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Industrial Building in Rio Rancho

FOR SALE OR LEASE

6050 Zenith Ct. NE

Rio Rancho, NM 87144



LOCATION

- Rio Rancho Industrial
- NM-528 at Zenith just north of Corrales Rd.

AVAILABLE

- 19,225± SF on 2.742± Acres
 - 4,582± SF - Office
 - 3,828± SF - Production (fully conditioned)
 - 10,815± SF - Warehouse
 - 2,052± SF - Mezzanine (not incl. in total SF)

SALES PRICE

- \$1,995,000

LEASE RATE

- \$9.25/SF/YR (NNN)

FEATURES

- 3 Phase Power
- 1 Dock High Door; 2 Drive-in Doors
- 21' 5" Warehouse Clear Height
- Beautiful location in Rio Rancho

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.

CONTACT

Erick Johnson, CCIM, SIOR
NM Lic. 19234
Mobile (505) 710-8501
erick@jcrenm.com



4811 Hardware Dr. NE, Suite C-5, Albuquerque, NM 87109

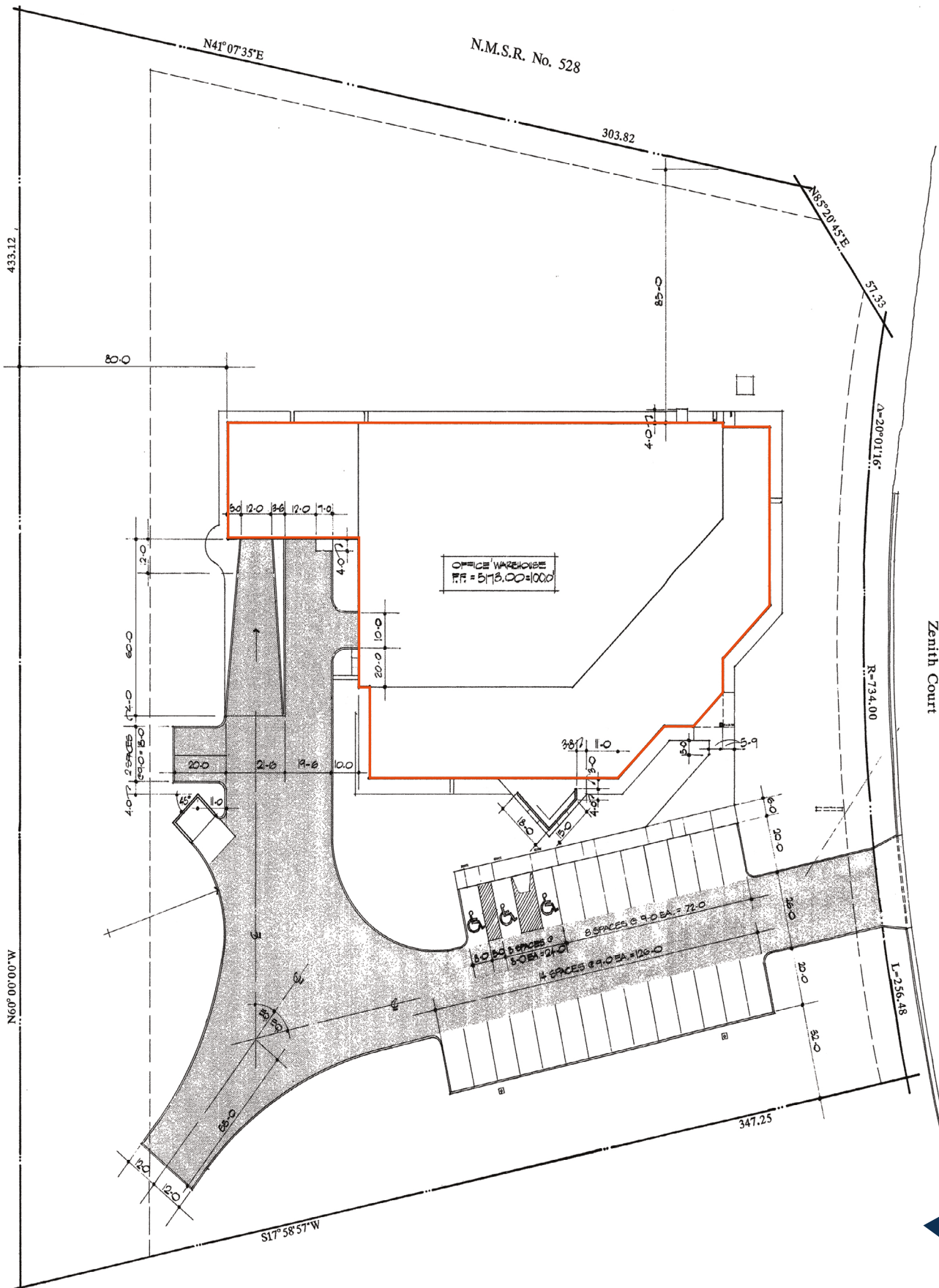


Aerial Map



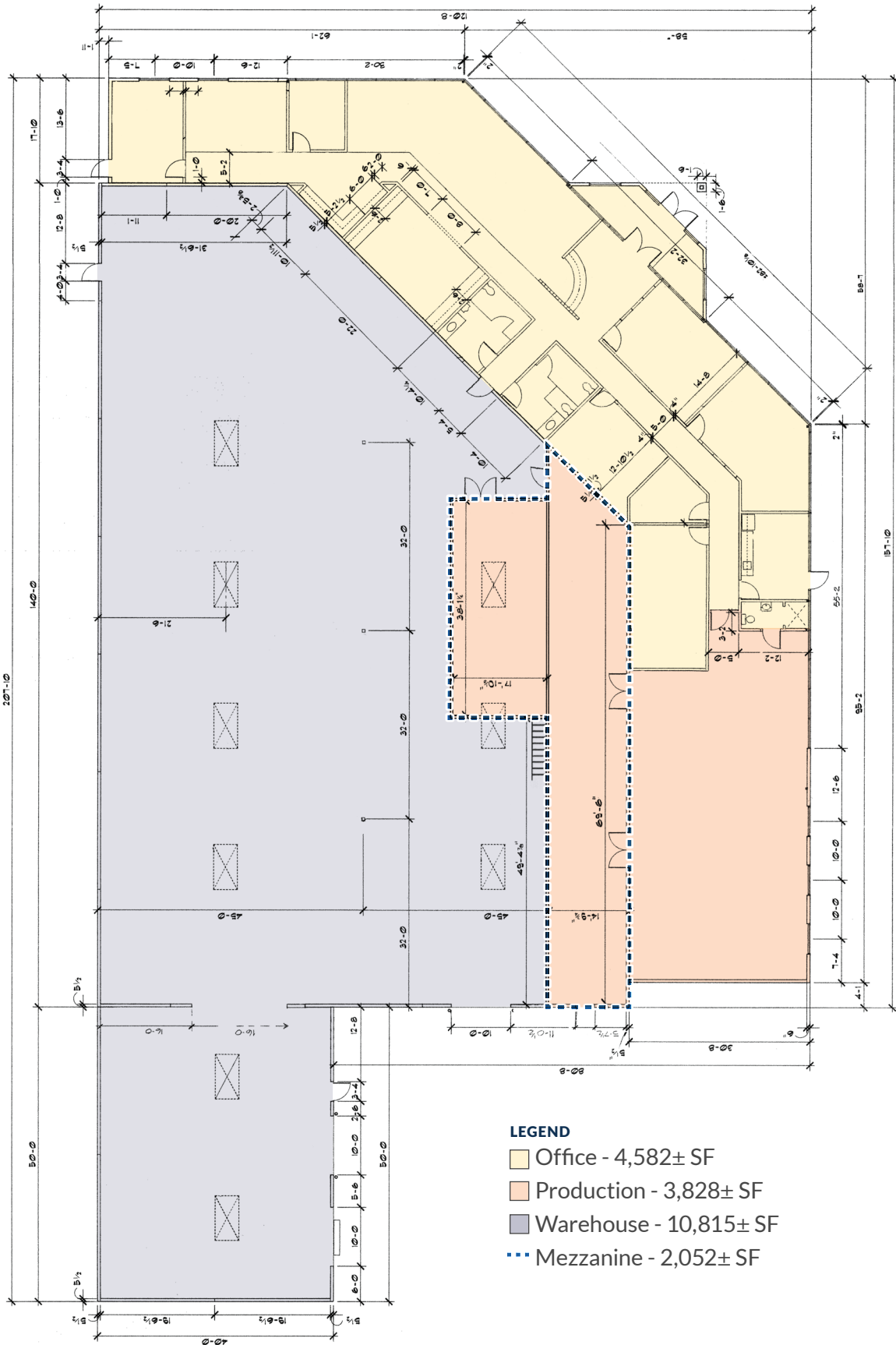


Plat





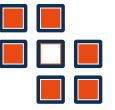
Floor Plan





Property Photos





Property Photos





Property Information

PROPERTY TYPE	Industrial
ADDRESS	6050 Zenith Ct. NE, Rio Rancho, NM, 87144
CROSS STREETS	Zenith and NM-528

Property Details

BUILDING SIZE (SF)	19,225±
BUILDING DIMENSIONS	Irregular
STORIES	1
CONSTRUCTION TYPE	Concrete Tilt
CONDITION	Excellent
CLEAR HEIGHT	21' 5"
COLUMN SPACING	45' x 32'
ELECTRICAL:	VOLT 120/208 AMP 400 PHASE 3
LAND AREA (ACRES)	2.742±
SPRINKLER SYSTEM	Yes
RAIL SERVICE	No
ROOF COVERING	TPO
TRUCK COURT DEPTH	180±
YEAR CONSTRUCTED	1993
ZONING	SU (Special Use)

Notes: Quality, concrete tilt construction in good condition. Flexible building suitable for a variety of different uses. Beautiful location in a growing area of metro.

Tenant's Responsibilities: Tenant pays base rent plus property taxes, insurance, interior, exterior systems maintenance, property management, roof repairs, asphalt, landscape, refuse and utilities.

Landlord's Responsibilities: Structural and roof replacement.

Suite Details

AVAILABLE SF	19,225±
OFFICE SF	4,582±
PRODUCTION SF	3,828±
WAREHOUSE SF	10,815±
DOCK HIGH DOORS	1
DRIVE-IN DOORS	2
RESTROOMS	3
HEAT TYPE - OFFICE	Gas Forced Air (Roof Top Units)
HEAT TYPE - WHSE	Gas Hanging Heaters
AC TYPE - OFFICE	Refrigerated Air
COOLING TYPE WHSE	Evaporative Cooling
LIGHTING	Metal Halide/Fluorescent

Sale Details

% OCCUPIED	0%
SALES PRICE	\$1,995,000
SALES PRICE PER SF	\$110.79 (\$/Bldg SF) \$ 99.74 (\$/Bldg & Mezzanine SF)

Lease Details

LEASE TYPE	NNN
EST. NNN CHARGES	\$ ___ per SF

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