

8000 BLUEWATER ROAD. NW ALBUQUERQUE, NM 87121

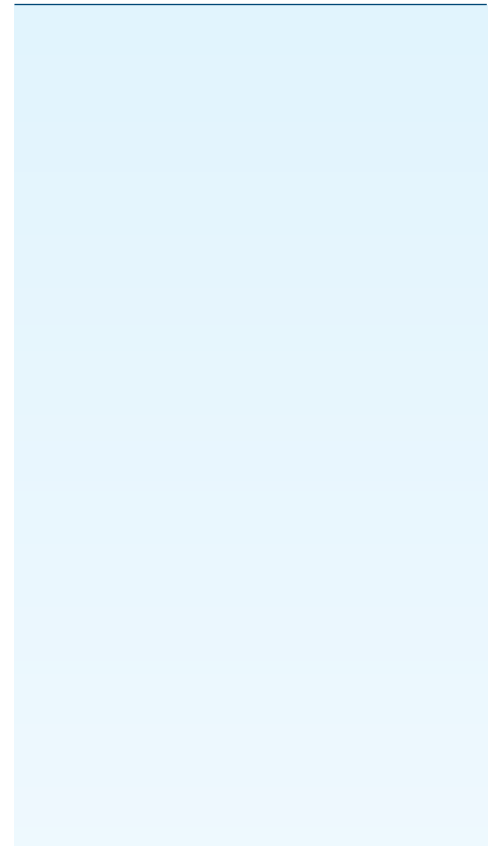


Industrial Space Available > Suite B

- > Lease Rate: See Broker
- > Lease Type: NNN (\$1.53/SF)
- > Building Size: +/- 201,720 SF
- > Available Space: +/- 25,600 SF
 - Suite B: +/- 23,315 SF
 - +/- 2,285 SF (Office)
 - +/- 25,600 SF TOTAL**
- > Zoning: NR-BP

Building Amenities

- > 24' +/- vertical clearance with skylights
 - > Fenced yard/trailer parking
 - > 80' concrete truck apron
 - > Tilt-up concrete panel construction
 - > Fire sprinklers
 - > 277/480 volt power
 - > 40' x 40' column spacing
- Suite B
- > 8 (8' x10') dock-high doors with plates
 - > 12' x14' drive-in door



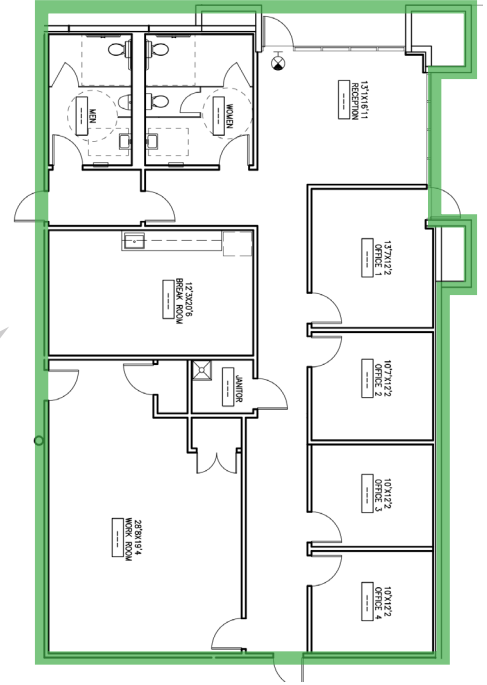
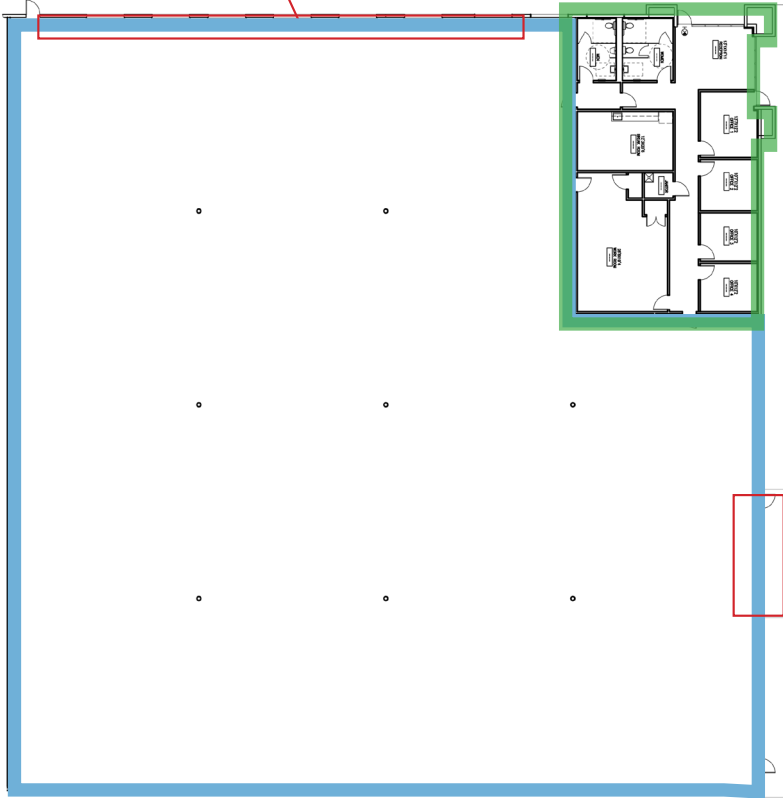
FOR LEASE > INDUSTRIAL SPACE

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Suite B > Floor Plan

- Office Space: +/- 2,285 SF
- Warehouse Space: +/- 23,315 SF
- Total Space +/- 25,600 SF

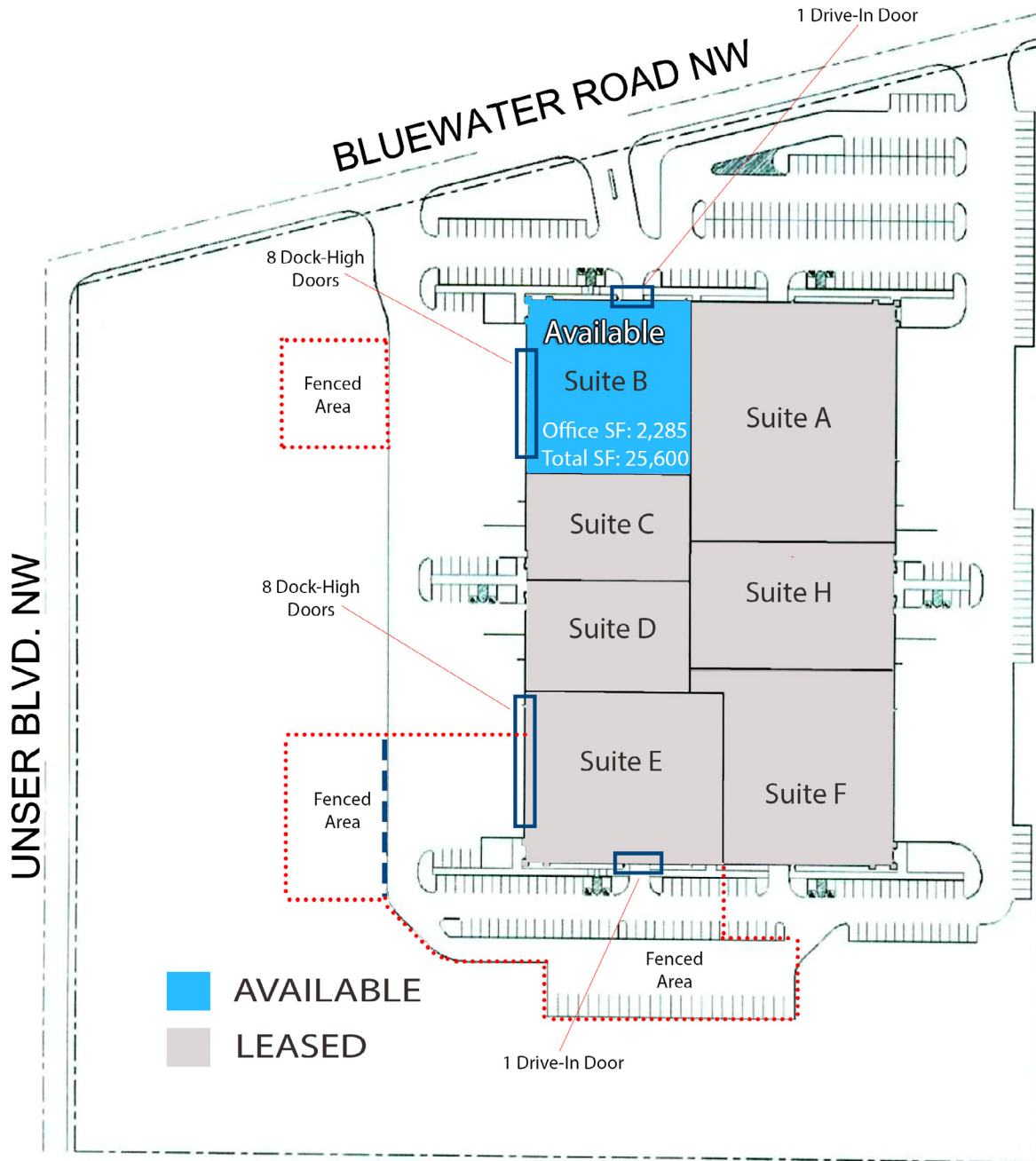
8 DOCK
HIGH DOORS



DRIVE- IN
DOOR



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FOR LEASE > INDUSTRIAL SPACE

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The EJM Advantage

- > Strong regional presence: Arizona, California, Nevada, Utah & New Mexico
- > Personalized service from responsive and market knowledge owners
- > In-house contractor for quick improvement work
- > 24 Hour or less turn around on proposals and lease documents
- > Broker commission paid within 48 hours of lease execution

