

1800 Randolph Rd SE

Albuquerque, NM 87106



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



**5,000-21,000 SF
AVAILABLE**

**SUITE 1 - 6,000 SF
SUITE 2 - 5,000 SF
SUITE 3 - 5,000 SF
SUITE 4 - 5,000 SF**



**LEASE PRICE
SUITES 1-3 - \$13 PSF BASE + NNN
SUITE 4 - \$14 PSF BASE + NNN**



**LOT SIZE
1.62 ACRES**



**ESTIMATE COMPLETION
IN Q3 OF 2025**

Christian File

CFile@CREBerkshire.com | 505.235.8518

Jacob Lopez

JLopez@CREBerkshire.com | 505.328.5156

OFFERING MEMORANDUM

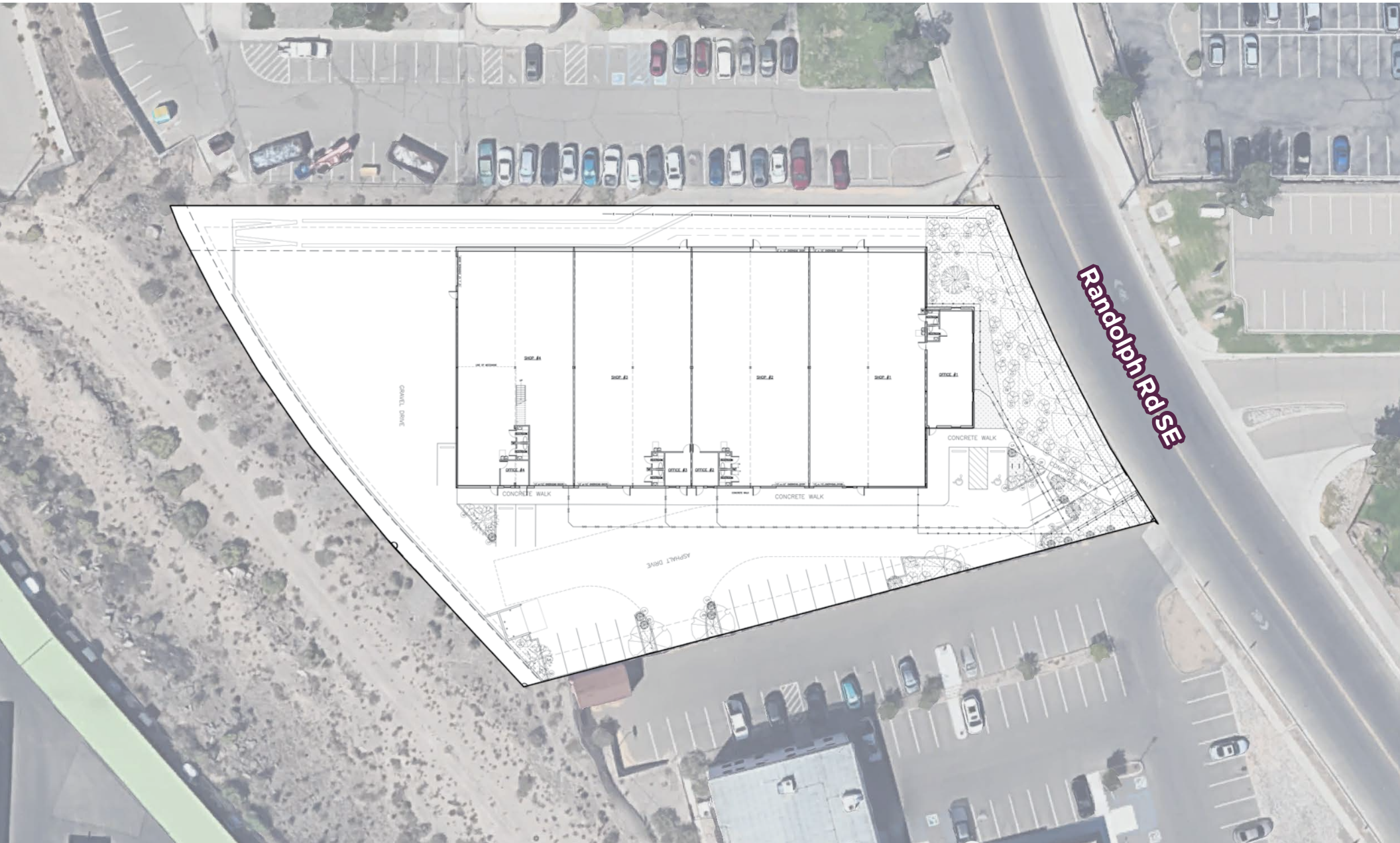
The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

SITE OUTLINE

1800 Randolph Rd SE, Albuquerque, NM 87106 | 2



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

1800 Randolph Rd SE, Albuquerque, NM 87106 | 3



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

Suite #1:

- » **6,000 SF Total**
- » **5,000 SF Warehouse**
- » **1,000 SF Office**
- » 2 Restrooms
- » Ceiling Heights 16'-24'
- » 2x 12' Roll Up Door
- » 3 Phase Electricity
- » 6 Parking Spaces

Suite #2:

- » **5,000 SF Total**
- » **4,868 SF Warehouse**
- » **132 SF Office**
- » 2 Restrooms
- » Ceiling Heights 16'-24'
- » 2x 12' Roll Up Door
- » 3 Phase Electricity
- » 5 Parking Spaces

Suite #3:

- » **5,000 SF Total**
- » **4,868 SF Warehouse**
- » **132 SF Office**
- » 2 Restrooms
- » 4,813 SF of Warehouse
- » Ceiling Heights 16'-24'
- » 12' Roll Up Door
- » 3 Phase Electricity
- » 5 Parking Spaces

Suite #4:

- » **5,000 SF Total**
- » **4,868 SF Warehouse**
- » **1,250 SF of Mezzanine**
- » **132 SF Office**
- » 2 Restrooms
- » Ceiling Heights 16'-24'
- » 2x 12' Roll Up Door
- » 3 Phase Electricity
- » 5 Parking Spaces
- » Yard Space

PROPERTY DESCRIPTION:

This **newly built, state-of-the-art** property offers an outstanding opportunity for tenants seeking **modern, high-functioning space** in a **prime location**. With **5,000-21,000 SF available** across **multiple**, this **1.62 Acre NR-BP-zoned** site is designed for efficiency, featuring **12' roll-up doors, ceiling heights 16'-24', 3-phase power, office space, mezzanine options, yard options**, and **essential utilities** in place. Positioned near **I-25**, the **airport**, and **Kirtland Air Force Base**, the property ensures seamless logistics and connectivity. Serving a strong workforce of **143,991 daytime employees** within a five-mile radius, this is an ideal setting for businesses looking to thrive in Albuquerque's rapidly expanding industrial sector.

Estimated Completion is Q3 2025

- Very Quick Freeway Access - Right off of I-25 Airport Exit
- Close to Air Force Base & Next to Airport
- 2025 Built
- Able to lease multiple suites together

EXECUTIVE SUMMARY

1800 Randolph Rd SE, Albuquerque, NM 87106 | 4



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

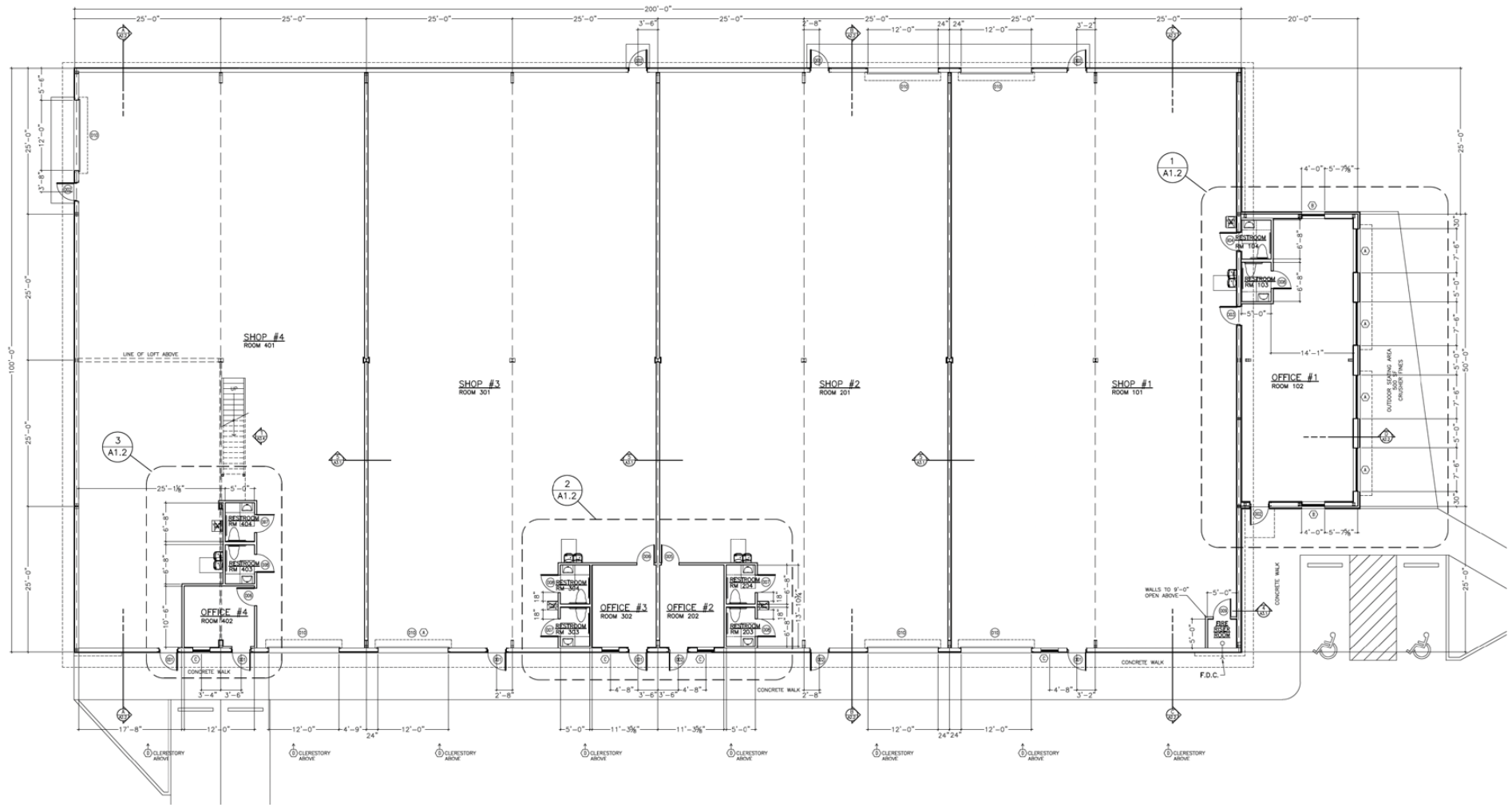
OFFERING DETAILS:

ADDRESS:	1800 Randolph Rd SE, Albuquerque, NM 87106
LOT SIZE:	1.62 Acre
	5,000-21,000 SF Available
BUILDING SIZE:	Suite 1 - 6,000 SF Suite 2 - 5,000 SF Suite 3 - 5,000 SF Suite 4 - 5,000 SF
ZONED:	NR-BP
LEASE PRICE:	\$13 PSF Base + NNN
POPULATION:	173,595 (5 Mile Radius)
AVG. HH INCOME:	\$64,294 (5 Mile Radius)
DAYTIME EMPLOYEES:	143,991 (5 Mile Radius)
WATER, SEWER & ELECTRICITY:	PIPED IN
INGRESS/EGRESS:	From North Property Line



FLOOR PLAN

1800 Randolph Rd SE, Albuquerque, NM 87106 | 5



FLOOR PLAN

1/8" = 1'-0"

BUILDING PHOTOS

1800 Randolph Rd SE, Albuquerque, NM 87106 | 6



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

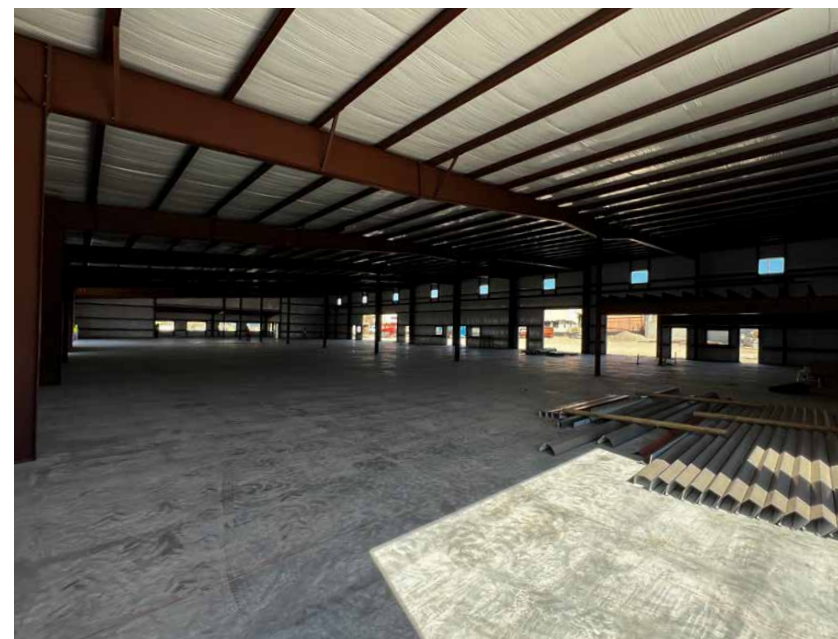


BUILDING PHOTOS

1800 Randolph Rd SE, Albuquerque, NM 87106 | 7



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

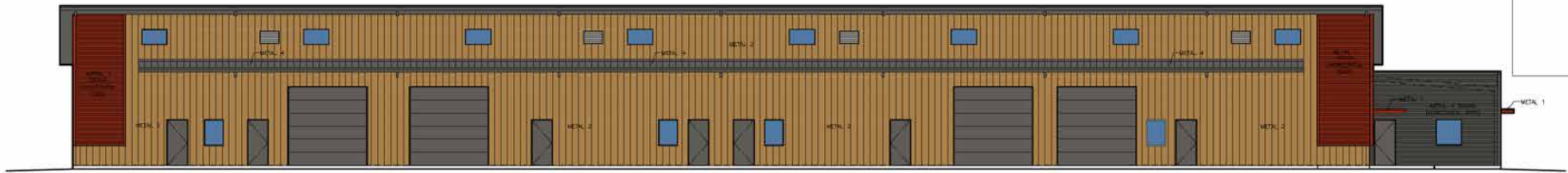


ELEVATIONS

1800 Randolph Rd SE, Albuquerque, NM 87106 | 8

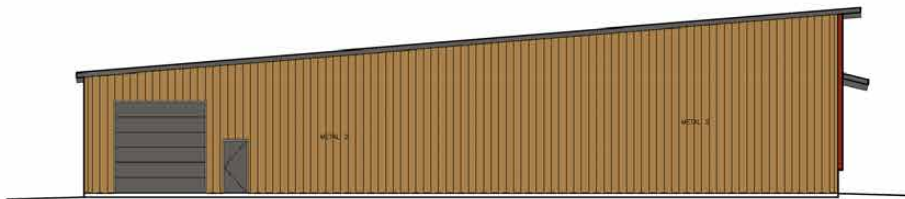


BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



CLOSE MAP

1800 Randolph Rd SE, Albuquerque, NM 87106 | 9

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



LOCATION MAP

1800 Randolph Rd SE, Albuquerque, NM 87106 | 10



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

