



## Flexible Industrial Space

# FOR LEASE

**3101 Menaul Blvd NE**

Albuquerque, NM 87107



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.

#### LOCATION

- Menaul near Carlisle, easy access to I-40 and I-25

#### AVAILABLE

- 20,000± to 50,031± SF
- Office Built to Suit

#### FEATURES

- 16'4" to 20'5" Clear Height
- Dock Doors - 1 Existing, 4 Proposed
- Drive-In Doors - 2 Proposed
- Ample Parking
- Monument and Building Signage
- Great Interstate Access
- Zoned NR-C

#### CONTACT

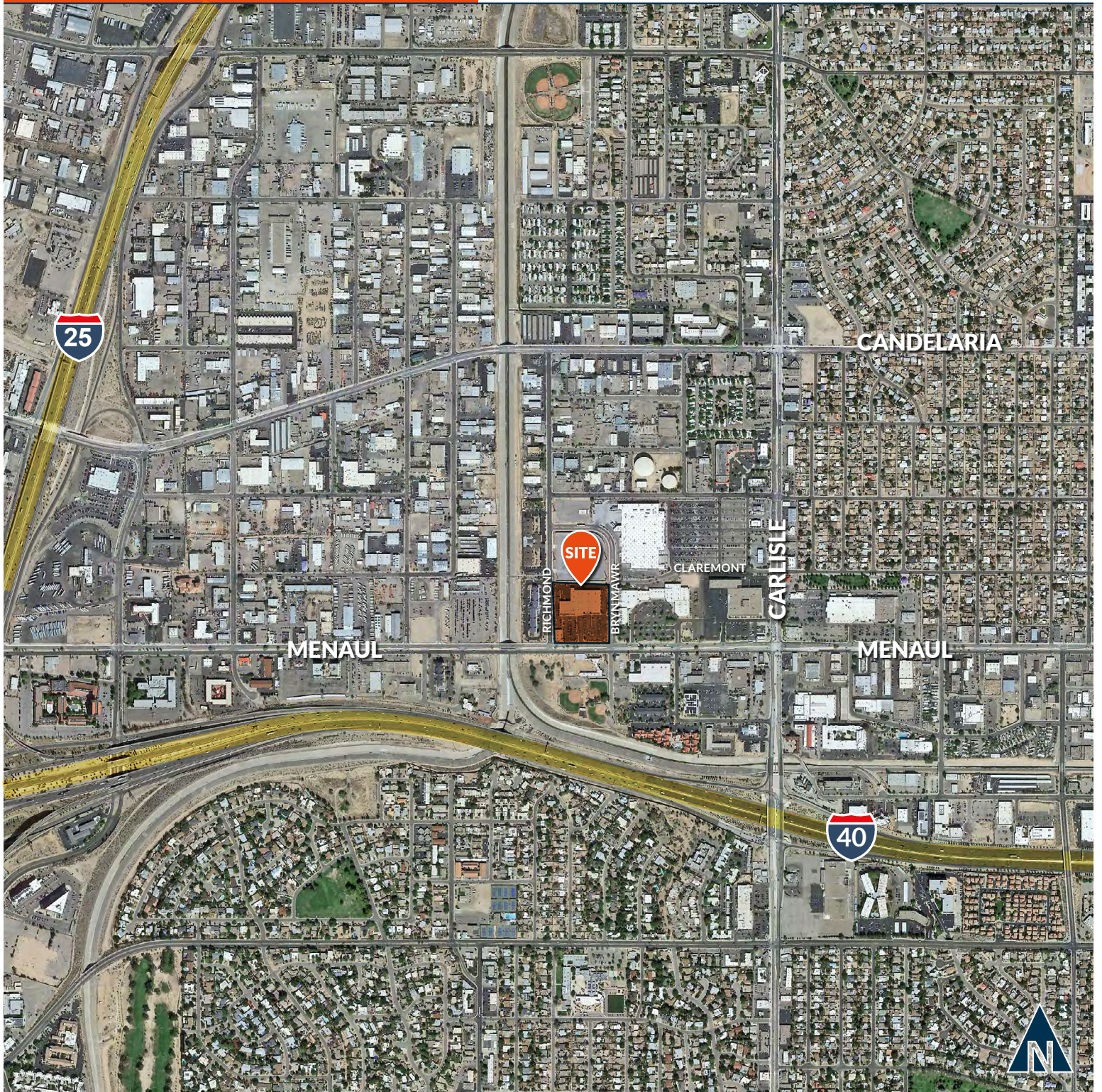
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4811 Hardware Dr NW, Suite C-5, Albuquerque, NM 87109



# Aerial Map



- 2 Minutes to I-40
- 3 Minutes to I-25
- 9 Minutes to Albuquerque International Suport
- 8 Minutes to Downtown
- 8 Minutes to Uptown

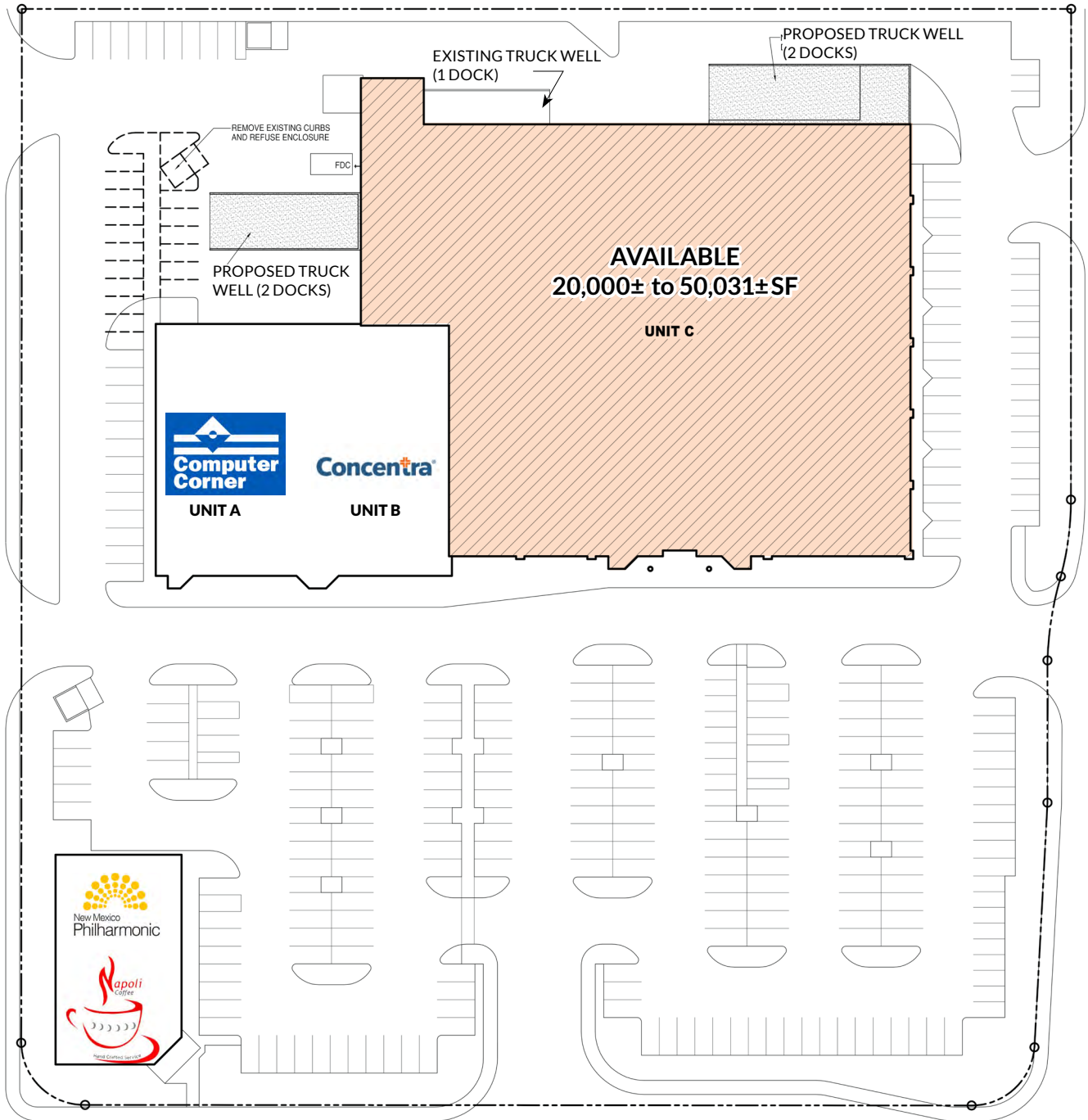


# Close-up Aerial Map





# Site Plan



RICHMOND ER. NE

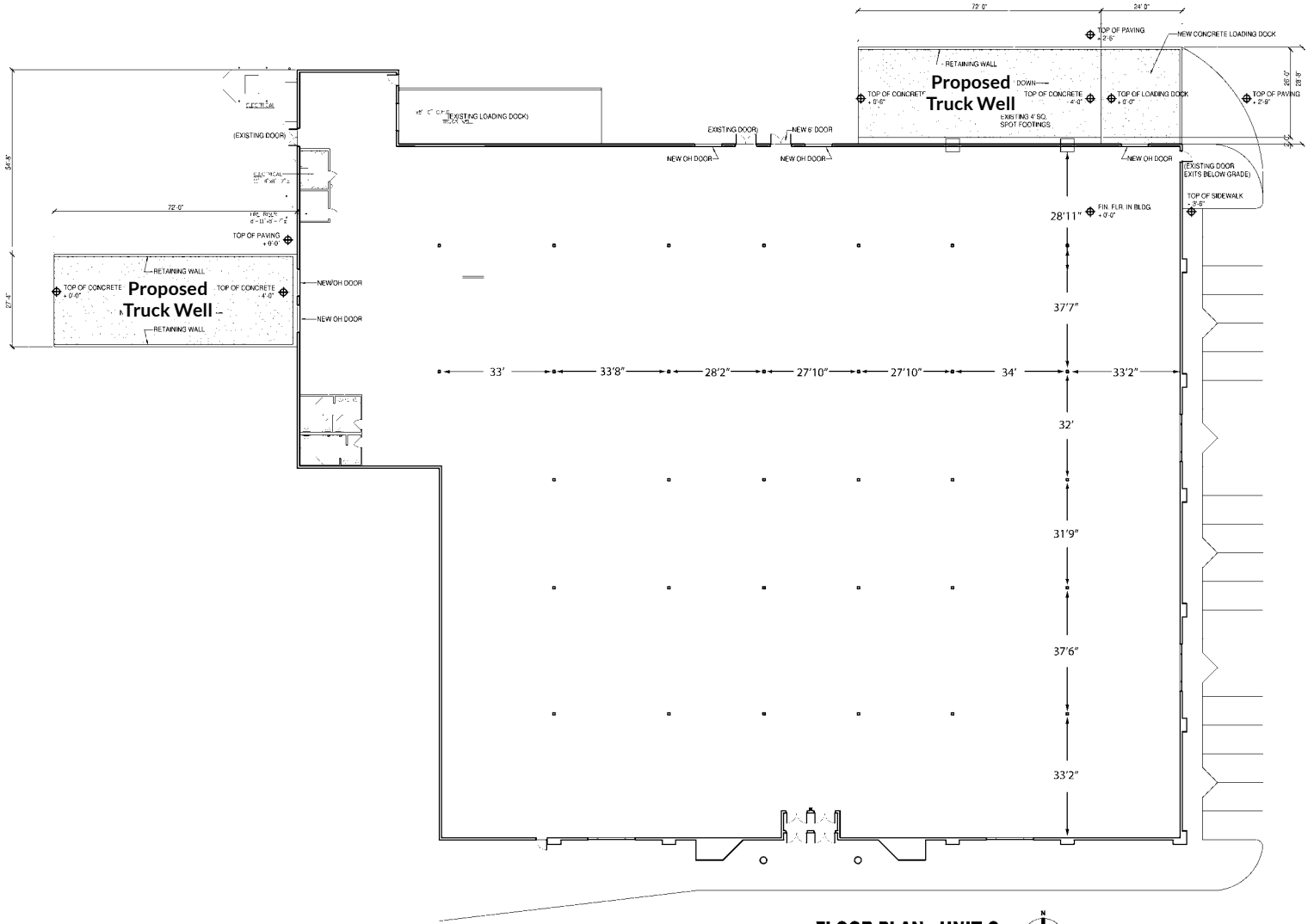
BRYN MAWR DR. NE

MENAU BLVD. NE





# Floor Plan



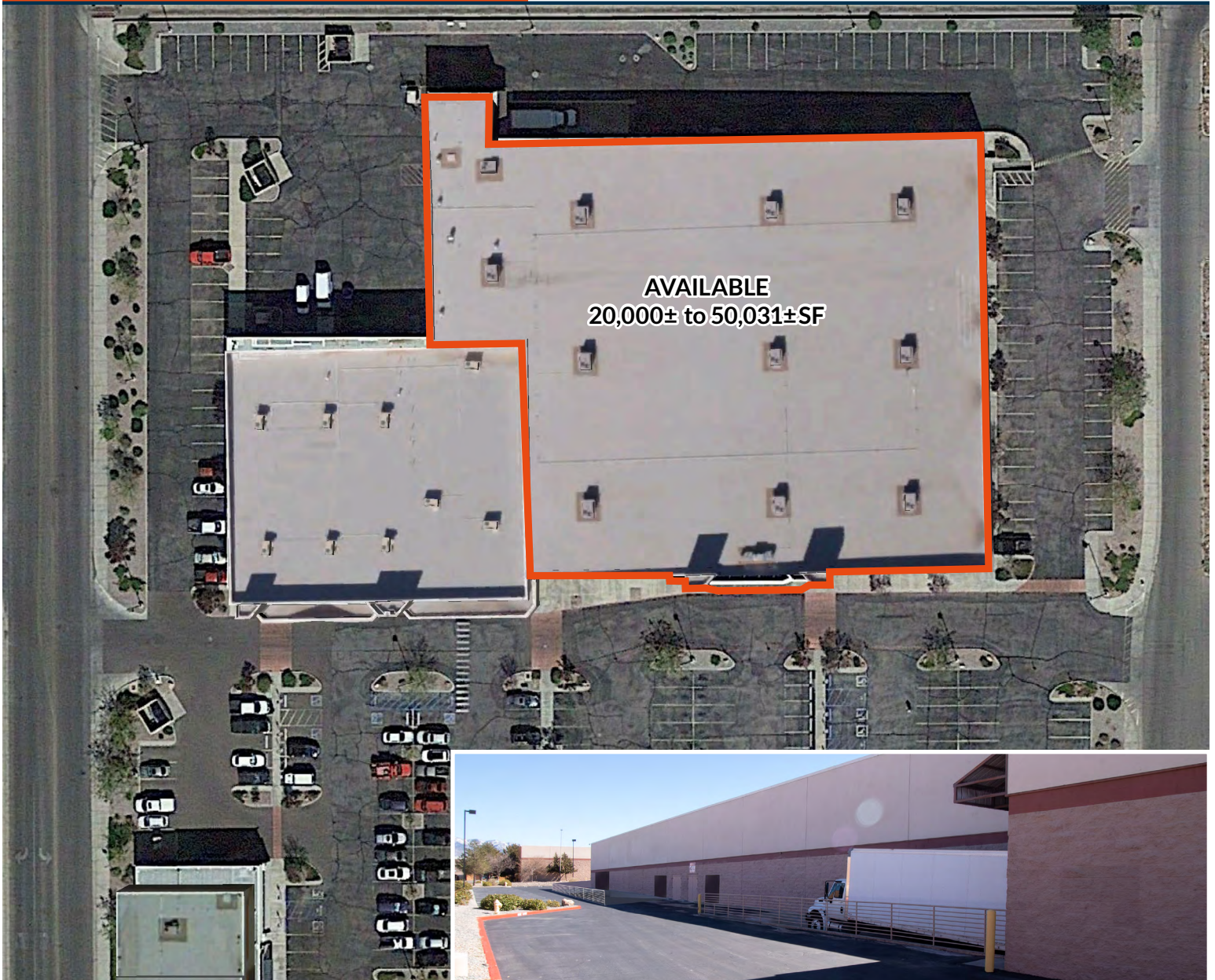
**FLOOR PLAN - UNIT C**

SCALE: 1/16" = 1'-0"

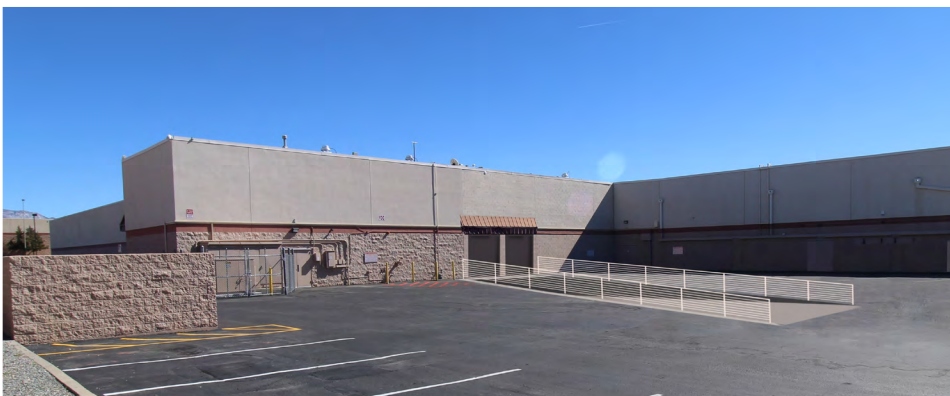




# Property Photos



Conceptual Rendering of Proposed Truck Well - NE Corner



Conceptual Rendering of Proposed Truck Well - West side



# Property Information

PROPERTY TYPE	Industrial
ADDRESS	3101 Menaul NE, Albuquerque, NM
CROSS STREETS	Menaul and Richmond

## Property Details

BUILDING SIZE (SF)	72,506±
BUILDING DIMENSIONS	220'± x 206'±
STORIES	1
CONSTRUCTION TYPE	CMU
CONDITION	Good
CLEAR HEIGHT	16'4" to 20'5"
COLUMN SPACING	Varies (See floorplan)
ELECTRICAL VOLT AMP PHASE	480/277 800 3
LAND AREA (ACRES)	5.922±
SPRINKLER SYSTEM	Yes
ROOF COVERING	Modified Bitumen
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	1996
ZONING	NR-C

## Suite C Details

AVAILABLE SF	50,031±
OFFICE SF	TBD
DOCK HIGH DOORS	1 Existing 4 Proposed
DRIVE-IN DOORS	2 Proposed
RESTROOMS	2
HEAT TYPE - OFFICE	Central Forced Air
HEAT TYPE - WHSE	Central Forced Air
AC TYPE - OFFICE	Refrigerated
AC TYPE - WHSE	Refrigerated
LIGHTING	TBD

## Lease Details

LEASE TYPE	NNN
EST. NNN CHARGES	\$3.50/SF/YR

**Notes:** Centrally located property with easy access to both I-40 and I-25. The available space is very flexible and can accommodate a multitude of uses. The open interior space formerly used for retail showroom has a clear height of 16'4" to 20'5". The available space can be demised to units ranging from 20,000 SF to 50,031 SF. There is one existing dock door serving the available space, however 4 additional docks can readily be added along with new drive-in doors. The property is now zoned NR-C. This property is suitable for cannabis industry usage.

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

**Landlord's Responsibilities:** Structural and roof repairs and maintenance.

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