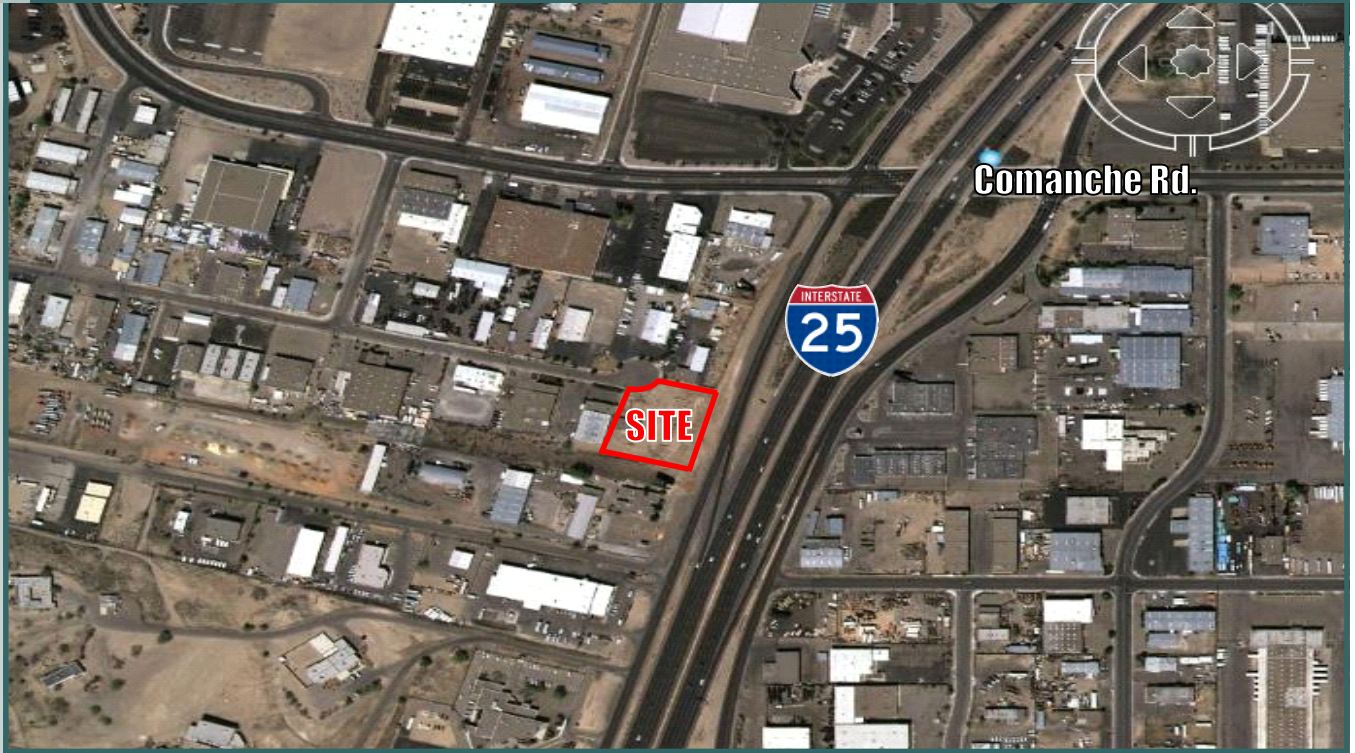


For Lease

820 Rankin Rd. NE, Albuquerque, NM 87107



Lot Size: 1.6 ± Acres

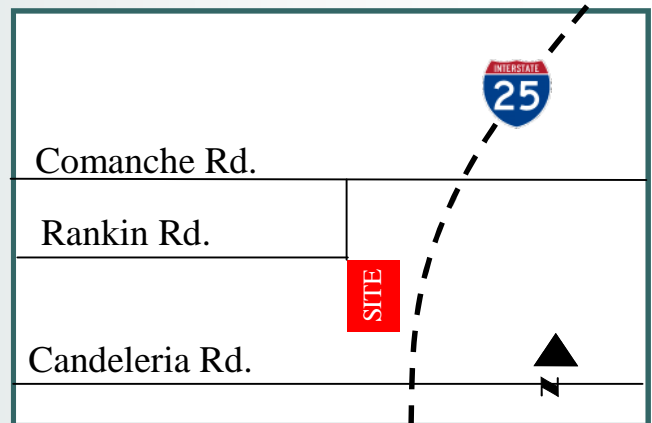
Available: Office 2,600 ± SF (livable as home/office)

Lease Rate: \$2,650/month NNN

Zoned: M-1

Features:

- Great freeway access and visibility
- Fully fenced
- Large rooms, full kitchen, full bathroom
- Great contractors yard
- Live on site



CONTACT:

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401.3442 cell
paul@mcrnm.com

Metro Commercial
REALTY. INC.

8272 Louisiana Blvd. NE Suite C, Albuquerque, NM 87113
505.858.1444 505.858.1448 fax

www.mcrnm.com

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.000'	84.89'	90°00'00"	N59°00'00"E	84.89'
C2	385.000'	25.88'	0°22'30"	S16°37'31"W	25.88'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°59'00"E	22.88'

LOT 13-B, BLOCK 1
COMAN INDUSTRIAL DISTRICT
4-8-1988 (C38, 196)

30' UNDERGROUND PUBLIC UTILITY
EXIST. TO THE CITY OF ALBUQUERQUE
BY REC. 3084, P.S. 777(F1)
AS SHOWN ON PLAT (C38, 174)(F1)

RANKIN ROAD NE
50' RIGHT-OF-WAY

S75°59'00"E 138.57'

LOT 16, BLOCK 1
COMAN INDUSTRIAL DISTRICT
10-23-1973 (D5, 188)

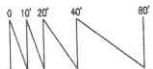
LOT 14-A
5614 AC.

STATE ROAD 44.2
(I-25 FRONTAGE ROAD)
Right-of-Way (VARS)

LOT A-1
LANDS OF BROCK & GARDNER
6-27-1988 (C30, 174)

17' x 87' SIGN AREA
RESERVED BY SPONSOR DOCUMENT
FOR PLAT (C38, 174)(F1)
M/C/PL. L38888

EXCEPTION TO
LEGAL DESCRIPTION
PER TITLE COMMITMENT
#9203861 - ALON MLC



Site Plan

Scale: 1"=40'