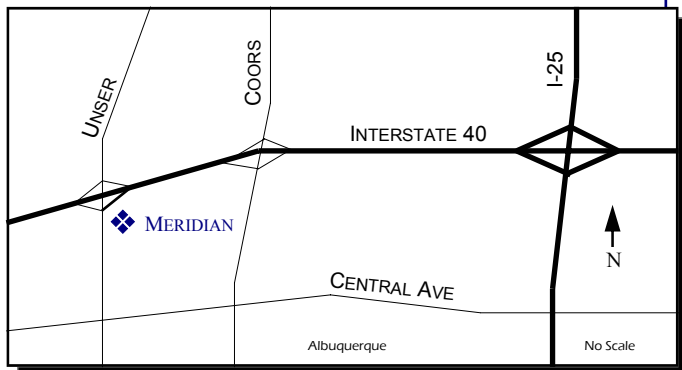


MERIDIAN BUSINESS PARK



Now Leasing

- ◆ NEW Industrial space, available 1st Qtr. 2003
- ◆ Spaces from 9,000 sq. ft. up to 45,000 sq. ft.
- ◆ Rental Rates \$6.00 / sq. ft./ year blended
- ◆ 10% office build-out
- ◆ \$10.50 office/ \$5.50 warehouse
- ◆ Net Charges estimated at \$0.91 / sq. ft.
- ◆ Fully sprinklered (E.S.F.R.)
- ◆ Dock & drive-in truck loading
- ◆ 24' clear ceiling height
- ◆ 277/480 Volt, 3 Phase electrical service
- ◆ Located in a well landscaped, business park environment only minutes to Interstate 40.
- ◆ Corporate neighbors include Coca Cola, Cardinal Health, Iron Mountain, Western Glass, Thomas & Betts, U.S. Postal Service & Others



At the Center of the Rapidly Growing Southwest & Northwest Mesas

Subject to errors, omissions, change of price or other conditions, prior sale or lease and withdrawal without notice.

MERIDIAN 13 **7300 Meridian Ave, NW**

45,000 SQ. FT.
Office/warehouse



A Project of Brunacini Development, Ltd. Co.



7620 Jefferson NE
Albuquerque, New Mexico 87106
Tel: (505) 878-0001 Fax: (505) 878-0002
www.maestasandward.com

For Complete Information
Contact

Jim Chynoweth, SIOR, CCIM
Tim MacEachen, CCIM

Phone: 505-878-0001
Fax: 505-878-0002
Email: jimc@maestasandward.com

