



12,240 SF OFFICE SHOWROOM WAREHOUSE

1450-C CANDELARIA RD NE
ALBUQUERQUE, NM 87107

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.0 Acres
Building Size:	12,240
Zoning:	M-1
Dock High Doors:	2
Ceiling Height:	22 Ft
Cross Streets:	Candelaria Road Northeast and Pan American Fwy NE Srv Road

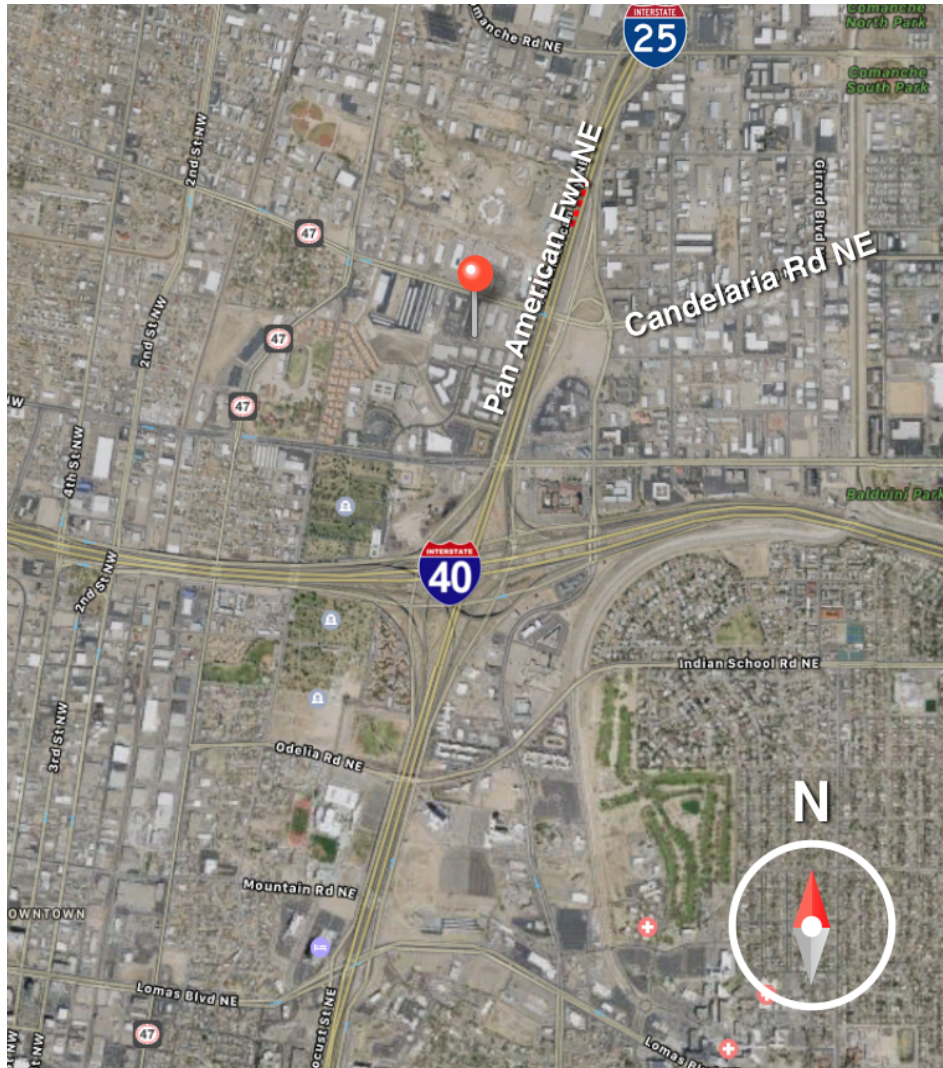
PROPERTY OVERVIEW

Ideal for an owner/user, this property is offered for the first-time for individual sale. 1450 C Candelaria NE is a 12,240 SF tilt-up concrete building featuring 22 ft. ceiling heights. The property is zoned M-1 and is on 1 acre on Candelaria, just west of the I-25. The building features 2 entrances and 2 loading docks. Very clean and ready for occupancy.

PROPERTY HIGHLIGHTS

- 22' Clear Height Ceiling
- 2,400 SF Office/Showroom
- 9,840 SF Warehouse
- 2,400 SF Mezzanine (not included in total SF)
- [2] 8'x10' Overhead Doors
- [2] 10'-12' Dock High Doors
- 400 Amp 3 Phase Power
- Ample Parking
- Very Clean Building

Location Maps



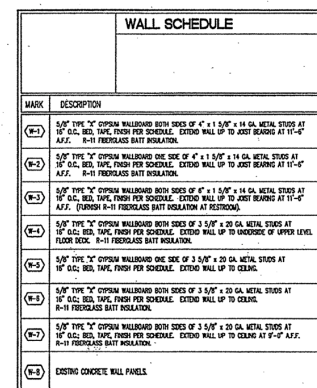
1450 CANDELARIA RD, BUILDING C | 1450 CANDELARIA RD NE ALBUQUERQUE, NM 87107

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Site Plan



NOTE:
PROVIDE A 12" HIGH PREMISE I.D. IN SUCH A LOCATION
THAT IT MAY BE READ FROM CANDELARIA ROAD.

WARNING/DISCLAIMER

ARCHITECTS, CONTRACTORS AND BUILDING OWNERS MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE AMERICANS WITH DISABILITIES ARCHITECTURAL GUIDELINES (ADAAG), THE CODE ADMINISTRATION DIVISION FOR THE CITY OF ALBUQUERQUE DOES NOT REVIEW WHETHER PLANS AND SPECIFICATIONS COMPLY WITH THE ADA. IT IS THE USER'S RESPONSIBILITY TO OBTAIN PERMIT AND COMPLIANCE WITH THE CODES DURING THE DESIGN PROCESS. COMPLIANCE WITH THE ADA OR ADAAG, THE DESIGNER, BUILDING OWNER AND CONTRACTOR MUST WANT TO CONSULT A LAWYER CONCERNING THE ADA OR ADAAG. I, THE OWNER, AGENT OR REPRESENTATIVE OF THE BUILDING OWNER OR CONTRACTOR, I HAVE READ AND UNDERSTAND THIS WARNING/RELEASE/LIAISON.

SIGNATURE Ken Harvorn 1 Dec 95

DESIGN CRITERIA:

ZONING:	M-2
ZONE ATLAS MAP:	M-15-Z
TYPE OF OCCUPANCY:	B-2 (WAREHOUSE/OFFICE)
TYPE OF CONSTRUCTION:	II-N, SPRINKLERED
GROSS SQUARE FOOTAGE:	12,280 SQ. FT.
NET LEASABLE SQUARE FOOTAGE:	11,958 SQ. FT.

LEGAL DESCRIPTION

LOT 1, TRACT E
SUNDT'S INDUSTRIAL AREA
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ALBUQUERQUE
CODE ADMIN.
NOV 29 1995
USC
SAN DIEGO
ATTENTION

Additional Photos



Additional Photos

