

NOW AVAILABLE FOR SALE
(ALSO FOR LEASE W/ PURCHASE OPTION)
M-1 ZONED, 6,900+ SF FACILITY
NWC 2ND STREET & MOUNTAIN RD
1205 Second Street NW – North of CBD District





- **FOR SALE AT \$750K – FOR LEASE @ \$4,975/MO NNN**
- **Lease w/ Purchase Option Also Considered for Qualified Prospects**
- **Longtime Property Fixture in north Downtown Area**
- **M-1 Zoning @ Hard Corner of Signalized Intersection**
- **6,900 SF+/- of Showroom/Office & Warehouse on Oversized 1.5 AC+/-**
- **14' Warehouse Clear Ceiling Height with Four 12' x 11' Roll Up Doors**
- **Approx. 2,400 SF of Upper Mezzanine Space @ NO CHARGE**
- **Also Included is 2,000+/-SF Stand Alone Metal Bldg with No Utilities**
- **Numerous Access Points Along 2nd Street and Mountain Road**
- **Facility Lays Out Well for Variety of Uses**
- **Just North of Lomas & Less Than 1 Mile South of I-40**

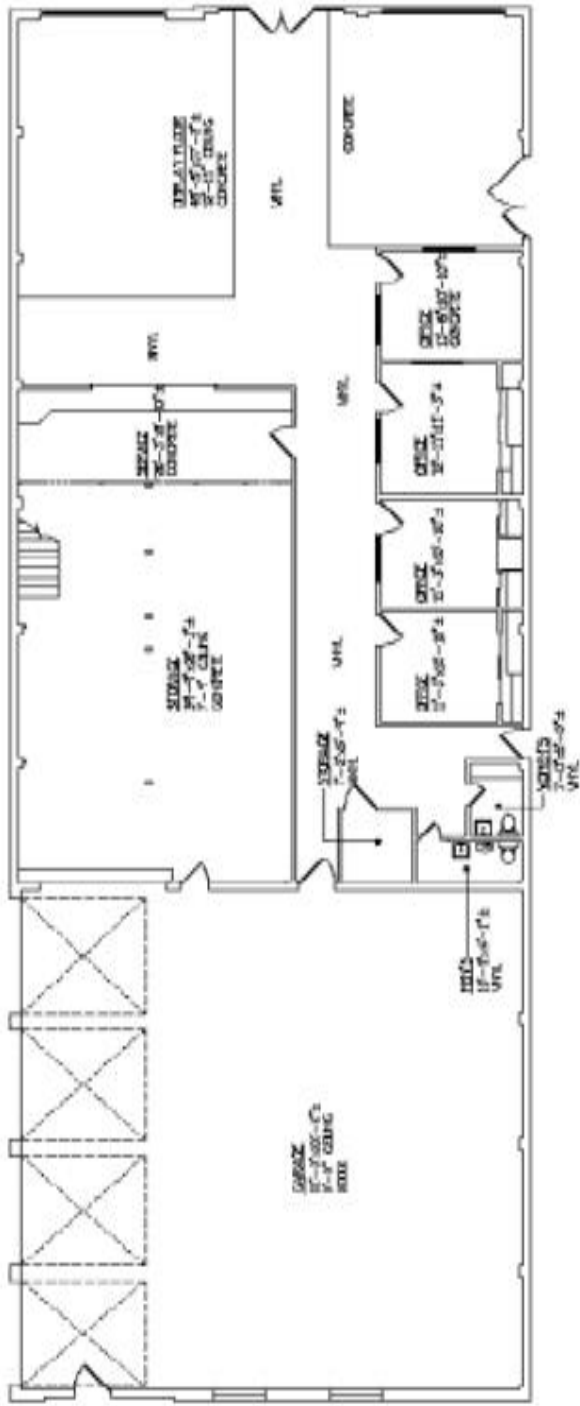
**Contact:
Mark Edwards**



Leasing ♦ Brokerage ♦ Development

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505-998-7298 Cell 505-350-8211 Fax 505-998-7299
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NOTES

1. ALL CALCULATED FIGURES "GROSS" AREA AS PER "DOMA" STANDARDS
2. ALL FIGURES INDICATED ARE BUILT-IN OR OTHERWISE INDICATED
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE NOTED
4. ALL CEILING HEIGHTS ARE 8'-0"
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:
 AREA 6902.21 SQ. FT.

UPPER MEZZANINE STORAGE:
 APPROXIMATE AREA 2900.00 SQ. FT.

PROJECT: L2005 SECOND ST N.W.		DESCRIPTION: AS-BUILT DRAWING		CLIENT: WESTERN TRACTOR		
DRAWN BY: 01		CHECKED BY: 01		DATE: 01/27/12		
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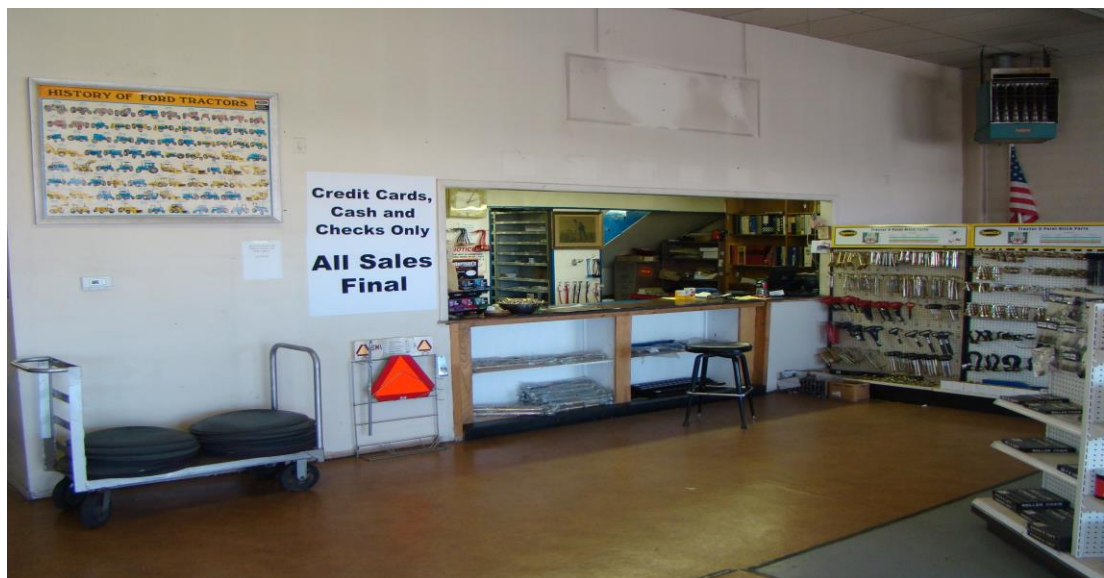
ADDITIONAL PROPERTY PHOTOS



SHOWROOM/DISPLAY AREA LOOKING TOWARD 2ND STREET



SHOWROOM/DISPLAY AREA & SALES COUNTER AREA



CLOSE-UP OF SALES COUNTER AREA



CORRIDOR WITH OFFICES TO LEFT & COUNTER TO RIGHT



CLEAR SPAN WAREHOUSE/SHOP SPACE



WAREHOUSE LOOKING TOWARD ROLL-UP DOORS TO NORTH



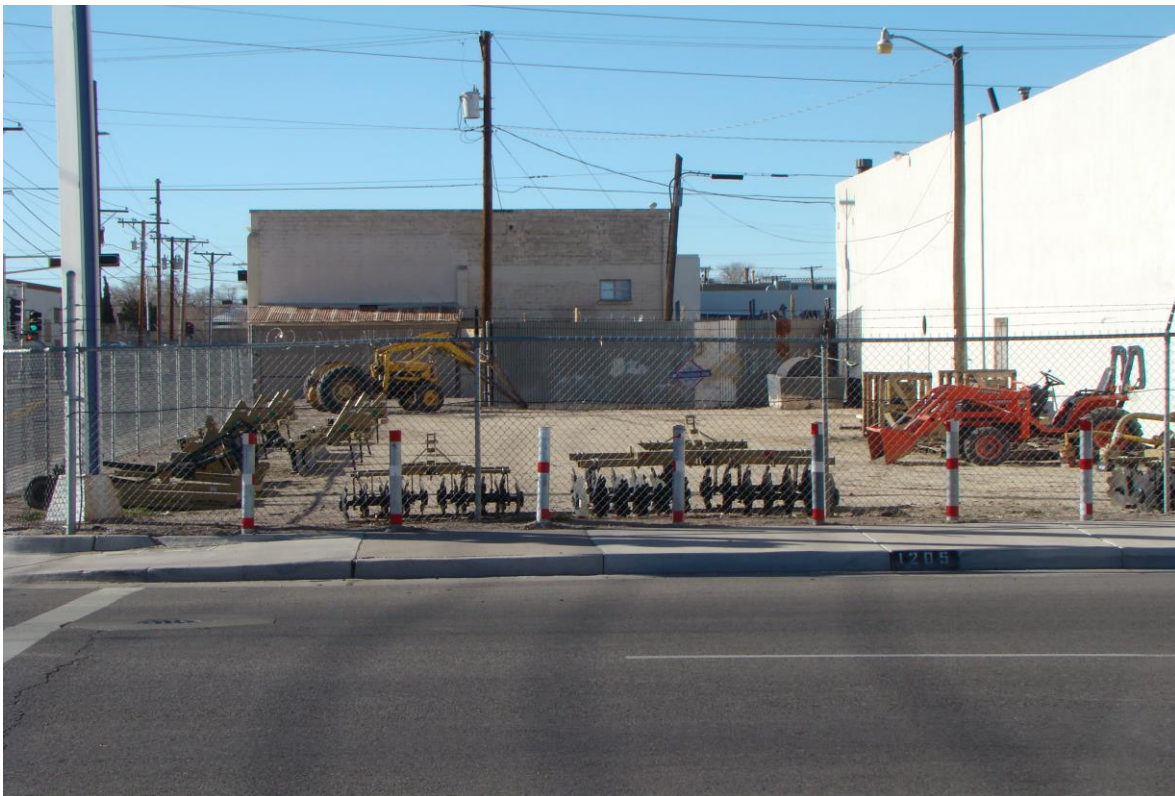
PORTION OF INVENTORY STORAGE BEHIND SALES COUNTER



TYPICAL OFFICE LOCATED OFF SALES FLOOR



MOSTLY PAVED PARKING LOT/YARD SPACE NORTH OF BUILDING



SECURED YARD SPACE FRONTING 2ND STREET & MOUNTAIN ROAD