

FOR SALE OR LEASE

15,147 SF OFFICE/WAREHOUSE

8501 Jefferson NE

Albuquerque NM 87113

FREE STANDING BUILDING

NORTH I-25 CORRIDOR

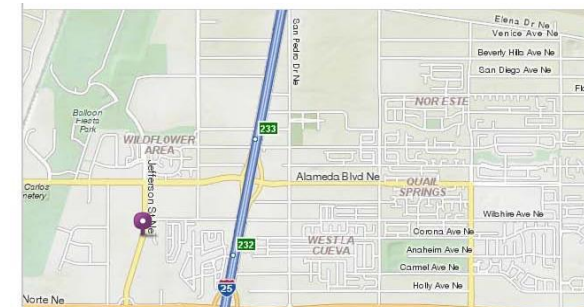
M-1 Zoning

2.03 fenced acres

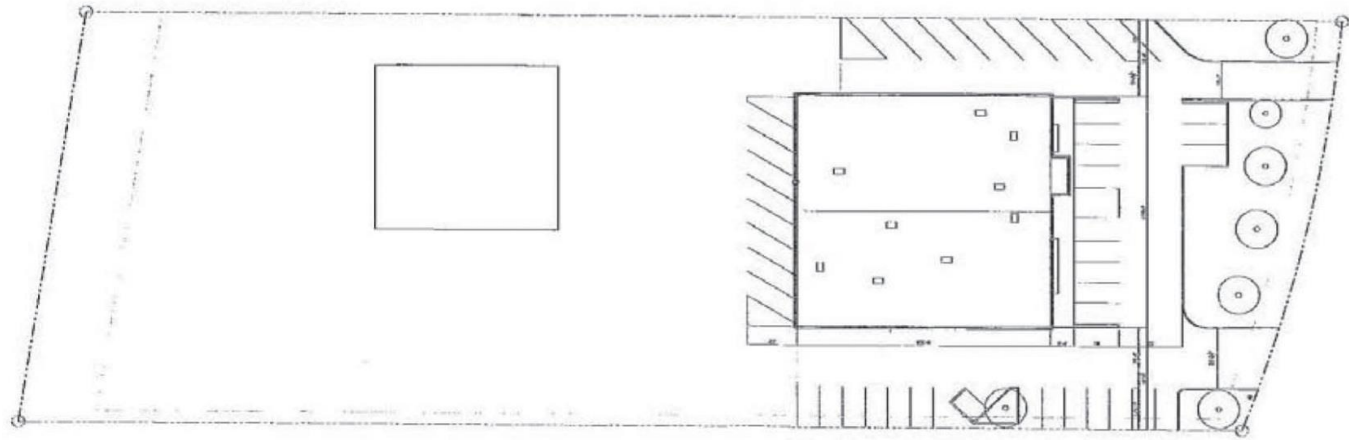


Sycamore Associates LLC
PO Box 90608
Albuquerque NM 87199-0608
505.345.5075
Sycamore-associates.com
Mike Leach
mdl@sycamore-associates.com
Greg Leach
Greg.leach@sycamore-associates.com

10,000 SF Office 5,147 SF Warehouse
3 drive-in doors & one dock door
120-208V 3phase power, 1 drive-in door
SALE: \$1,880,000.00
LEASE: \$12,625/month, \$10.00/SF NNN
1st month rent and security deposit due
up front.



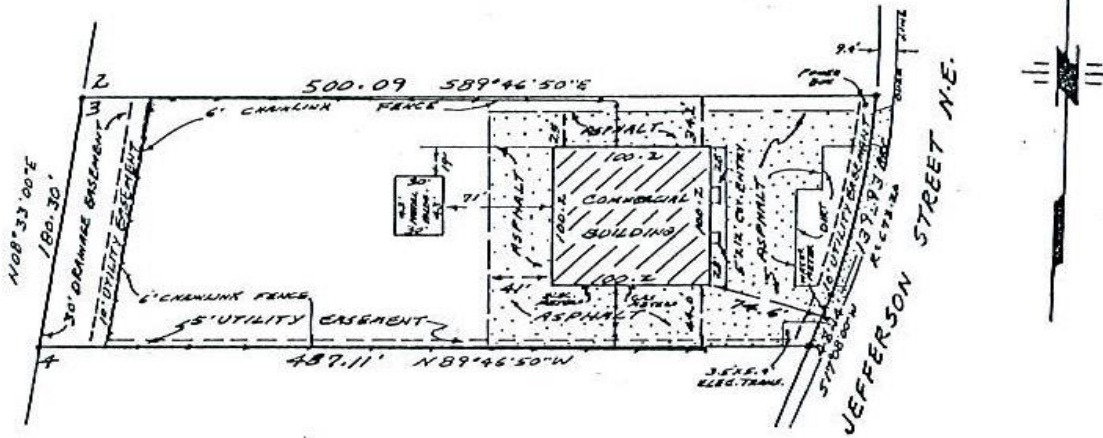
Site Plan/Plat



SIPPE DE AN

SCALE: 1" = 100'

(INCLUDED FOR DEMONSTRATION OF EASEMENTS AND BOUNDARIES OF SITE, NOT INTENDED TO SHOW CURRENT LEVEL OF IMPROVEMENTS ON THE SITE)

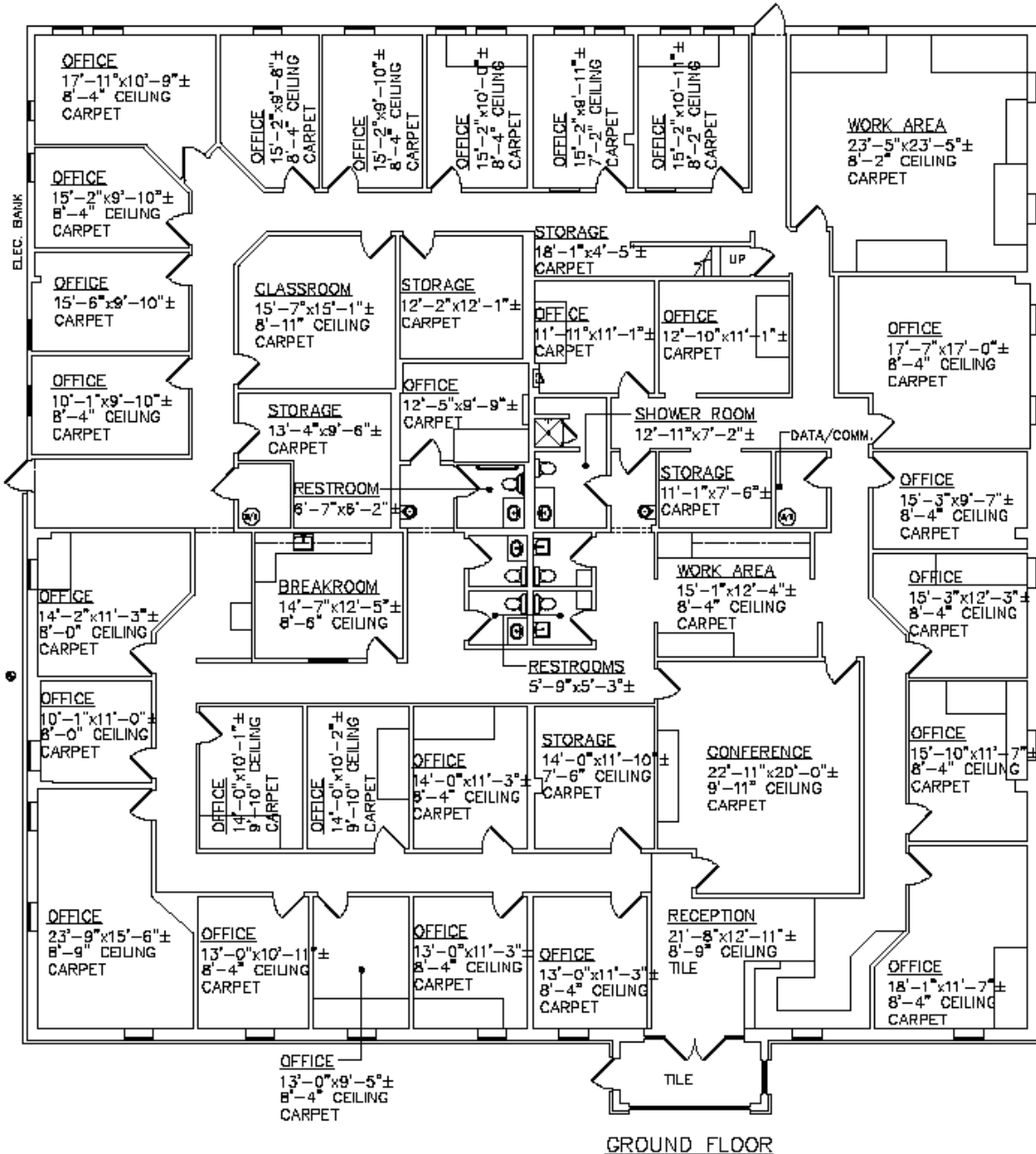


1" = 100'

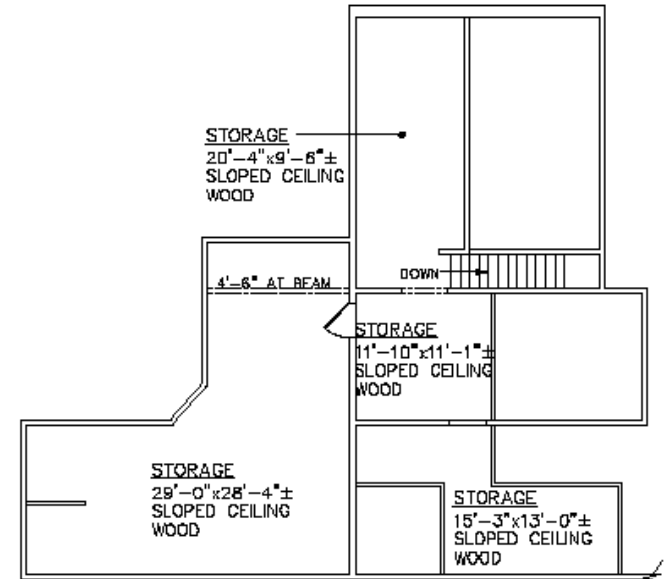


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OFFICE FLOORPLAN



GROUND FLOOR



UPPER FLOOR

NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE VINYL UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 7'-11" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. CALCULATIONS EXCLUDE STAIRWELL VERTICAL PENETRATION.

AREA CALCULATIONS:

GROUND FLOOR AREA 10166.04 SQ. FT.
UPPER FLOOR AREA 1686.25 SQ. FT.

PROJECT:
8501 JEFFERSON STREET NE MAIN BLDG.
DESCRIPTION:
AS-BUILT DRAWING

CLIENT:

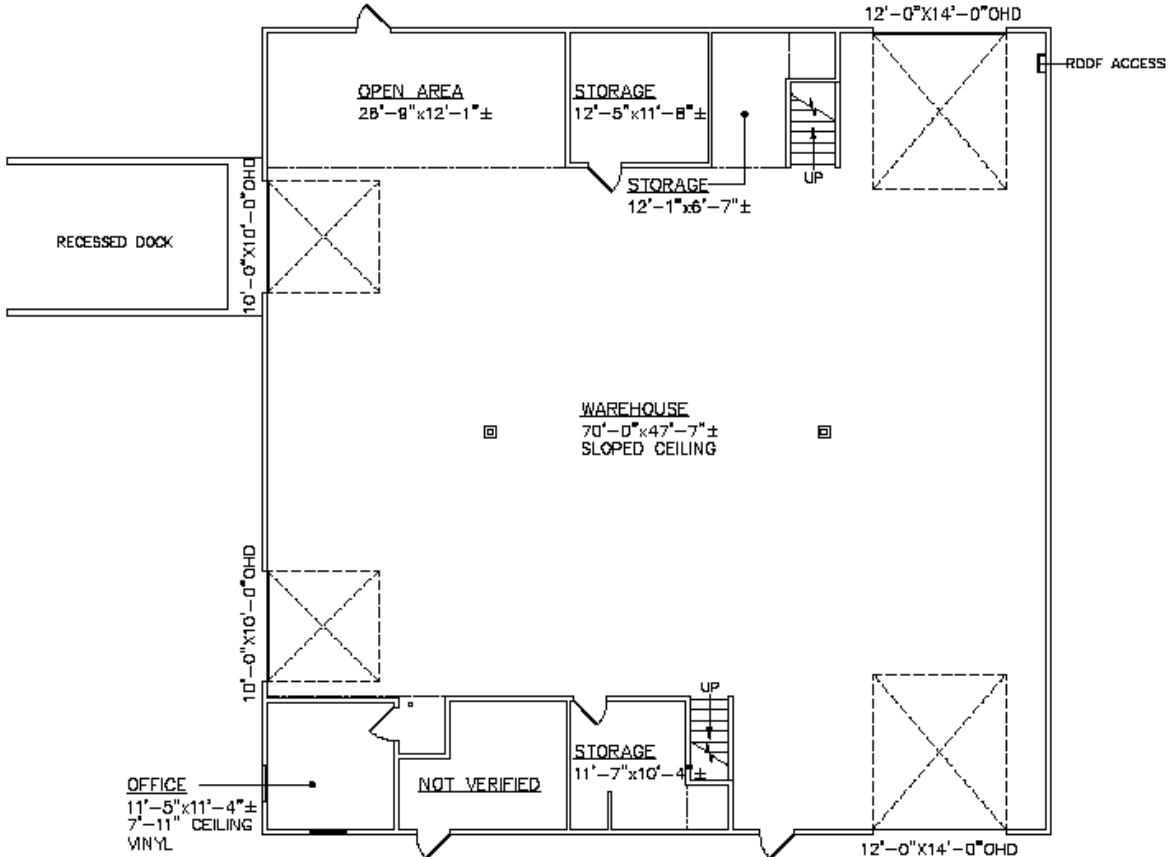
SYCAMORE ASSOCIATES

SHEET #
01
OF
02

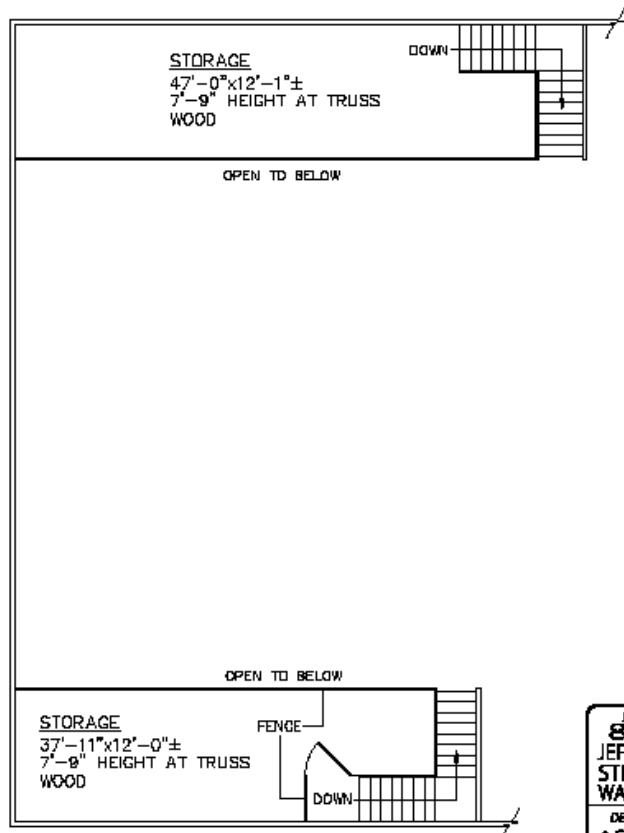
OPERATION	MEASURED BY	JR	1
DESIGNED BY	N.A.	JR	3
DRAFTED BY	JR	JR	1
CHECKED BY	P.M.	JR	0
REVISOR			9
SCALE	DATE		
3/32"=1'-0"	05/07/13		



Warehouse Floor Plan



GROUND FLOOR



MEZZANINE

NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CONCRETE UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-9" AT TRUSS UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. CALCULATIONS EXCLUDE STAIRWELL VERTICAL PENETRATION.

AREA CALCULATIONS:

GROUND FLOOR AREA 5077.50 SQ. FT.
 MEZZANINE AREA 1010.61 SQ. FT.

PROJECT:
8501 JEFFERSON STREET NE WAREHOUSE
 DESCRIPTION:
AS-BUILT DRAWING

CLIENT:
SYCAMORE ASSOCIATES

SHEET #
02
 of 02

OPERATION	MEASURED BY	JR	1
	DESIGNED BY	N.A.	3
	DRAWN BY	JR	1
	CHECKED BY	P.M.	0
	REVISED		9
SCALE	DATE		
3/32" = 1'-0"	06/07/13		

