

FOR LEASE



INDUSTRIAL SPACE

15,621 SF - 78,803 SF

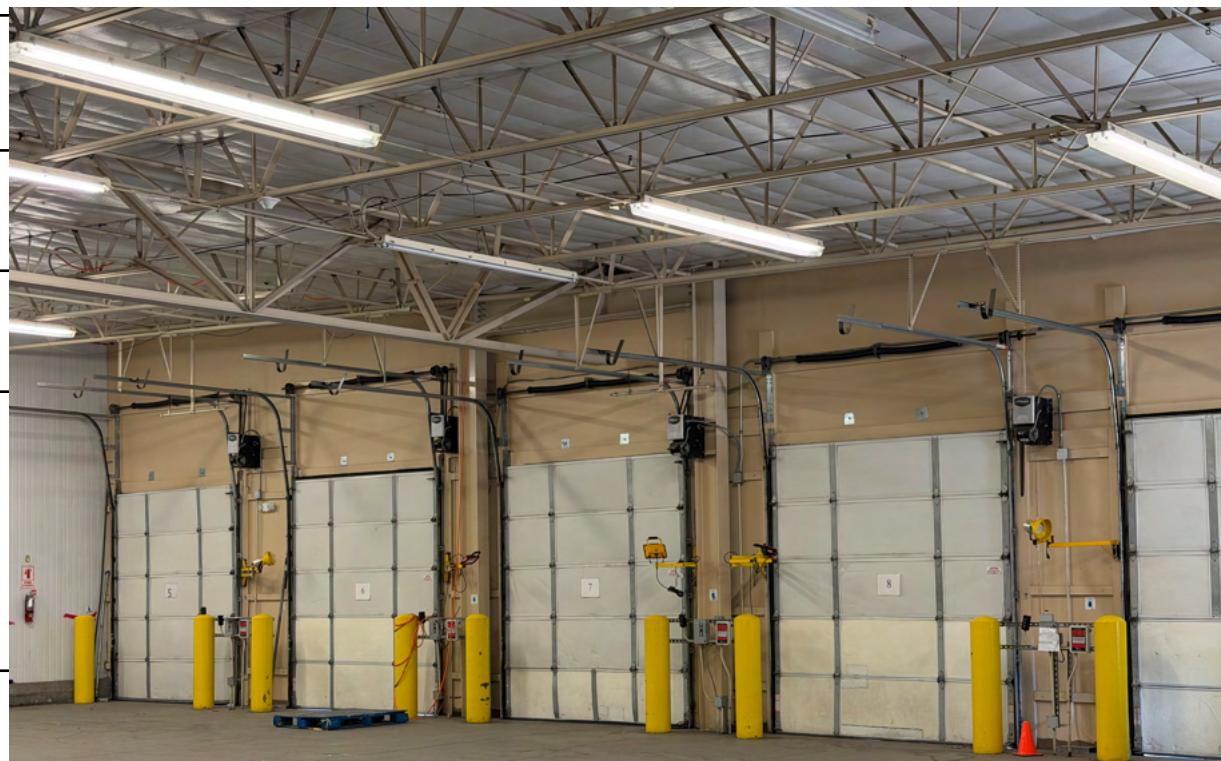
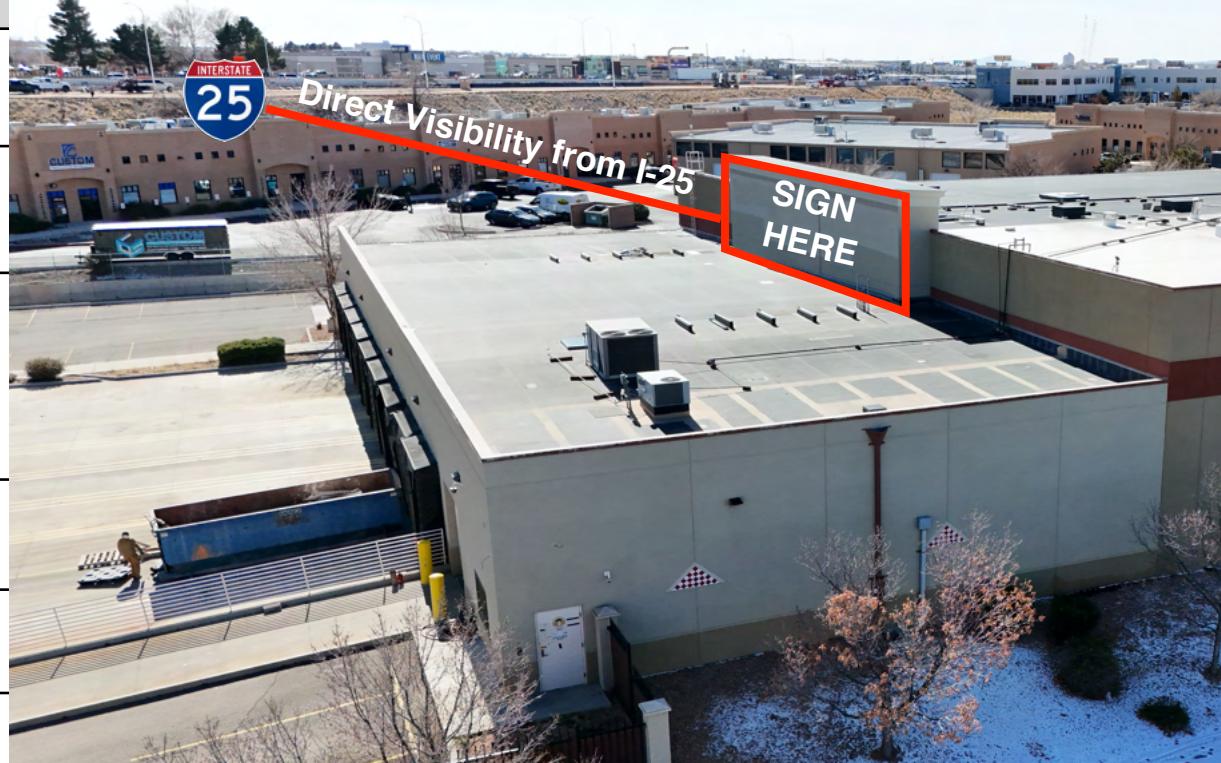
**1700 DESERT SURF CIR NE
ALBUQUERQUE, NM 87107**

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TORHOLD, LLC

LEASE SUMMARY

| | |
|------------------|---|
| STARTING RENT | \$12.50/SF NNN |
| LEASABLE UNITS | 15,621 SF - 78,803 SF |
| FLEXIBLE USES | Warehouse Distribution Manufacturing Cold Storage |
| CAM | \$0.26/SF |
| LOT SIZE | 4.3 Acres |
| YARD | Yes - Fenced |
| ELECTRICAL POWER | 4,200 Amp 480/277 V, 3-phase |
| SIGNAGE | Yes, 10' x 60' |
| CLEAR HEIGHT | 22' |
| LOADING | 9 Dock High & 1 Drive-In Doors (Existing) 3 Dock High & 2 Drive-Ins Doors (Additionally Available) |
| ZONE | M-2 |





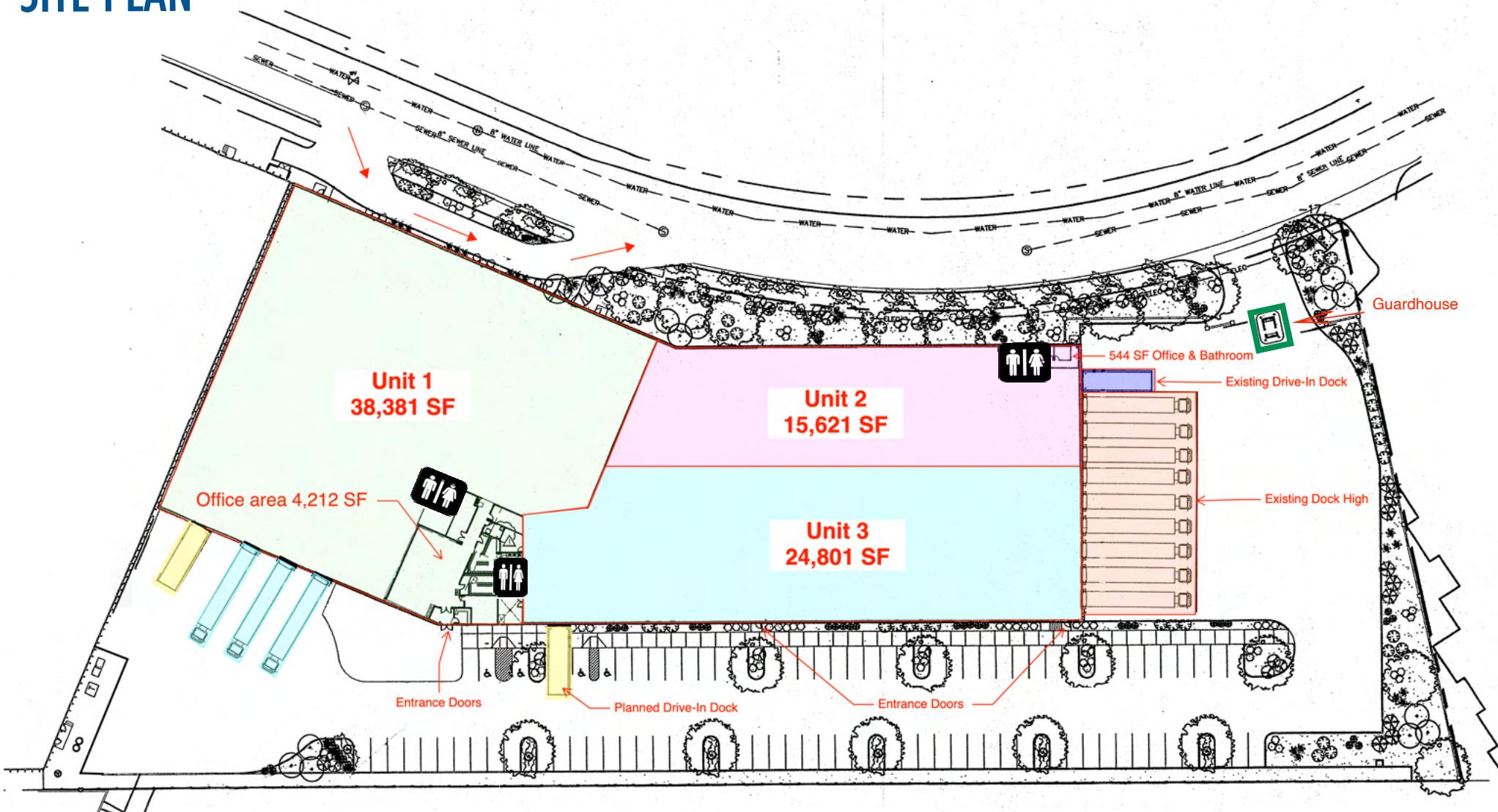
PROPERTY OVERVIEW

- ✓ **15,621 - 78,803 SF of Industrial Warehouse**
- ✓ **Built in 2007**
- ✓ **13,474 SF of Cooler/Freezer Space Available (Can be removed)**
- ✓ **Heavy Power**
- ✓ **Fully Fenced Perimeter with Guardhouse**
- ✓ **Fully Fire Sprinklered**
- ✓ **Multiple Dock-High and Drive-In Doors**
- ✓ **Abundant Parking**
- ✓ **Signage Available with Direct Visibility from I-25**
- ✓ **Separate Drive-In or Drive-Up**

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

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SITE PLAN



| Unit 1: |
|-------------------------|
| Warehouse 34,169 SF |
| Office 4,212 SF |
| Total: 38,381 SF |

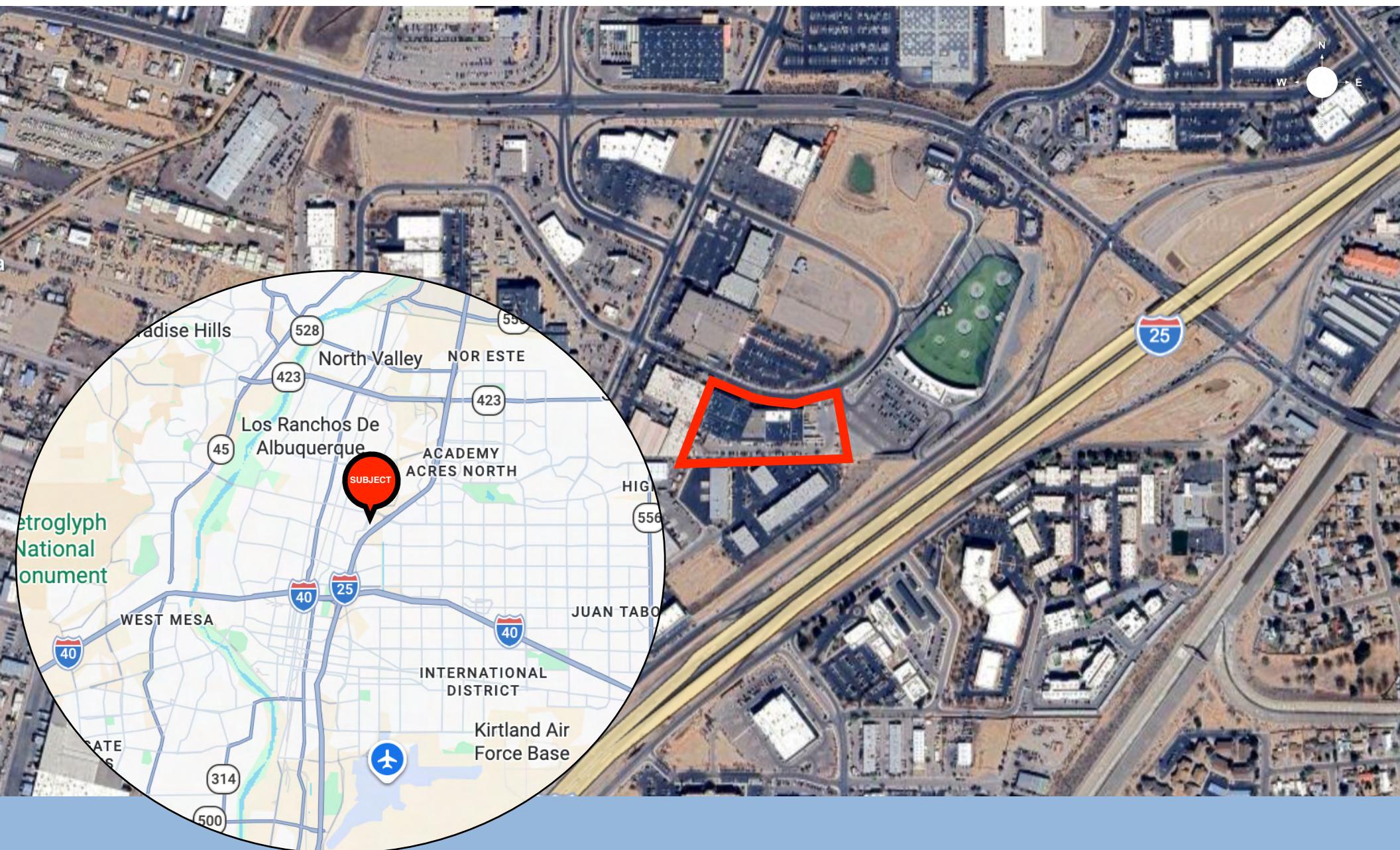
| Unit 2: |
|-------------------------|
| Warehouse 15,077 SF |
| Office 544 SF |
| Total: 15,621 SF |

| Unit 3: |
|-------------------------|
| Warehouse 24,801 SF |
| Office 0 SF |
| Total: 24,801 SF |

- Existing Dock High
- Existing Drive-In Dock
- Planned Drive-In Dock
- Planned Dock High

* Units Can Be Combined

LOCATION



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