

FOR SALE OR LEASE

**1903 Edith Blvd
Albuquerque, NM**



**Close to the I-40 and
I-25 Interchange**

**Hard corner of McKnight
& Edith Blvd**

**Industrial buildings with
contractors yard**

**Buildings features both
office and warehouse
components**

**3 Phase power,
480 amps**

CANNABIS FRIENDLY

**ALLEN-URREA
COMMERCIAL BROKERAGE**

Lisa Allen-Urrea
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Entire Property

+/- 1.3292 Acres

**MXM
Zoning**

Property Highlights

Industrial property close to the I-40 and I-25 Interchange

Cannabis friendly with proper zoning

Property A

Office / Warehouse Building	+/- 2,625 sf*
<u>Storage Building</u>	+/- 960 sf*
Estimated Total	+/- 3,585 sf*

*Building sizes are estimated

Building Highlights

Hard corner of McKnight & Edith Blvd
Industrial building with contractors yard
Building features both office and warehouse components

3 Phase power, 480 amps

Property B

Building B Features:

Ground Floor Office	+/- 1,475sf*
Ground Floor Warehouse	+/- 5,000sf*
<u>Upstairs Office</u>	+/- 2,450sf*
Estimated Total	+/- 8,925sf*

*Building size is estimated

Building Highlights

Industrial building with large contractors yard

2 story building features office build-out on both floors with warehouse component

4 Bathrooms
3 Phase, 480 amps
2 Bay Doors (12'x20')
2 Bay Doors (20'x20')

Outdoor Wash Bay with Interceptor

The information contained herein and attached is provided from sources deemed reliable. We do not guarantee any of the information as it is subject to errors, omissions, withdrawal, or change in terms, all without notice

Entire Property

Building A	+/- 2,625 sf*
Storage A	+/- 960 sf*
<u>Building B</u>	<u>+/- 8,925 sf*</u>
Estimated Total	+/- 12,510 sf*

*Building size is estimated

\$139,422 Annual
\$11,619 Monthly

Lease Type

NN

**Insurance varies based on
tenant's business**

Sale Price

\$1,742,791

Property A

Office / Warehouse Building A	+/- 2,625 sf*
<u>Storage Building</u>	<u>+/- 960 sf*</u>
Estimated Total	+/- 3,585 sf*

*Building sizes are estimated

Lease Rate

\$12.75 psf

\$45,709 Annual
\$3,809 Monthly

Lease Type

NN

Insurance varies based on tenant's business

Sale Price

\$571,378

Property B

Ground Floor Office	+/- 1,475sf*
Ground Floor Warehouse	+/- 5,000sf*
<u>Upstairs Office</u>	<u>+/- 2,450sf*</u>
Estimated Total	+/- 8,925sf*

*Building size is estimated

Lease Rate

\$10.50 psf

\$93,713 Annual
\$7,810 Monthly

Lease Type

NN

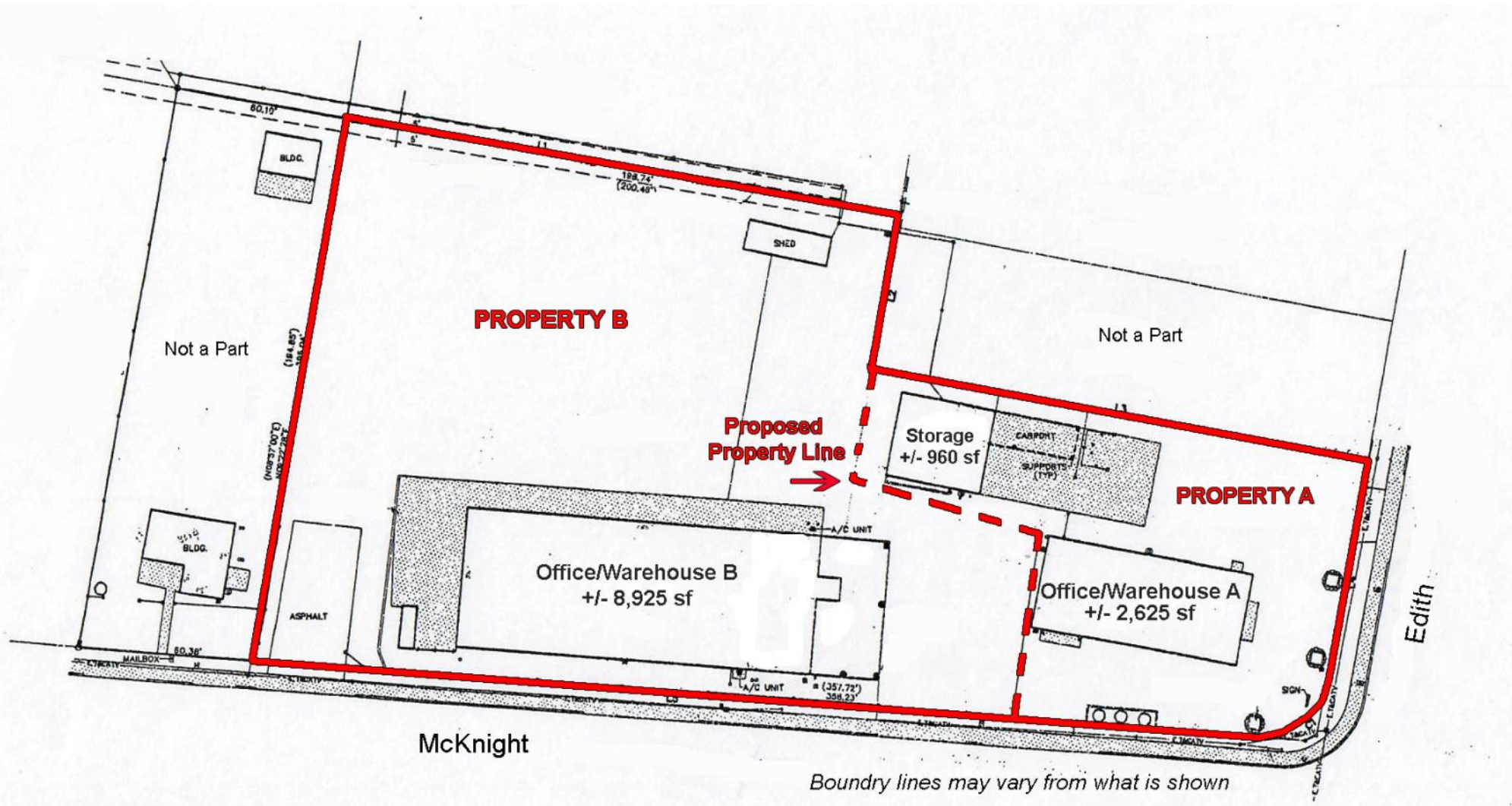
Insurance varies based on tenant's business

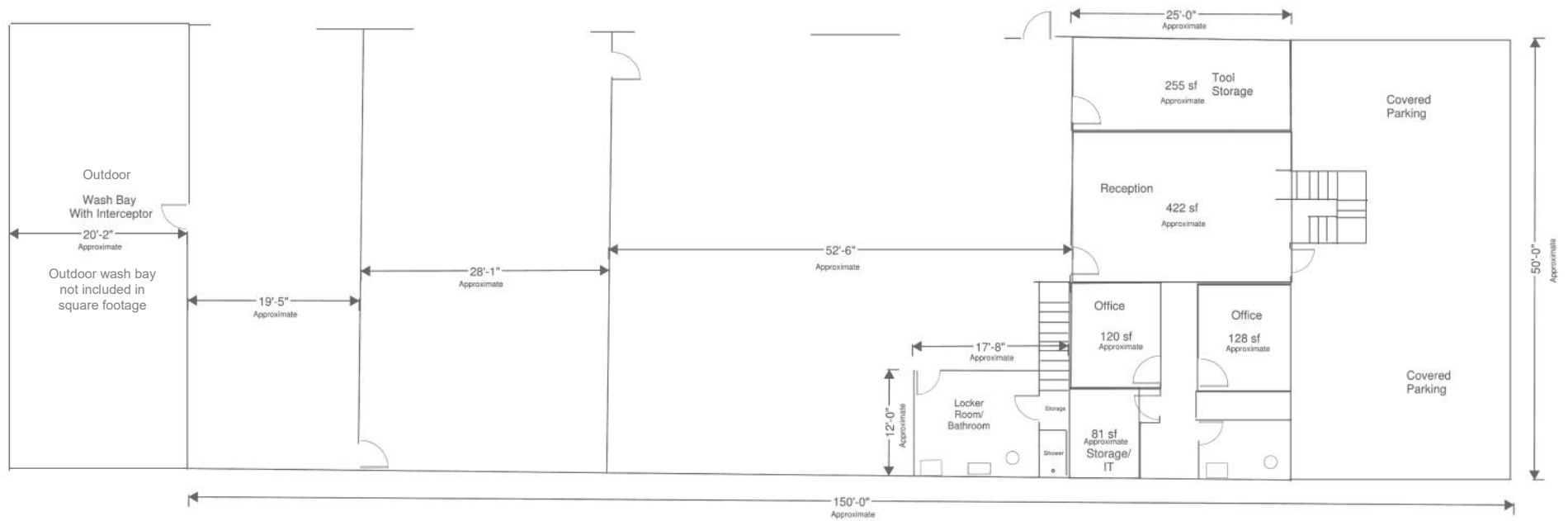
Sale Price

\$1,171,413

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Ground Level



