



FOR LEASE | INDUSTRIAL

OFFICE/WAREHOUSE FOR LEASE

2836 Girard Blvd NE, Albuquerque, NM 87106



LEASE OVERVIEW

AVAILABLE SF: 4,400 SF

LEASE RATE: \$4.50 SF/Yr (NNN)

BUILDING SIZE: 4,400 SF

ZONING: M-1

PROPERTY DESCRIPTION

Excellent location for affordable Retail/Manufacturing/Distribution or Dry Storage

PROPERTY HIGHLIGHTS

- \$4.50/sf annual NNN
- NNN Charges \$0.41/sf annual
- 2 Truck Wells
- One 12' x 16' Roll Up Door
- 500 sf - Office
- 3,900 sf - Warehouse
- Excellent Freeway Access



PAUL COOK

Senior Advisor
505.503.2630
paul.cook@svn.com

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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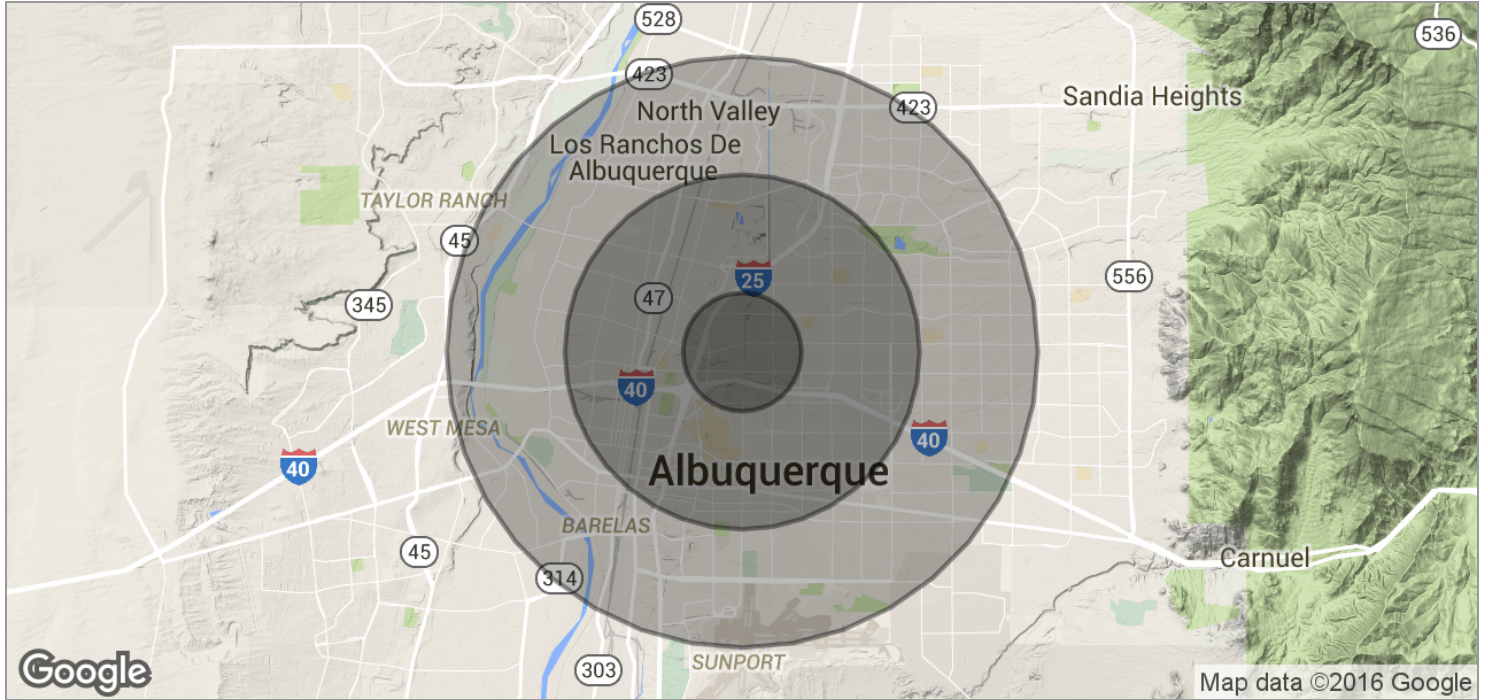
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,098	99,438	257,718
MEDIAN AGE	34.4	35.7	37.4
MEDIAN AGE (MALE)	33.0	34.5	35.9
MEDIAN AGE (FEMALE)	35.8	37.2	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,198	45,034	114,697
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$59,615	\$51,667	\$53,439
AVERAGE HOUSE VALUE	\$132,993	\$193,669	\$218,438



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