

Distribution Office/Whse. for Sublease

8901 Washington St. NE, Albuquerque, NM 87113



Features:

Available: 1,050 ± SF Office
9,000 ± SF Warehouse
10,050 ± SF Total

Land Size: 1.03 acres (44,865 ± SF)

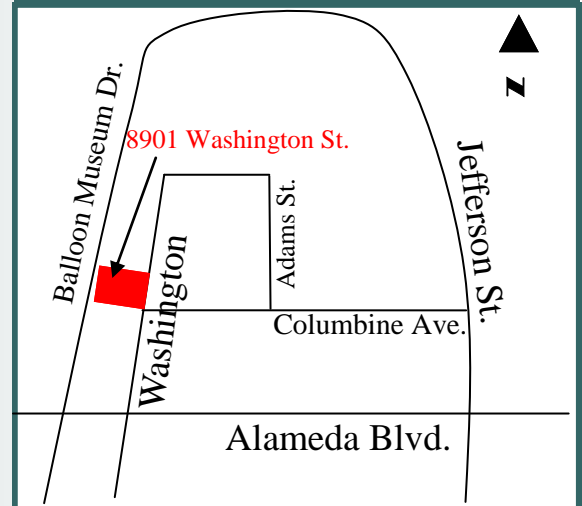
Zoning: M-1 (City)

Lease Rate: \$7.52/SF NNN

Features:

- Warehouse distribution
- Fully insulated
- 20' ceilings, clear span
- 4 overhead loading doors, 2 with dock (well)
- Excellent location in Richfield Park Subdivision

Map:



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Distribution Office/ Warehouse For Sublease

Site Address: 8901 Washington Street NE
Albuquerque, NM 87113
Lot 29A Richfield Park Subdivision

Site Area: 44,865 +/- SF (1.03 Acres)
Zoning: M -1 (City)

PROPERTY PROFILE

Total Building Area: 10,050 Sq. Ft.
Total Office Area: 1,050 Sq. Ft.
Total Warehouse Area: 9,000 Sq. Ft.
Parking: 18 spaces (one (1) Handicap Van space)

Office Space

Office space consists of approximately 1,050 sq. ft. of Class B space with large reception area and two private office spaces; Men's and Women's rest room facilities (handicap accessible); full security system; dropped, acoustical tiled ceiling with fluorescent lighting; refrigerated AC/Heating unit; tiled flooring. The roof is built-up tar and gravel.

Warehouse Space

Warehouse consists of approximately 9,000 sq. ft. of fully insulated space; approximately 120' by 75' of steel-beamed, clear span area; 20' ceiling height on ends, 24' center height; four insulated, overhead loading doors (two 12' x 16' "drive-in" doors; two 12' x 12' dock doors with well); insulated ceilings; Mercury-vapor lighting; two (2) gas-fired, ceiling mounted space heaters; roll-up door for pickup/delivery; security cameras with monitor. The building and roof are metal construction with a block façade.

Storage Yard

The office/warehouse is situated on the front of the site; the rear of the site consists of approximately .35 acre (15,600 sq. ft.) of paved, secured storage area. The rear yard is accessible via gated access from both Washington Street and from Balloon Museum Parkway (West side of property).

Property Location

The property is located north of Alameda on Washington Street NE in the Richfield Park Subdivision. The industrial subdivision is a small, attractive industrial pocket bordered on the south by Alameda, the north and west by the Albuquerque Balloon Fiesta property, and on the east by Bernalillo County owned property. There are 42 industrial properties located in the subdivision, most consisting of similar type office/warehouse/showroom facilities. In recent years, several properties have converted to a higher mix of office space.

The geographic location of the property makes it conveniently located between Albuquerque's Northeast Heights and the expanding Westside and Rio Rancho areas, with immediate, adjacent access to I-25 (at Alameda).

Master Lease Terms and Conditions

The property is being offered for sublease, subject to the terms and conditions of the master lease as follows:

Lease Term: Three (3) years **End Date:** June 30, 2011
Current Payment: \$6,300/mo. NNN **Escalator:** CPI Adj.; Eff. July 1, 2009, 2010
Option(s): One (1) Five (5) year option
Right of First Refusal to Purchase: Yes; with qualifications per Master Lease
Security Deposit: \$6,300

Property Photos



Front Facing Washington St.



Loading Docks



Loading Dock (well)



Secured Storage Area

§ 14-16-2-19 IP INDUSTRIAL PARK ZONE.

This zone provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan.

(A) *Permissive Uses.*

- (1) Adult amusement establishment, or adult store, provided:
 - (a) The use is located at least 1,000 feet from any adult amusement establishment or adult store; and
 - (b) The use is located at least 500 feet from the nearest residential zone, or from any church or pre-elementary, elementary or secondary school.
- (2) Air separation plant for nitrogen, oxygen, and argon only.
- (3) Auditorium, place of assembly.
- (4) Bottling plant.
- (5) Club.
- (6) Cold storage plant.
- (7) Golf course or golf driving range.
- (8) Hospital for animals.
- (9) Institution, including library, museum, school, day care center, but not disciplinary institutions or hospital for human beings.
- (10) Laboratory — experimental, testing, or medical, provided all activities are conducted within a completely enclosed building. Noxious fumes, odor, or dust shall not be emitted from the premises.
- (11) Machine Shop.
- (12) Manufacturing, assembling, treating, repairing, or rebuilding articles except those conditional or otherwise limited in this zone and the M-1 zone or specifically listed as permissive or conditional in the M-2 zone, provided manufacturing is conducted within a completely enclosed building.
- (13) Office.
- (14) Office machine equipment sales and repairs.
- (15) One dwelling per premises for a watchman or caretaker on the same premises with commercial or industrial use.
- (16) Park-and-ride temporary facilities.

(17) Parking lot related to another use permitted in this zone, as regulated in the O-1 zone.

(18) Printing, publishing, lithographing, blue-printing, or photostating.

(19) Public utility use or structure and fire stations, provided their location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.

(20) Radio and/or television station, provided the construction of any structure, tower or facility near an airport that interferes with airport airspace requirements as determined by the Federal Aviation Administration, is prohibited.

(21) Railroad right-of-way and incidental facilities, provided they are at least 100 feet from any residential zone or approved by master plan.

(22) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair:

(a) Books, magazines, newspapers, except adult book store.

(b) Cosmetics, notions, gifts.

(c) Drugs, medical supplies.

(d) Flowers and plants.

(e) Food and drink, for consumption on premises.

(f) Gasoline, oil, liquified petroleum gas.

(23) Sales and display rooms or buildings for wholesalers, distributors, warehouses, or manufacturers.

(24) Services:

(a) Automobile repairing, but no body work; repairing shall be done within a completely enclosed building at least 20 feet from any residential zone.

(b) Banking, loaning money, including pawn. Drive-in facilities permitted on the condition the vehicle movement plan is approved by the Traffic Engineer.

(c) Barber, beauty.

(d) Car washing.

(e) Clinic.

(f) Day care center.

(g) Dry cleaning, laundry, clothes pressing.

- (h) Health gymnasium.
- (i) Hotel or motel, including incidental uses.
- (j) Photography, except adult photo studio.

(25) Sign, on-premises as provided in § [14-16-3-5](#) of this Zoning Code, and further provided:

- (a) Location. A sign shall not overhang into the public right-of-way.
- (b) Number.

1. In the Established or Redeveloping Areas: one free-standing sign or projecting sign shall be permitted for each street frontage of each premises or joint sign premises which has at least 200 feet of street frontage.

2. In the Developing or Semi-Urban Areas: as provided in division 1. above, except that there shall be no free-standing or projecting sign on a premises of less than five acres.

3. One wall sign shall be permitted per facade per business.

4. On a multi-business premises, one additional sign of any type shall be permitted as a directory sign, provided its area does not exceed 32 square feet.

- (c) Size.

1. Size of Free-Standing or Projecting Signs. Sign area for a free-standing or projecting sign shall not exceed the following:

a. 75 square feet if the most important street abutting the lot is a local street.

b. 100 square feet if the most important street abutting the lot is a collector or arterial street or freeway.

2. Size, Building-Mounted Signs, Except Projecting Signs. A building-mounted sign shall not exceed the following area:

a. Fifteen percent of the area of the facade to which it is applied if the sign is not wholly visible from an abutting arterial or collector street; or

b. Twenty percent of the area of the facade to which it is applied if the sign is wholly visible from an abutting arterial or collector street or freeway.

- (d) Height.

1. Height of a free-standing sign shall not exceed 26 feet.

2. Height of a building-mounted sign shall not exceed five feet above the building wall.

(e) Illumination. Light bulbs illuminating signs shall not shine directly into adjacent conforming residential property.

(f) Motion, Lettering. No regulations, apart from those in § [14-16-3-5](#).

(26) Sheet metal working.

(27) Swimming pool.

(28) Warehouse.

(29) Wholesaling.

(30) Wireless Telecommunications Facility, provided that the requirements of § [14-16-3-17](#) of this Zoning Code are met, and as specifically allowed below:

(a) A concealed wireless telecommunications facility, up to 65 feet in height.

(b) A collocated free-standing wireless telecommunications facility, up to 75 feet in height.

(c) A face-mounted wireless telecommunications facility.

(d) A roof-mounted free-standing wireless telecommunications facility, up to 20 feet above the parapet of the building on which it is placed.

(e) A wireless telecommunications facility, the antennas of which are all mounted on an existing vertical structure.

(B) *Conditional Uses*. Uses permissive or conditional in the M-1 zone and not permissive in this zone, except not Community residential program, Emergency shelter, or dwelling unit other than caretaker or watchman premises on the premises of the commercial or industrial use.

(C) *Height*.

(1) Structure height and width shall fall within 45° angle planes drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet.

(2) Exceptions to the above are provided in § [14-16-3-3](#) of this Zoning Code and, for sign height, in division (A) of this section.

(D) *Lot Size*. Minimum lot area shall be one-half acre. Minimum lot width shall be 100 feet. No more than 50% of the surface of any lot or site shall be covered with buildings.

(E) *Setback*. The following regulations apply, except as provided in § [14-16-3-3](#) of this Zoning Code:

- (1) There shall be a front-yard setback of not less than 20 feet.
- (2) There shall be a side-yard setback of not less than ten feet.
- (3) There shall be a rear-yard setback of not less than ten feet.
- (4) No setback will be required on sides abutting rail trackage or rail easements.

(F) *Off-Street Parking*. Off-street parking shall be as provided in § [14-16-3-1](#) of this Zoning Code.

(G) *Outside Storage*. All outdoor storage and trash collection areas shall be visually screened from all property lines by a solid wall or fence or by an evergreen hedge at least six feet high.

(H) *General Requirements*.

(1) *Minimum Zone Size*. The minimum total contiguous area eligible for an IP zone designation is 20 acres.

(2) *Master Development Plan*. A plan meeting the requirements of § [14-16-1-5](#) shall accompany an application for change to IP zoning. No building permit shall be issued for an IP-zoned property until a Master Development Plan has been approved. Amendment of an approved Master Development Plan shall be the same as in the SU-1 zone.

(3) *Landscaping*. Landscaping shall be as specified in § [14-16-3-10](#) of this Zoning Code, except that a minimum landscaped strip of ten feet shall be maintained between parking areas and the street right-of-way line, regardless of site size.

(I) An air quality impact review and assessment may be required. See § [14-16-3-14](#) of this Zoning Code.

('74 Code, § 7-14-24) (Ord. 80-1975; Am. Ord. 6-1977; Am. Ord. 26-1977; Am. Ord. 76-1977; Am. Ord. 38-1978; Am. Ord. 14-1984; Am. Ord. 11-1986; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 58-1995; Am. Ord. 22-1997; Am. Ord. 9-1999; Am. Ord. 29-2003; Am. Ord. 42-2004; Am. Ord. 66-2005; Am. Ord. 5-2008)