

Industrial Property For Sale or Lease



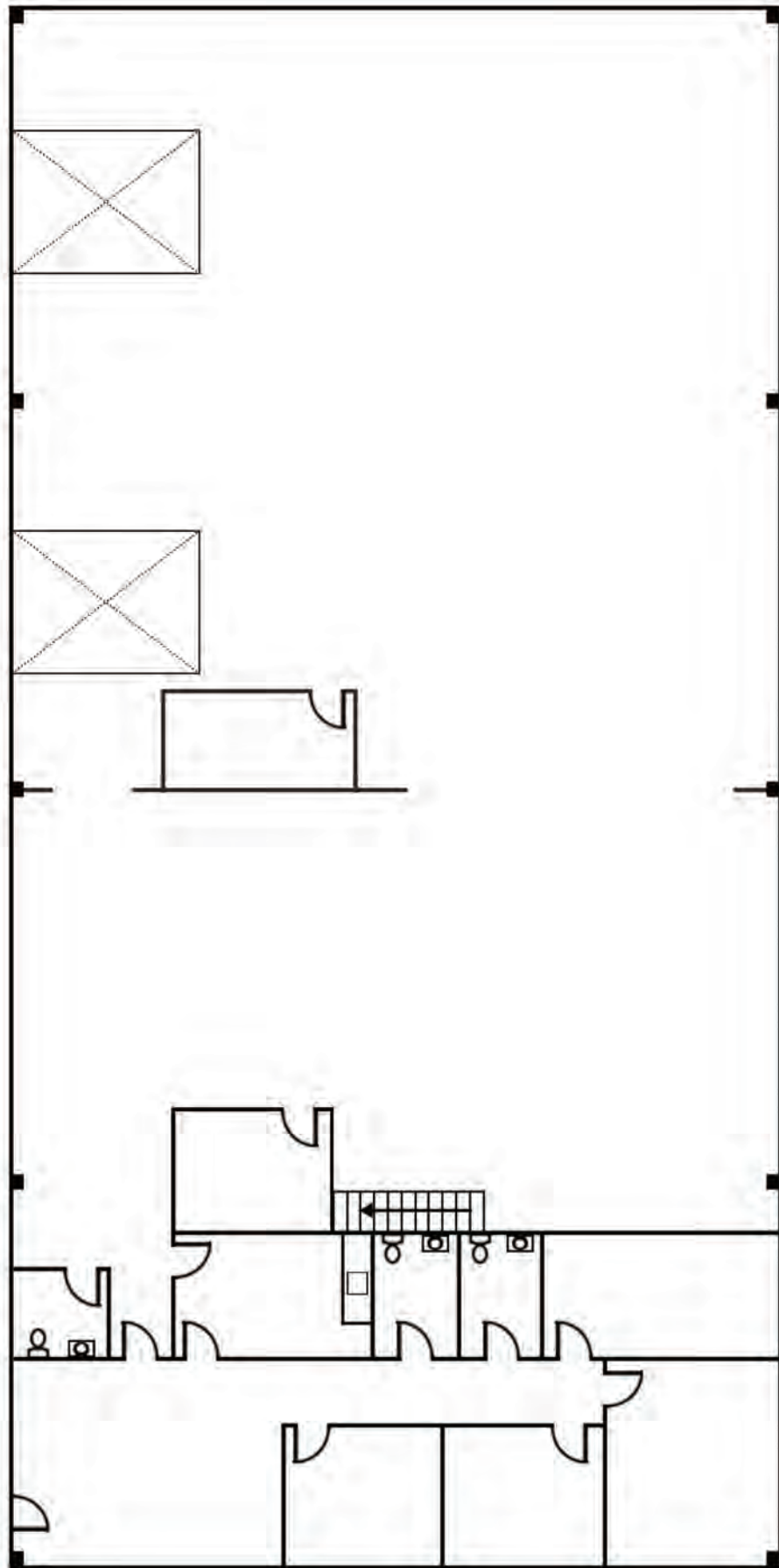
- Location:** 4310 Edith Blvd. NE
- Available:** 5,000 Sq.Ft. Building on 1.7816 Acres
- Lease Rate:** \$4,200 per Month plus Expenses
- Sale Price:** \$800,000 (Possible Owner Financing)
- Features:**
- Large Secure/Fenced Yard
 - 1,140± Sq. Ft. of Office
 - Zoned M-1, Bernalillo County
 - Easy access to I-25
 - 2 Grade Level Doors
 - Truck Well in Yard

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 **JOHNSON**
 Commercial Real Estate


Floor Plan



Aerial



Property Information

Property Type: Industrial
Address: 4310 Edith Blvd. NE
Cross Streets: Edith Blvd. & Comanche Rd. NE
Zone Atlas Page: G-15

Property Details

Building Size (SF):	5,000
Building Dimensions:	100' x 50'
Stories:	1
Construction Type:	Steel
Condition:	Good
Ceiling Height:	13' 9" to 16'
Column Spacing:	Clearspan
Electrical:	
Amp:	200
Phase:	1
Spinkler System:	No
Roof:	Metal
Utilities Metered Sep.:	Yes
Land Area (Acres):	1.7816
Rail Service:	None
Zoning:	M-1 (County)

Office SF:	1,140± SF
Warehouse SF:	3,860± SF
Dock High Doors:	1 (Exterior)
Drive-In Doors:	2
Restrooms:	3
Floors:	Slab, VCT, Carpet
Heat Type - Office:	Gas Forced Air
Heat Type - Whse:	Gas Unit Heaters
AC Type - Office:	Refrigerated
AC Type - Whse:	Evaporative
Lighting:	Flourescent
Sale Price:	\$800,000
Lease Rate:	\$4,200 per Mo.
Lease Type:	NNN
Est. NNN Charges:	\$760 per Mo.

Notes: Fully fenced property with ample yard space. Large storage mezzanine above office area. In addition to the 5,000 sf building there is a 1,572 sf building near the southeast corner of the property, however this building does not have a water tight roof or electrical service. Exterior paint booth. Owner will consider owner financing for a qualified buyer.

Tenant's Responsibilities: Tenant pays base rent plus property taxes, insurance, repairs and maintenance, refuse, and utilities. Estimated NNN charges do not include repairs and maintenance, refuse, and utilities as tenant pays these expenses directly.

Landlord's Responsibilities: Structural and roof replacement.

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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