

McLeod Business Park For Lease

4421 McLeod Rd. NE, Suite A & B, Albuquerque, NM 87109



Office/Showroom/Warehouse

Available: 9,579 ± SF Total, Suite A&B

Suite A: 3,687 ± SF Total:

1,450 ± SF Office, 2,237 ± SF Warehouse

Suite B: 5,893 ± SF Total:

3,373 ± SF Office, 3,373 ± SF Warehouse

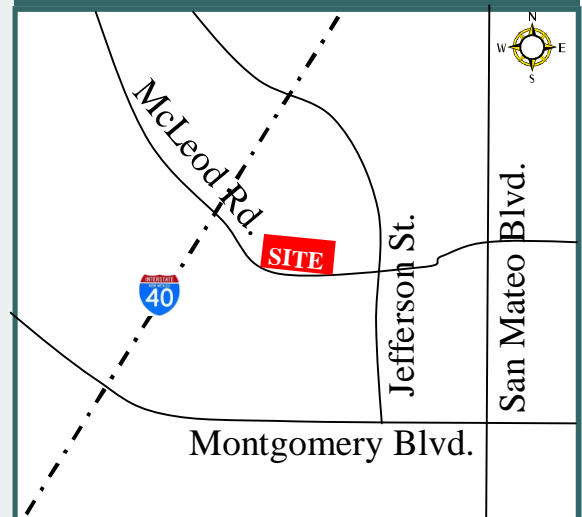
Lease Rate: \$9.00/ SF + gas, electric, janitorial and interior maintenance

Zoning: C-3

Features:

- 3 Dock & 2 drive-in doors
- 14.6' - 18 ft. clearance
- Attractive and professional setting Business park includes four buildings with over 115,000 SF
- Centrally located with quick I-25 access
- Office- refrigerated air conditioning & forced gas heating.
- Warehouse - suspended gas space heater, evaporative cooling

Map:



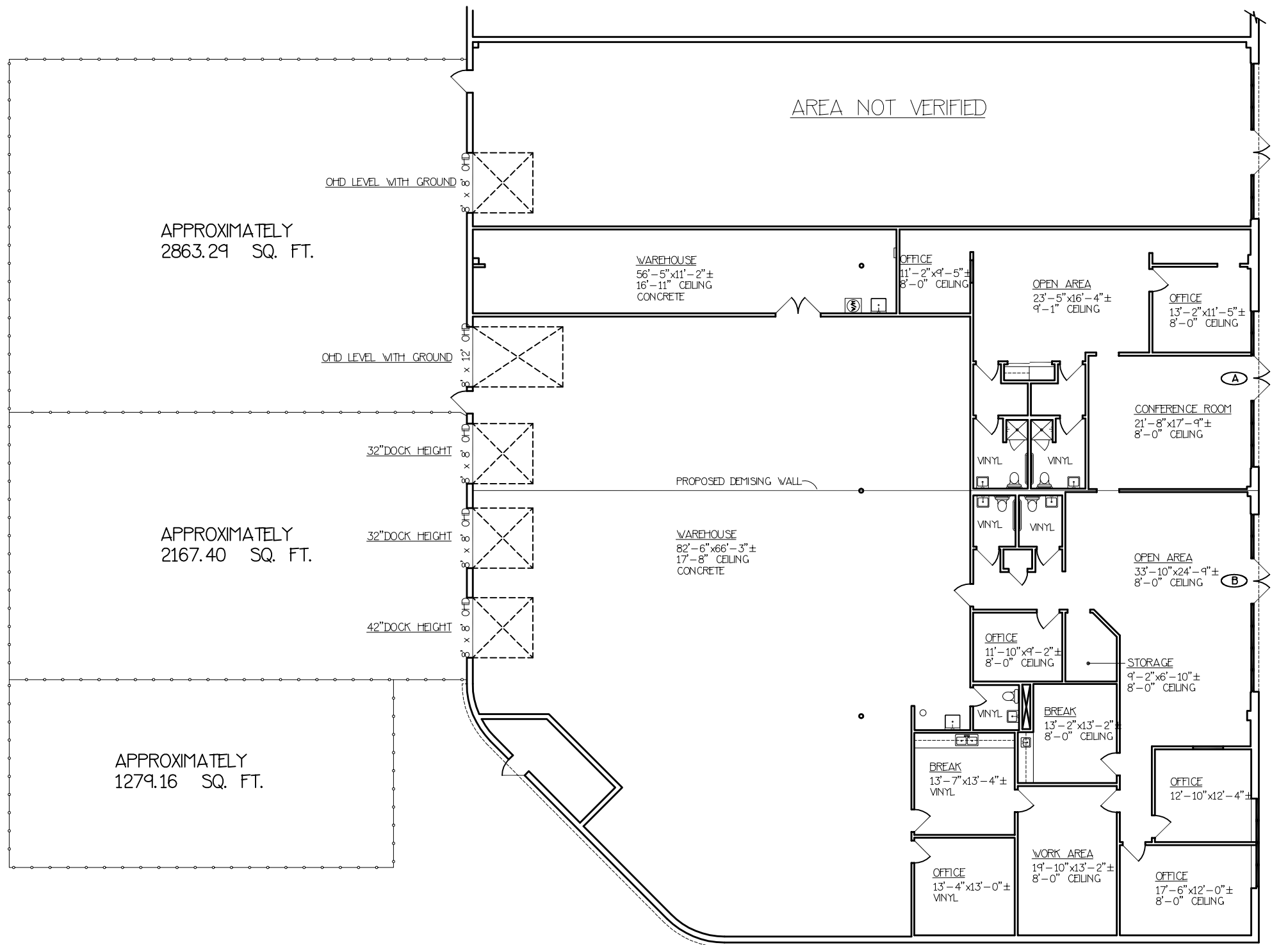
Contact:

Mark Bates, CCIM
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505-379-3334 cell
mark@mcrnm.com

Metro Commercial
REALTY . I N C .

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505.858.1444 505.858.1448 fax www.mcrnm.com

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NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 7'-11" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. SOME ROOM DIMENSIONS MAY VARY DUE TO VARIANCES IN THE WALLS.

AREA CALCULATIONS:

SUITE A OFFICE	1449.64 SQ. FT.
SUITE A WAREHOUSE	2237.00 SQ. FT.
SUITE B OFFICE	2519.60 SQ. FT.
SUITE B WAREHOUSE	3373.17 SQ. FT.

PROJECT:
4421
MCLEOD NE
SUITES
A/B

DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:

MARK
BATES

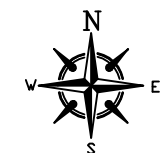
SHEET #

01
OF 01

CLIENT REFERENCE #

MSR'D BY: P.M.
DRAFTED BY: P.M.
CHECKED BY: M.G.
REVISED ON: 04/17/08

ORIENTATION:



0
6
1
7
8

COMPUTER DRAFTING
& DESIGN BY:



CALL: 505-899-1199

SCALE: 1/16" = 1'-0" DATE: 06/16/06