelaria & Commercial
Zone Atlas Page	G-15

Property Details

Building Size (SF)	9,790
Stories	1
Construction Type	CMU
Clear Height	18'-21'
Column Spacing	Clear Span
Electrical	
Voltage	277/480
Amps	100
Phase	3
Rail Service	None
Roof Covering	Metal
Sprinkler System	Yes (Wet)
Truck Court Depth	60±
Zoning	M-1 (County)

Suite Details

Available SF	9,790
Office SF	1,372
Warehouse SF	8,418
Dock High Doors	2
Drive-In Doors	1
Floor Covering	VCT
HVAC (Heat) - Office	Gas Roof Mounted Heaters
HVAC (Heat) - Whse	Gas Unit Heaters
HVAC (AC) - Office	Refrigerated
HVAC (Cooling) - Whse	Evaporative
Lighting	Metal Halide
Restrooms	2

Lease Details

Lease Type	NNN
Est. NNN Charges	\$1.63 per SF

Notes: Conveniently located office/showroom/warehouse. Warehouse area has no columns. Fenced storage yard on south side of the building with grade level overhead door leading to the yard area. Mezzanine Storage above office area is not included in total square footage.

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

Office - Warehouse



Brunacini Development Limited Company develops, constructs, leases, and owns commercial real estate throughout the greater Albuquerque area, specializing in industrial and office projects. To every job Brunacini Development brings a comprehensive approach, inherent flexibility, extensive experience and an unparalleled commitment to high quality.

Flex Space



During the past thirty years, Brunacini Development has developed more than 1.6 million square feet of distribution warehouse, office/warehouse, flex space, office, and specialized use facilities in the Albuquerque Metro area.

Distribution Warehouse



As one of the leading developers in the state, Brunacini has earned a solid reputation for providing quality facilities at competitive costs. Its hands-on philosophy facilitates effective communication and ensures that decisions are made quickly and locally. The Brunacini Construction Company's main purpose is to build for the Development Company, thereby allowing Brunacini to be the consistent low cost leader in the market, providing lower lease rates and building costs.

Garden Office



Build To Suit

