

**PRICE REDUCTION**

## INDUSTRIAL FLEX SPACE FOR LEASE

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5051 Journal Center NE  
Ste. 200  
Albuquerque, NM 87109  
505 883 7676

### 5741 Midway Park Blvd. NE Albuquerque, NM 87109

This Industrial Flex Space is a beautiful property situated in the highly sought after north I-25 corridor. It is minutes from the I-25 and Jefferson interchange and surrounded by many restaurants and amenities. The building boasts a manufacturing area, warehouse and open office floor plan with dock door, 3 phase power, air filtration systems for a clean room, and shower.

# 5741 Midway Park Blvd. NE Albuquerque, NM 87109

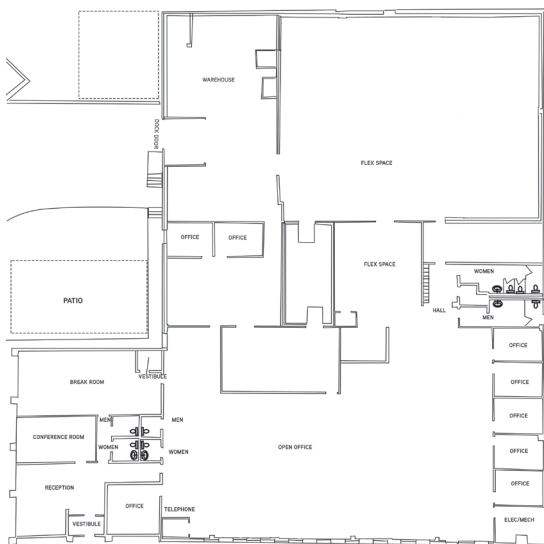
## LEASE DETAILS

- Lease Rate: **\$7.95 Per SF/Year**  
\$8.75 Per SF/Year
- Lease Type: NNN
- Total Available SF: 19,140 SF
  - Office: 9,187 SF
  - Manufacturing: 6,792 SF
  - Warehouse: 3,161 SF
- Total Land Size: 1.62 Acres
- Zoning: SU-1, IP & C3

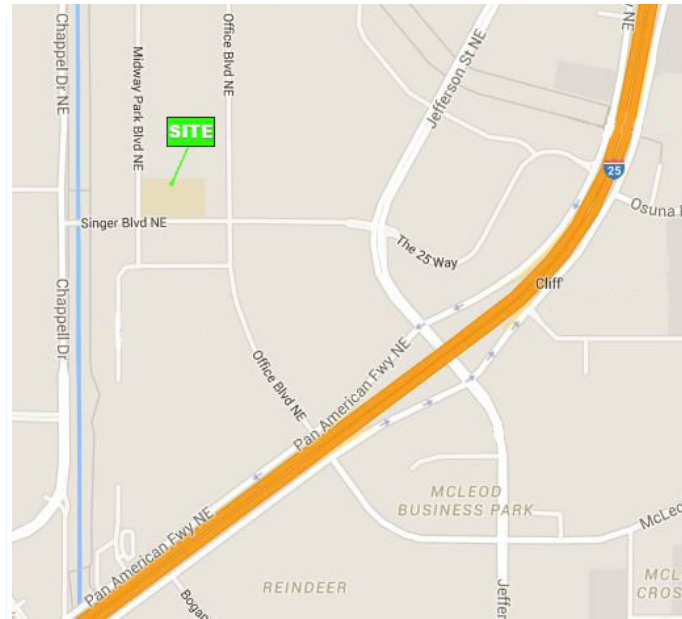
## BUILDING AMENITIES

- 1 Loading Dock Door 10' x 8'
- 74 Parking Spaces
- 19' Ceiling in Warehouse
- 10'-11' Ceiling in Office
- 480 Volt, 3 Phase Power
- 240 Volt, 3 Phase Power
- Shower
- Air Filtration System for Clean Room

## FLOOR PLAN



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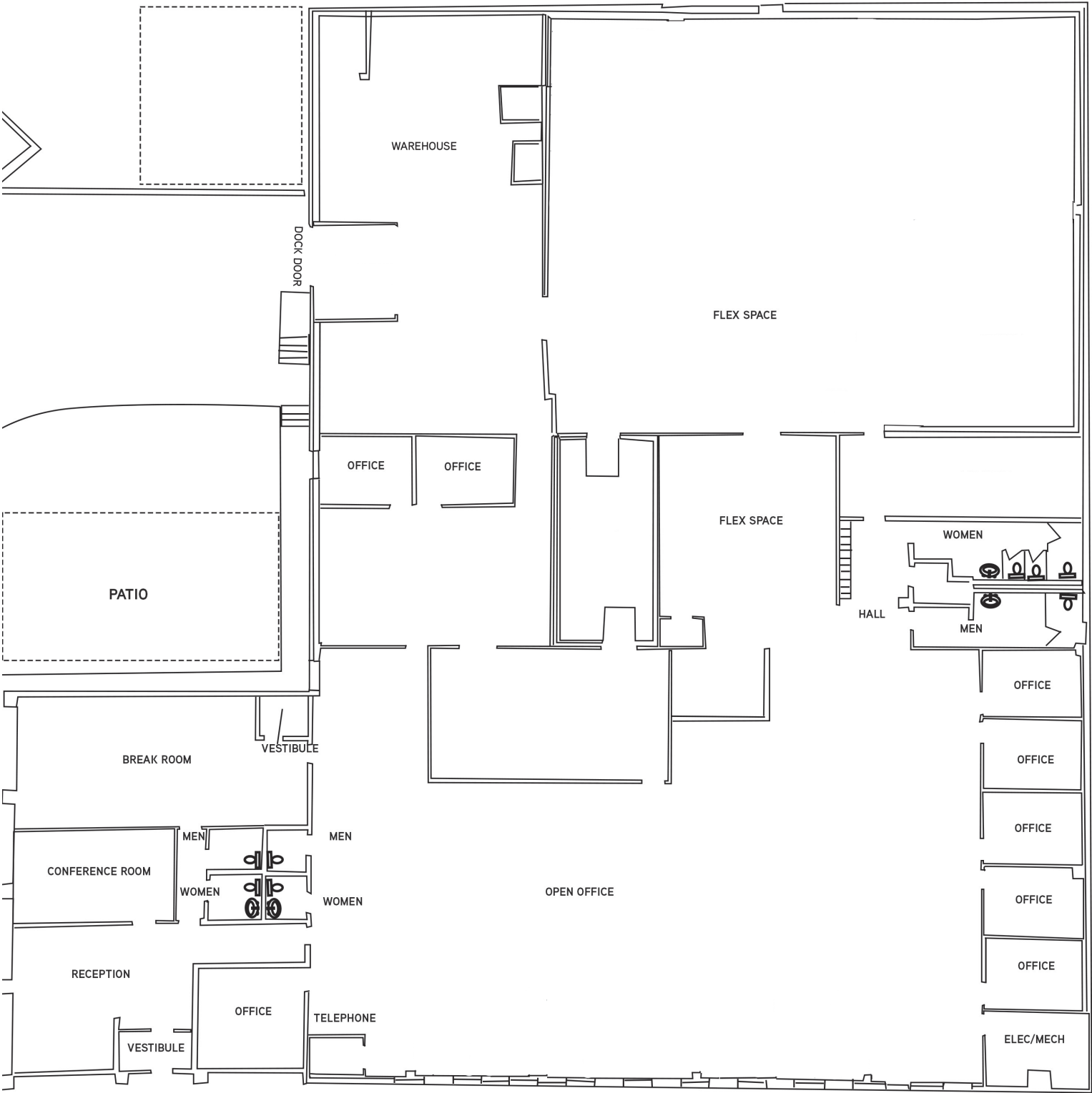
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## ADDITIONAL PHOTOS



# AERIAL

