

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



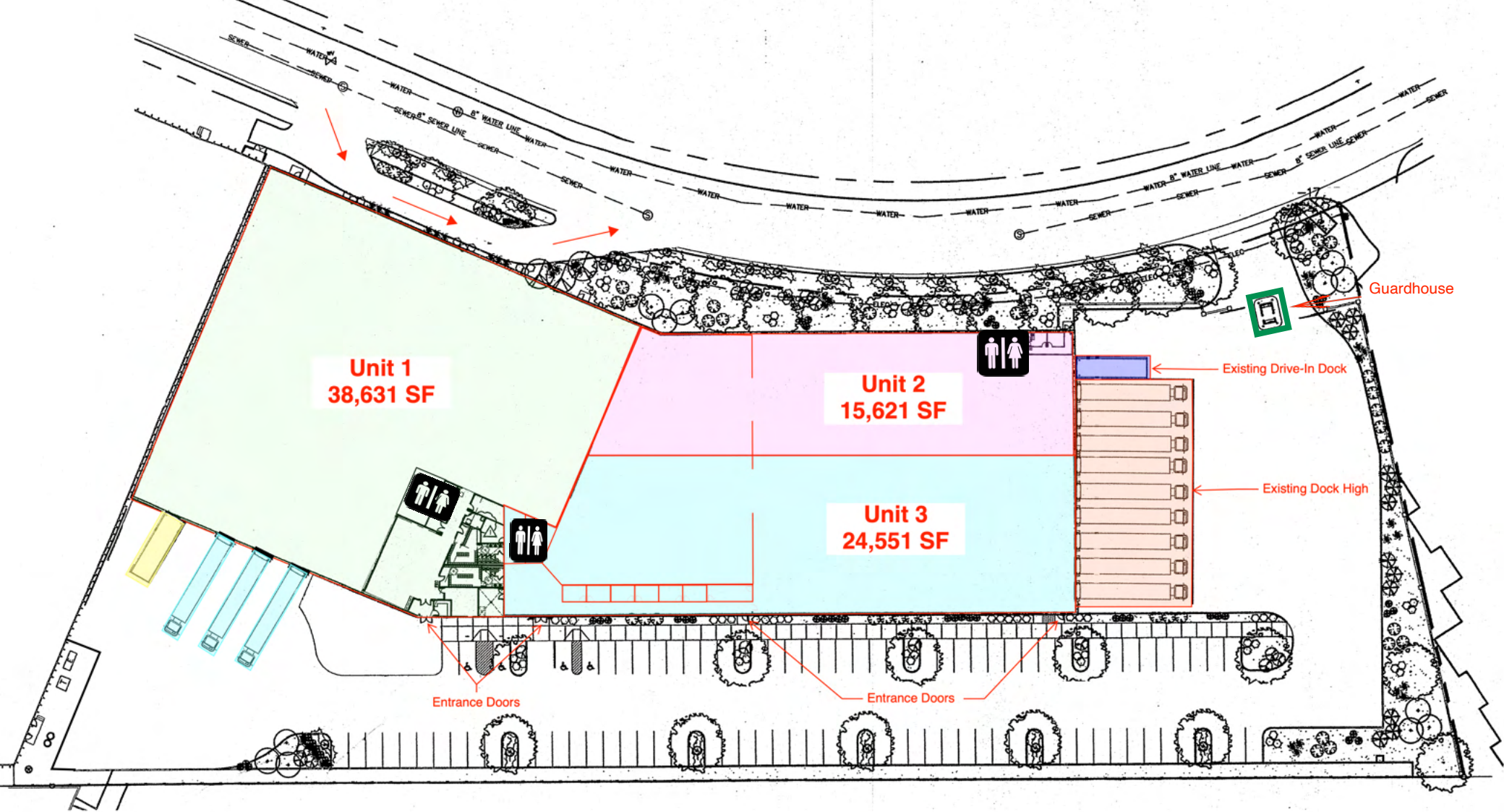


PROPERTY OVERVIEW

- ✓ **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 The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice.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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Unit 1:

Warehouse	34,419 SF
Office	4,212 SF
Total:	38,631 SF

Unit 2:

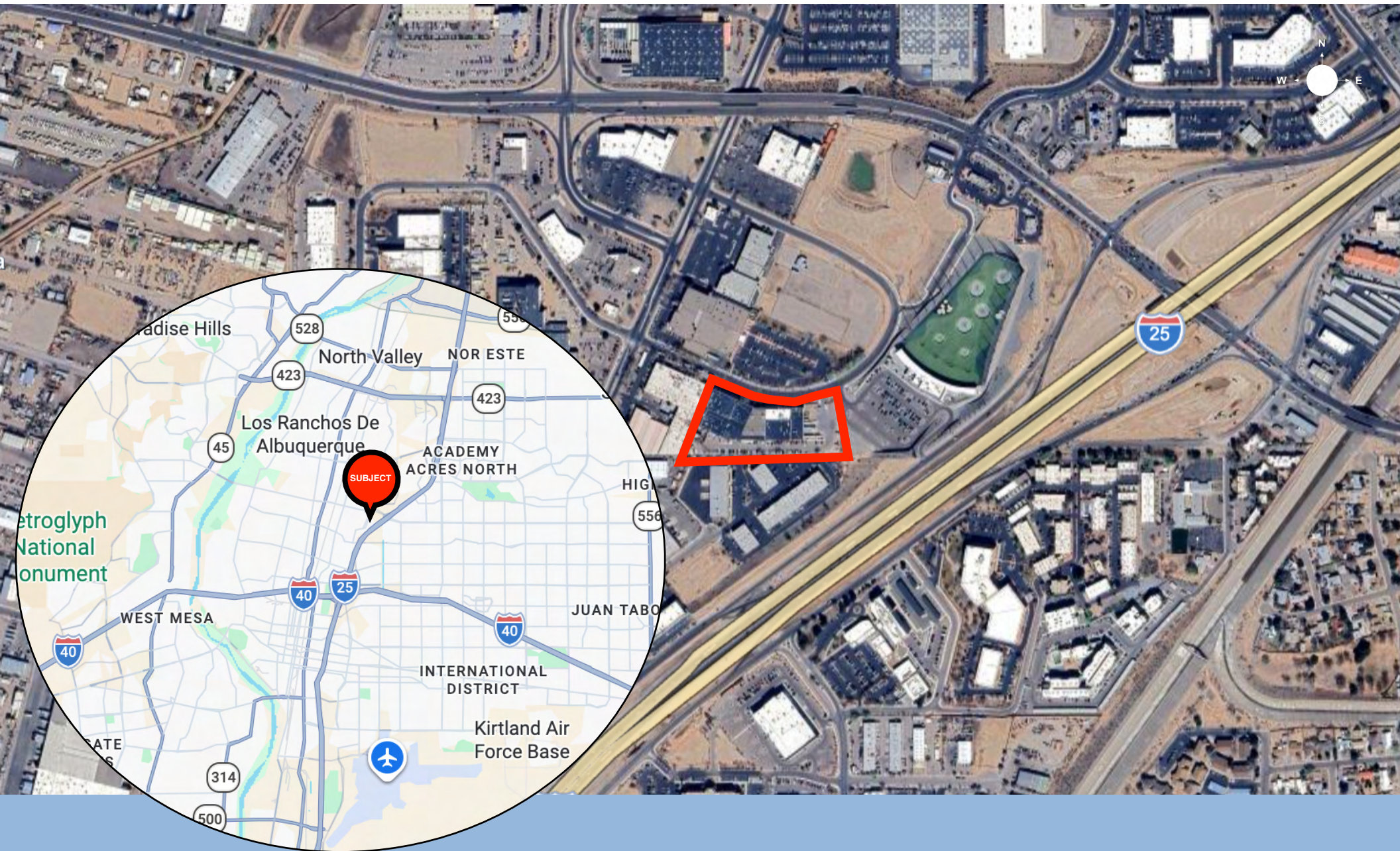
Warehouse	15,077 SF
Office	544 SF
Total:	15,621 SF

Unit 3:

Warehouse	21,480 SF
Office	3,071 SF
Total:	24,551 SF

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

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