

**FOR LEASE**



**INDUSTRIAL SPACE**

**15,621 SF – 78,803 SF**

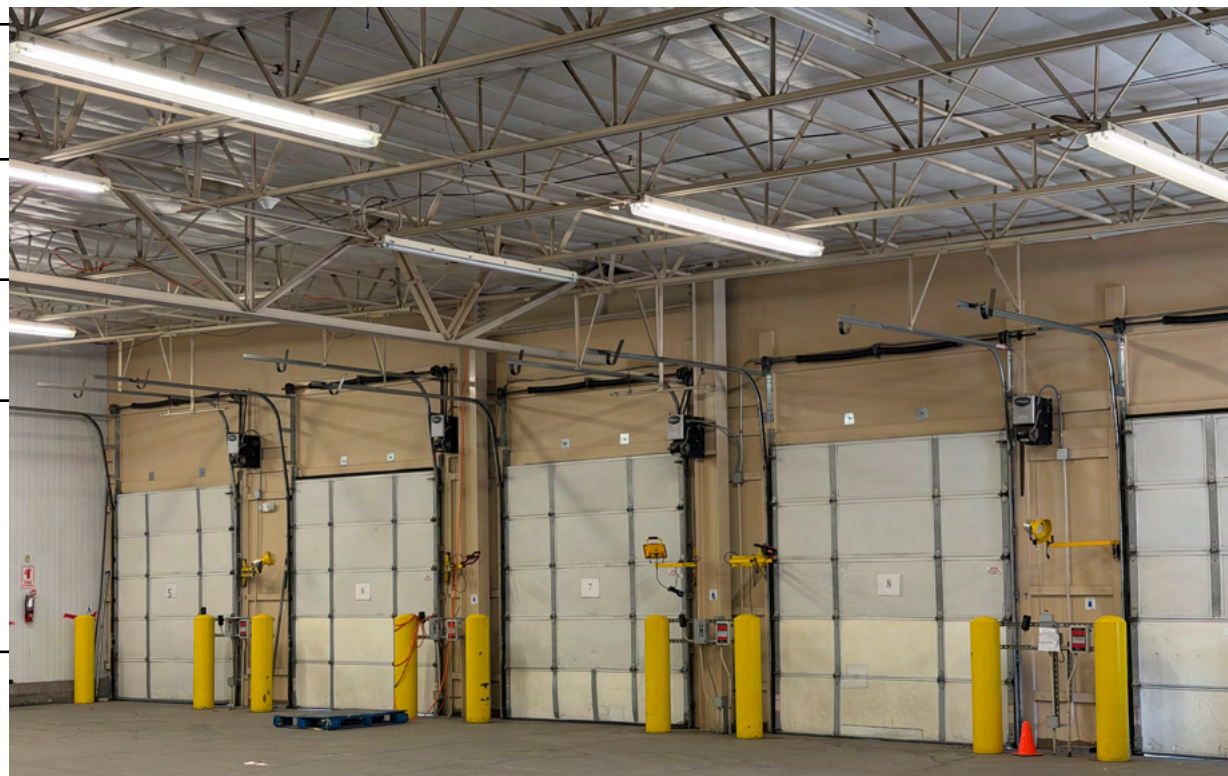
**1700** DESERT SURF CIR NE  
ALBUQUERQUE, NM 87107

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**TORHOLD, LLC**

## LEASE SUMMARY

STARTING RENT	<b>\$12.50/SF NNN</b>
LEASABLE UNITS	<b>15,621 SF - 78,803 SF</b>
FLEXIBLE USES	<b>Warehouse Distribution Manufacturing Cold Storage</b>
ESTIMATED CAM	<b>\$3.12/SF</b>
LOT SIZE	<b>4.3 Acres</b>
YARD	<b>Yes - Fenced</b>
ELECTRICAL POWER	<b>4,200 Amp 480/277 V, 3-phase</b>
SIGNAGE	<b>Yes, 10' x 60'</b>
CLEAR HEIGHT	<b>22'</b>
LOADING	<b>9 Dock High &amp; 1 Drive-In Doors (Existing)</b> <b>3 Dock High &amp; 2 Drive-Ins Doors (Additionally Available)</b>
ZONE	<b>M-2</b>





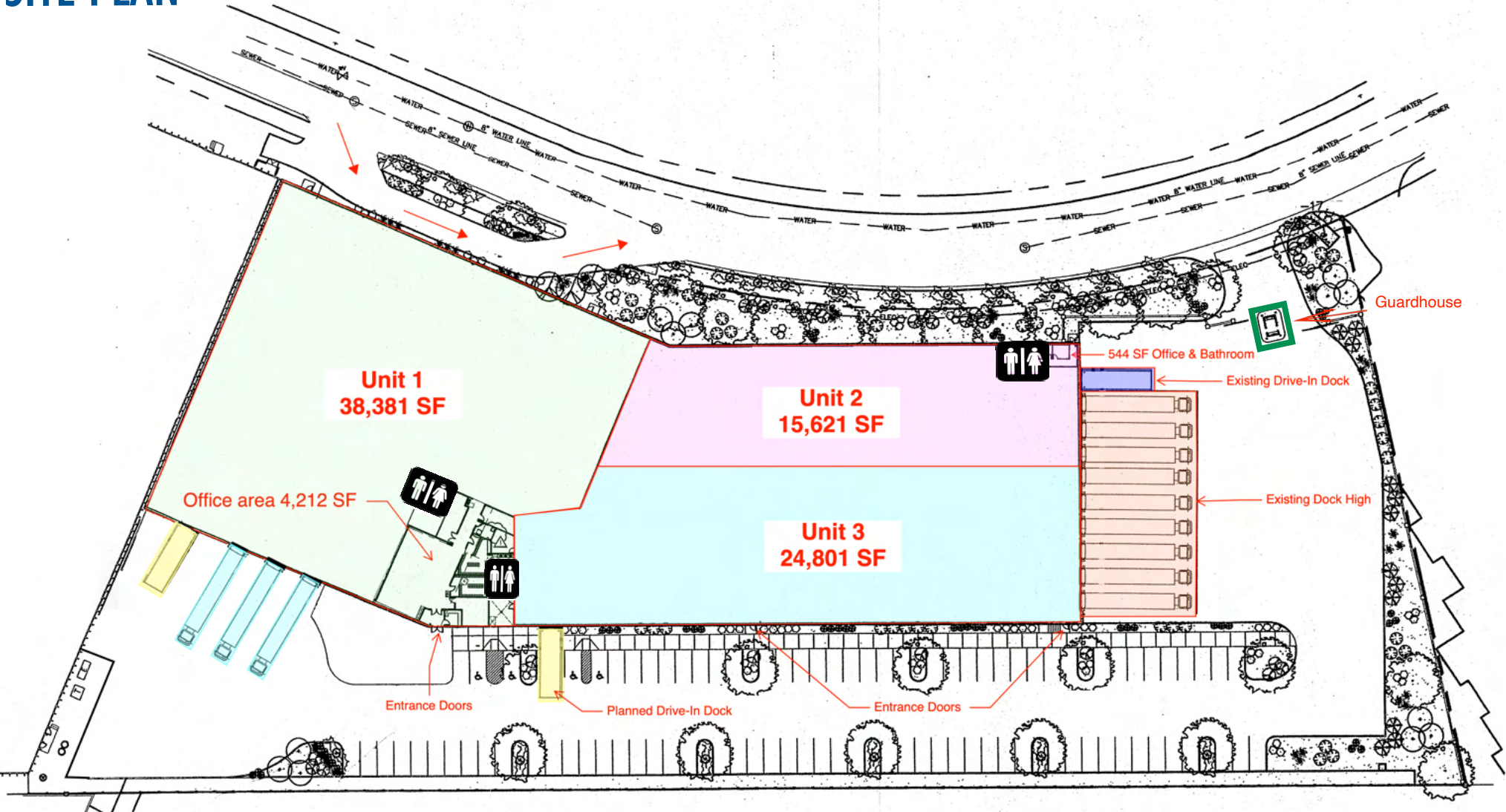
## PROPERTY OVERVIEW

- ✓ **15,621 - 78,803 SF of Industrial Warehouse**
- ✓ **13,474 SF of Cooler/Freezer Space Available (Can be removed)**
- ✓ **Fully Fenced Perimeter with Guardhouse**
- ✓ **Multiple Dock-High and Drive-In Doors**
- ✓ **Signage Available with Direct Visibility from I-25**
- ✓ **Built in 2007**
- ✓ **Heavy Power**
- ✓ **Fully Fire Sprinklered**
- ✓ **Abundant Parking**
- ✓ **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 The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice.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



<b>Unit 1:</b>	
Warehouse	34,169 SF
Office	4,212 SF
<b>Total:</b>	<b>38,381 SF</b>

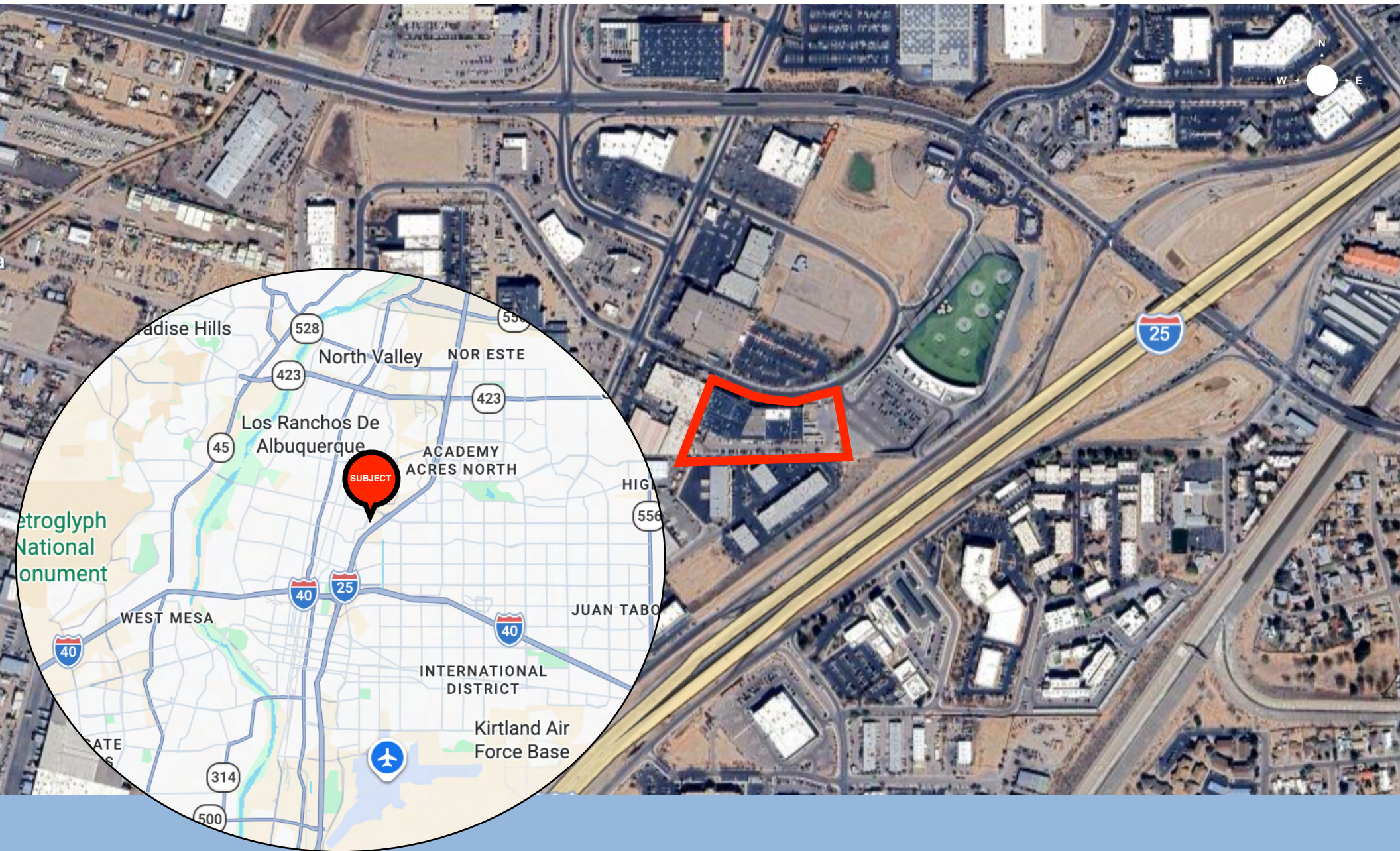
<b>Unit 2:</b>	
Warehouse	15,077 SF
Office	544 SF
<b>Total:</b>	<b>15,621 SF</b>

<b>Unit 3:</b>	
Warehouse	24,801 SF
Office	0 SF
<b>Total:</b>	<b>24,801 SF</b>

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

\* Units Can Be Combined

# LOCATION



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