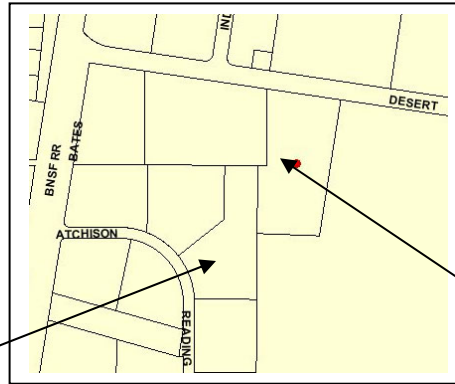


Vacant Lot: 4.6267 acres -----adjacent to-----Office/Warehouse: 19,539 SF



FOR SALE: Vacant Land



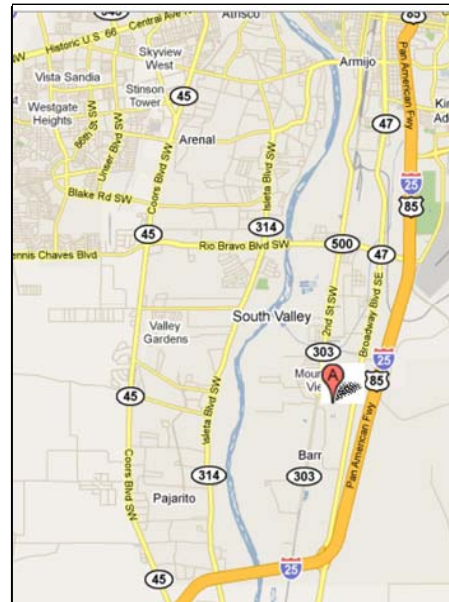
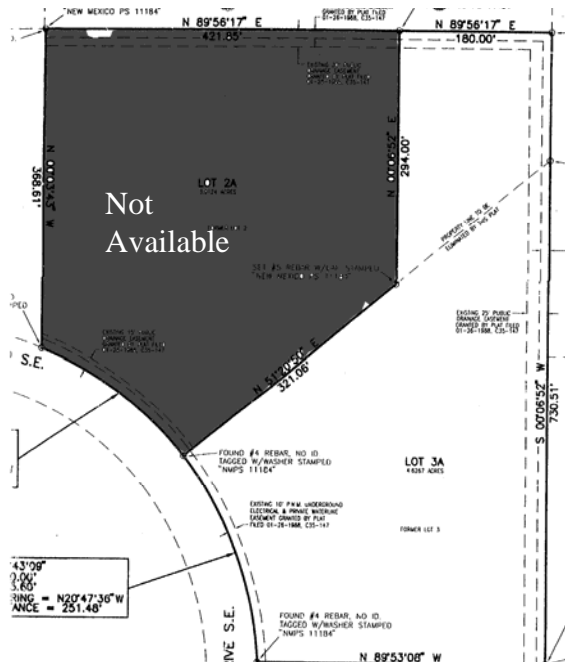
FOR SALE OR LEASE: Office/Warehouse

LOT 3A READING DRIVE SE

4.6267 Acres

County C-1 Zoning

FOR SALE: \$435,000 (\$2.16/sf)



6280 DESERT ROAD SE

19,539 SF Total

6.5 acres with Fenced Yard

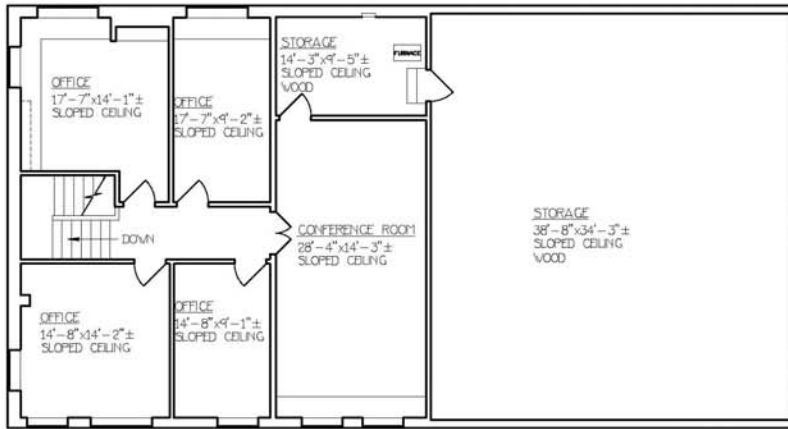
M-1 Zoning

- 7,089 Office Space
- Administrative Offices
- Large Shop
- 12,450 SF Warehouse
- (6) 14' Drive-in Doors
- 16' Warehouse Ceiling
- 3-Phase Power

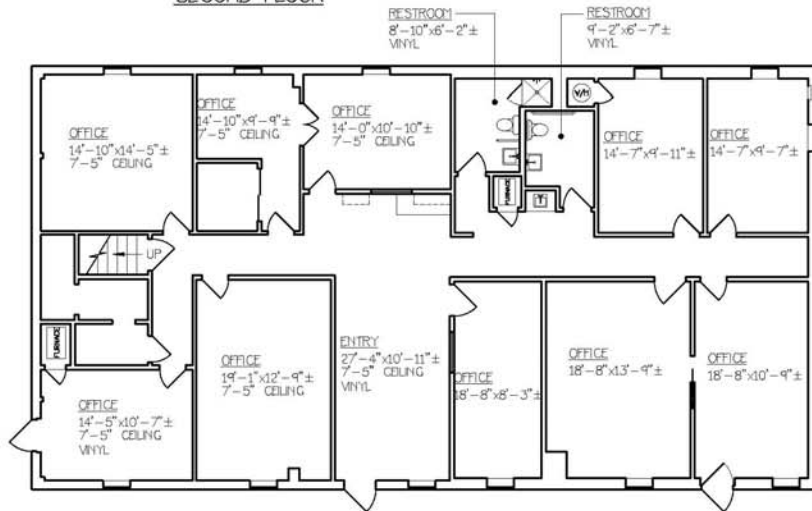
FOR SALE: \$1,285,000

FOR LEASE: \$12,500/mo (\$7.68/sf)
 Triple net lease
 3 year minimum
 1st mo rent &
 Security deposit due up front

SYCAMORE ASSOCIATES LLC
 PO Box 90608
 Albuquerque NM, USA
505.345.5075
 Industrial & Commercial
 Real Estate Brokerage



SECOND FLOOR



FIRST FLOOR

NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 7'-10" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. AREA CALCULATIONS EXCLUDE THE STAIRWELLS.

AREA CALCULATIONS:

FIRST FLOOR 3005.37 SQ. FT.
SECOND FLOOR 2960.20 SQ. FT.

PROJECT:
6280
DESERT RD. SE
OFFICE
BUILDING
DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:

DAVE
KRUEGER

CLIENT REPRESENTATIVE: 0

SHEET #
01
OF 03

MSRD BY: P.M.
DRAFTED BY: P.M.
CHECKED BY: M.G.
REVISED ON: / /

ORIENTATION:



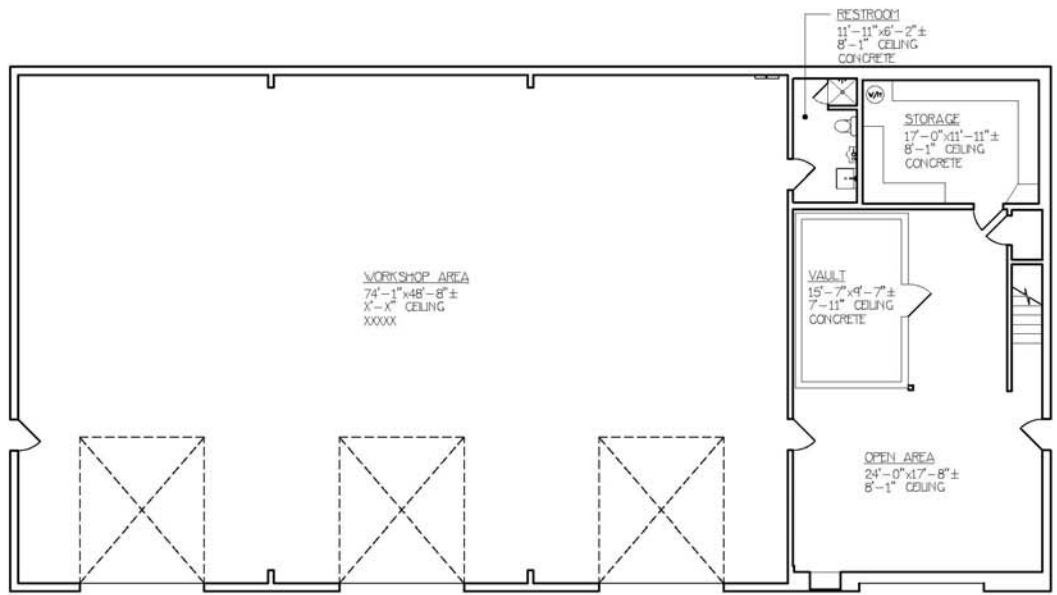
SCALE: 3/32" = 1'-0" DATE: 06/17/09

0
9
1
3
8

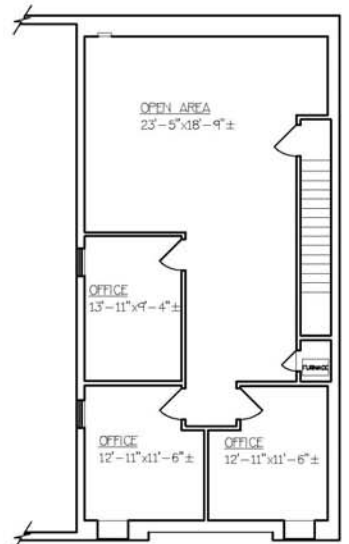
COMPUTER DRAFTING
& DESIGN BY:



CALL: 505-822-1888



FIRST FLOOR



SECOND FLOOR

PROJECT:
6280
DESERT RD. SE
WORKSHOP

DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:
DAVE
KRUEGER

SHEET #
02
OF 03

NOTES

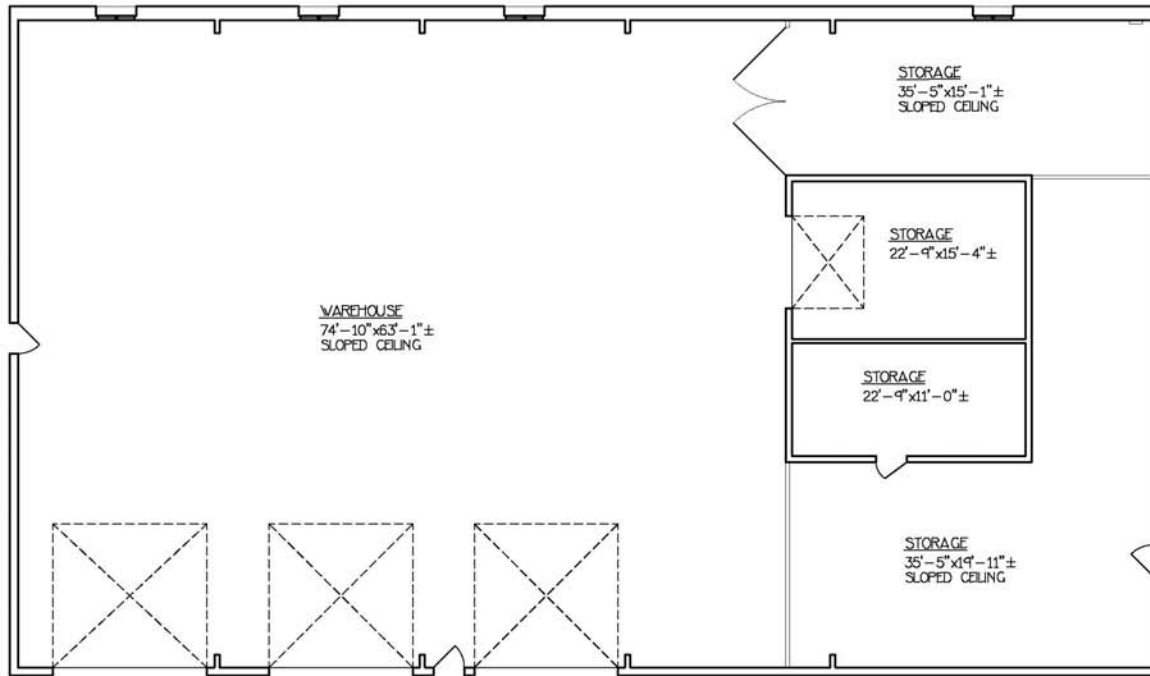
1. ALL CALCULATIONS INDICATE "GROSS" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE VINYL UNLESS OTHERWISE INDICATED.
4. ALL CEILING ARE SLOPED, UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. AREA CALCULATIONS EXCLUDE THE STAIRWELLS.

AREA CALCULATIONS:

WORKSHOP AREA	3794.87 SQ. FT.
ENTRY AND STORAGE AREA	1243.22 SQ. FT.
UPPER OFFICE AREA	1218.73 SQ. FT.

MSRD BY: P.M.	ORIENTATION:	0	COMPUTER DRAFTING & DESIGN BY:
DRAFTED BY: P.M.	N E S W	9	
CHECKED BY: M.G.		1	
REVISED ON:		3	
SCALE 3/32" = 1'-0"	DATE: 06/17/09	8	CALL-808-898-1299

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE RENTAL OR FINANCING IS FROM SOURCES DEEMED IN OUR OPINION TO BE RELIABLE BUT NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



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 7'-11" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

AREA 7316.91 SQ. FT.

PROJECT:
6280
DESERT RD. SE
WAREHOUSE

DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:

DAVE
KRUEGER

SHEET #
03
OF 03

CLIENT REFERENCE #

MSRD BY: P.M.

DRAFTED BY: P.M.

CHECKED BY: M.G.

REVISED ON: / /

SCALE: 3/32" = 1'-0"

DATE: 06/17/09



0
9
1
3
8

COMPUTER DRAFTING & DESIGN BY:
YOUR CAD DRAFTING
CALL 505-699-1188

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE RENTAL OR FINANCING IS FROM SOURCES DEEMED IN OUR OPINION TO BE RELIABLE BUT NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

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