



11500 & 11504 COCHITI AVE SE

Albuquerque, NM 87123

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



11500 Cochiti Ave SE



11504 Cochiti Ave SE

FOR SALE OR LEASE



SALE PRICE:
\$432,000 EACH



PACKAGE PRICE:
\$850,000 (BOTH PROPERTIES)



LEASE RATE:
\$13.50 PSF + NNN



+/- 2,400 SF EACH
(4,800 SF TOTAL)



+/- 0.15 ACRES EACH
(0.30 ACRES TOTAL)

Christian File

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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.

EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS (EACH PROPERTY):

- » 2,400 SF Each (4,800 SF Total)
- » 0.15 Acres Each (0.30 Acres Total)
- » 14' drive-in door on each property
- » 16' clear height on each property
- » Fully fenced & secured
- » Fully insulated
- » New Swamp coolers
- » Space Heaters
- » No shared walls
- » Excellent access to I-40 & I-25
- » Ideal for contractors, trades & owner-users
- » High-demand small-bay industrial product



PROPERTY DESCRIPTION:

Two adjacent, stand-alone 32,400 SF warehouse buildings (built 2008) located just off I-40 near Juan Tabo. Each property features a 14' drive-in door, 16' clear height, and 30.15 acres of paved, gated, fully fenced yard space. These buildings are ideal for contractors, trades, investors, or owner-users. 11500 Cochiti is leased through June at \$3,304/month (including NNN) and includes a brand-new roll-up door and new fence/gate. 11504 Cochiti is leased for two additional years at \$3,126/month (including NNN), with tenant flexibility to remain or vacate early. The properties may be purchased separately or together as a package. Lease rate: \$13.50 PSF + NNN.

EXECUTIVE SUMMARY

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INCOME DETAILS:

ADDRESS: 11500 Cochiti Ave SE
Albuquerque, NM 87123

LEASE: Leased through June

LEASE PRICE: \$3,304/month
(includes NNN)

DRIVE IN DOOR: Brand-new 14' x 12'

FENCE & GATE: New Fence & Gate



ADDRESS: 11504 Cochiti Ave SE
Albuquerque, NM 87123

LEASE: Leased for 2
additional years

LEASE PRICE: \$3,126/month
(includes NNN)

DRIVE IN DOOR: Brand-new 14' x 12'

VACANCY: Tenant may retain or
vacate early



11500 PROPERTY EXTERIOR

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11500 PROPERTY WAREHOUSE

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11504 PROPERTY EXTERIOR

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11504 PROPERTY OFFICE/WAREHOUSE

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LOCATION MAP

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