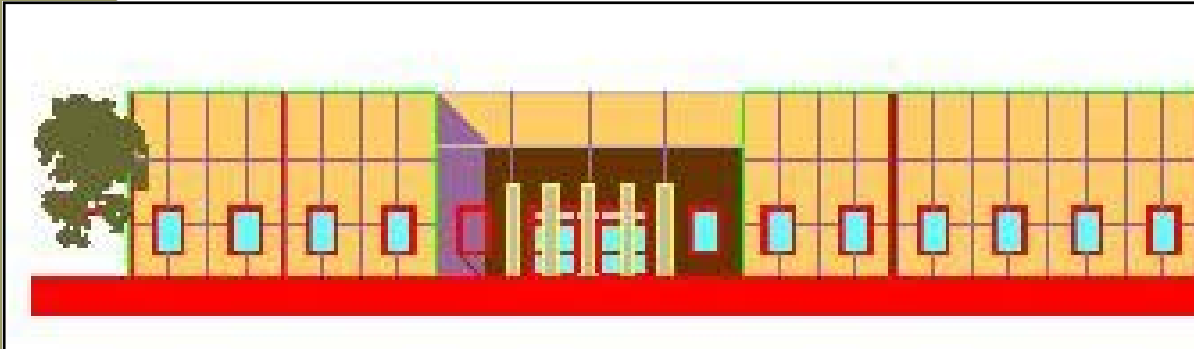


# *Industrial Park @ Journal Center II*

**3800, 3810 Rutledge Road NE, Albuquerque, New Mexico**



- LOCATION** ♦ Journal Center II, near Washington & Masthead
- BUILDING SIZE** ♦ 27,800 sq. ft. total
- ♦ Divisible into 4,000; 4,400; 5,500; or combinations thereof
  - ♦ Office built-out to suit
- LEASE RATE** ♦ \$12.50/ sq. ft./ year office finish; \$6.50/ sq. ft./ year warehouse
- TERMS** ♦ Tenant pays real estate taxes, insurance, CAM & utilities
- NET CHARGES** ♦ \$1.25 / sq. ft. (estimate)
- TRUCK DOORS** ♦ Drive-in and dock high loading
- CLEARANCE** ♦ 20 feet
- ELECTRICAL** ♦ 277/480 Volt, 200 Amp, 3 Phase (per unit)
- HVAC** ♦ Office has refrigerated air conditioning, forced gas heating  
Warehouse has evaporative coolers, suspended gas space heaters
- SPRINKLERS** ♦ Yes
- ZONING** ♦ IP (Industrial Park) City of Albuquerque
- PARKING** ♦ 2.6:1,000
- DATE AVAILABLE** ♦ First quarter 2004



*For more information contact:*  
**Jim Chynoweth, SIOR, CCIM**  
**878-0005**  
**Tim MacEachen, CCIM**  
**878-0006**

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

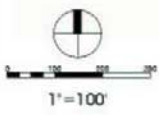


**LEGEND**

- OFFICE PARCELS
- OFFICE/ WAREHOUSE PARCELS
- TREATED PAVEMENT

# Industrial Park @ Journal Center II

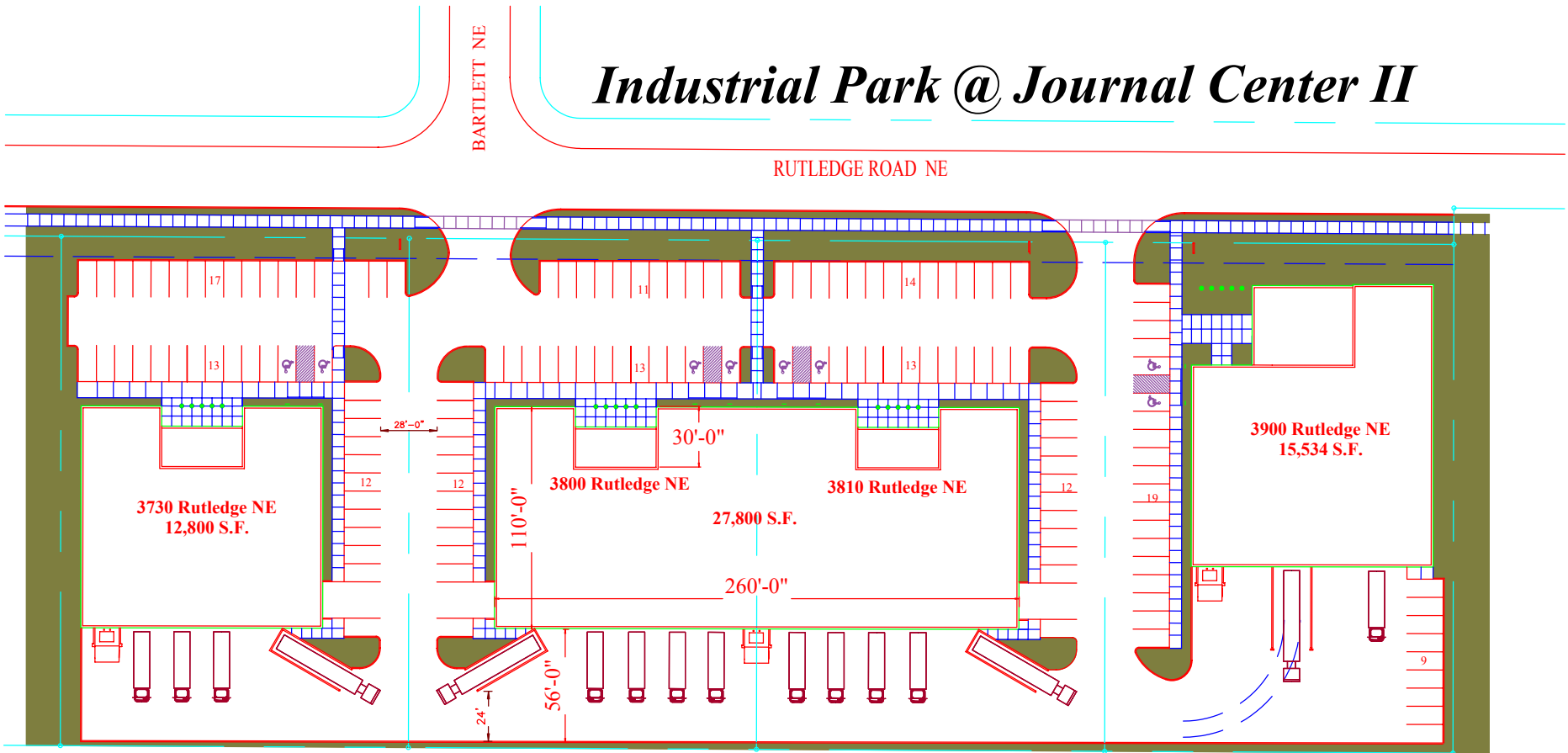
A project of Brunacini Development, Ltd. Co.



GRAPHIC PREPARED BY  
MAY 6, 2002  
**sites**  
SOUTHWEST  
1"=100' SCALE

Note:  
Dimensions and Acreages noted are approximate and actual surveyed plot data will vary slightly from the plan as shown.

# Industrial Park @ Journal Center II



## 1 SITE PLAN

1" = 80'-0"



## SITE INFORMATION

BUILDING TYPE- OFFICE/WAREHOUSE

TOTAL LAND AREA= 176,246 SF (4 ACRES)

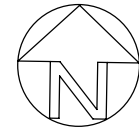
TOTAL BUILDING AREA= 56,134 SF

TOTAL PARKING SPACES= 145 (2.6 :1000)

3730 RUTLEDGE NE= 12,800 SF

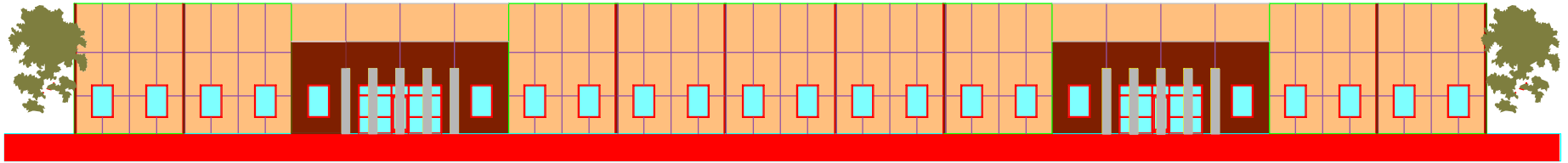
3800 RUTLEDGE NE= 27,800 SF

3900 RUTLEDGE NE= 15,534 SF



May 23, 2003

# Industrial Park @ Journal Center II



3800 Rutledge Road NE

3810 Rutledge Road NE

