

# Jefferson Flex Complex 8509 & 8519 Jefferson Street NE Albuquerque, NM 87113

**Sale Or Lease**  
- **\$14.25 NNN**  
- **See Agent for Sale Price**



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## Property Highlights

- North I-25 Submarket - Jefferson Frontage
- Lease Rate - \$14.25 NNN
- Two (2) Buildings (21,600 sf) on 1.93 acres
- 8509 Jefferson (9,600 sf) is available individually
- Fenced Equipment Yard
- 72 Surface Parking Spaces
- Zoning - NR LM (Light Manufacturing)
- Electrical: 300 amp / 3 Phase 480/277 volt

## Property Description

8509 and 8519 Jefferson are two (2) single story flex office buildings built in 1999. Combined, the buildings total 21,600 sf. The site has a parking ratio of 3.33/1,000.

Located within the North I-25 submarket. This property is well located with easy access to Paseo Del Norte and Alameda, as well as Interstate 25. Numerous shops, restaurants and an abundance of desirable amenities exists in this submarket.

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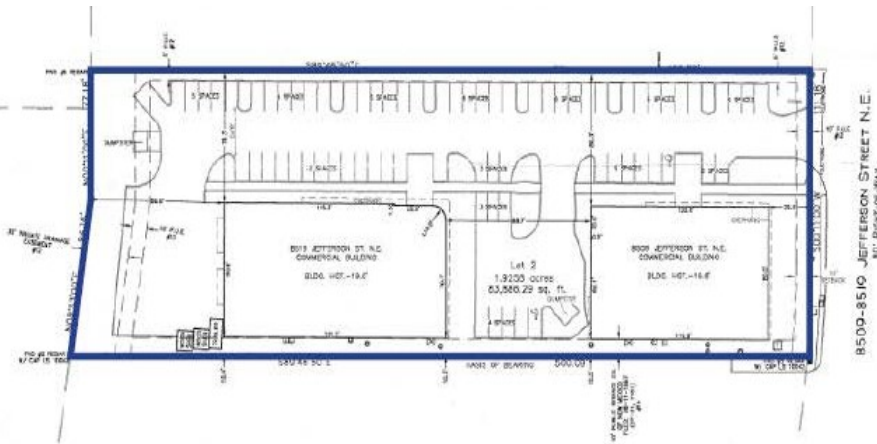


Available Spaces



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
8519 Jefferson	12,000	5-10 Years	\$14.25 /sf/yr	Flex	Good	12/01/2021
8509 Jefferson	9,600	5-10 Years	\$14.25 /sf/yr	Flex	Good	07/31/2021

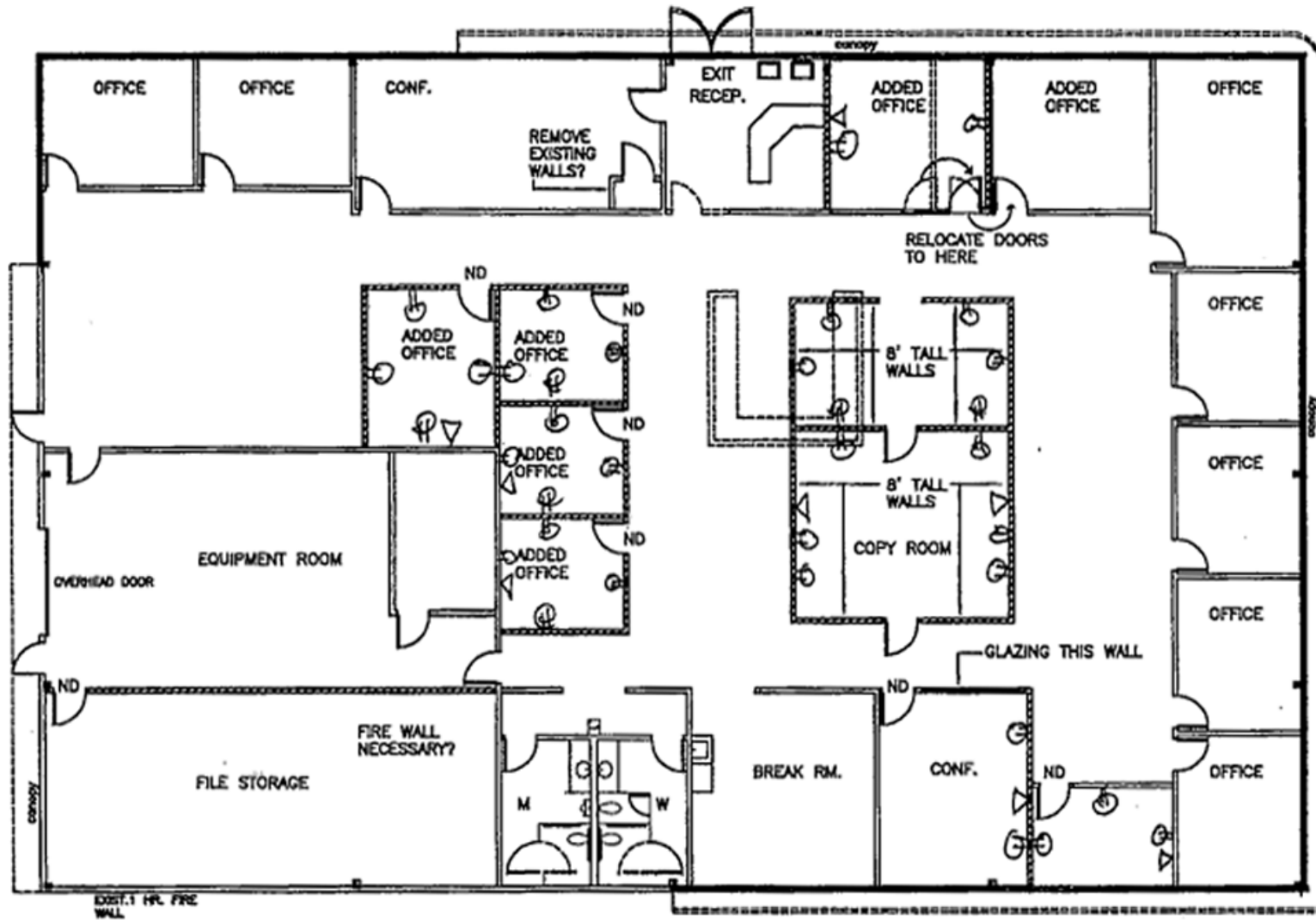


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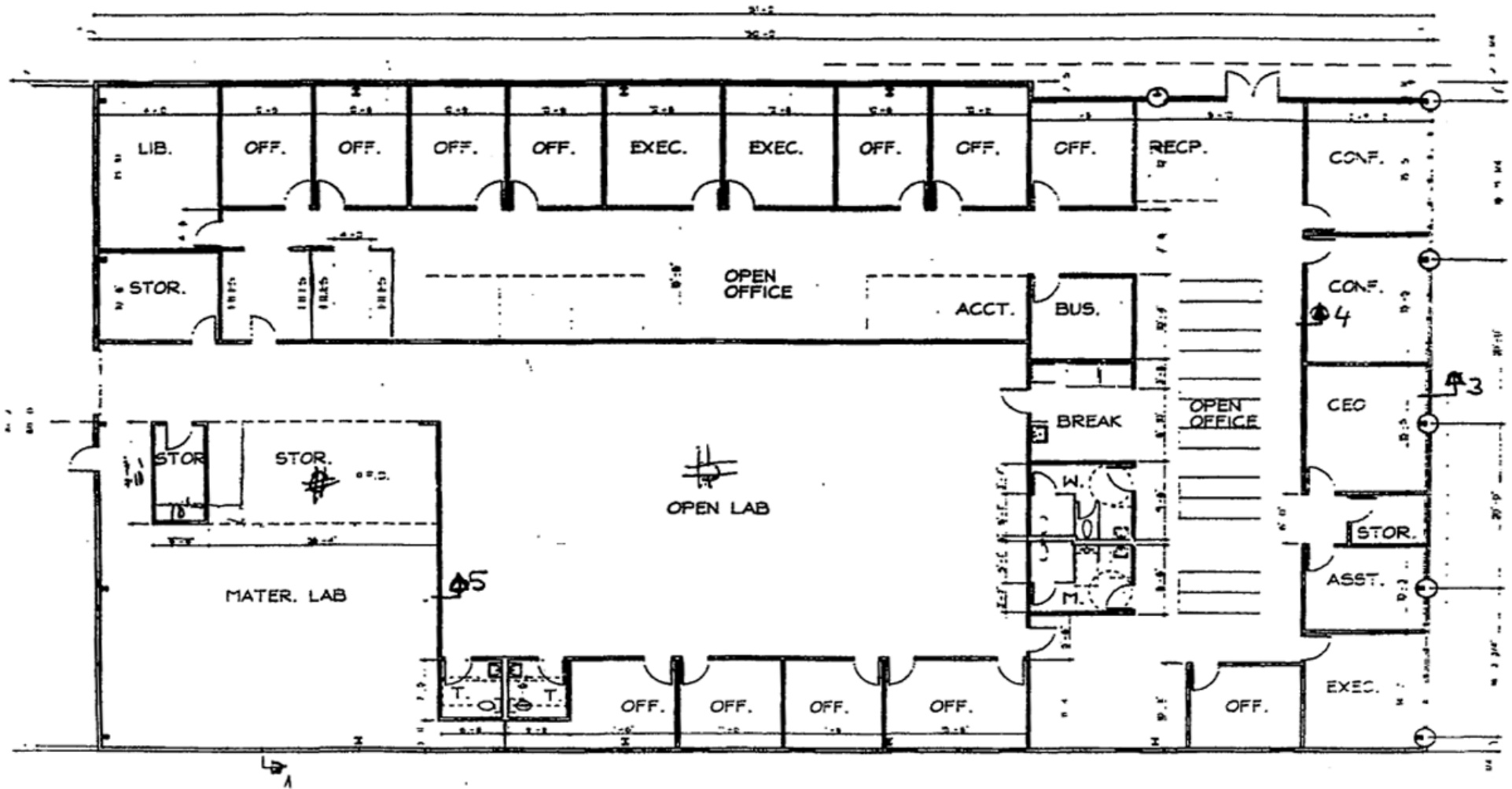


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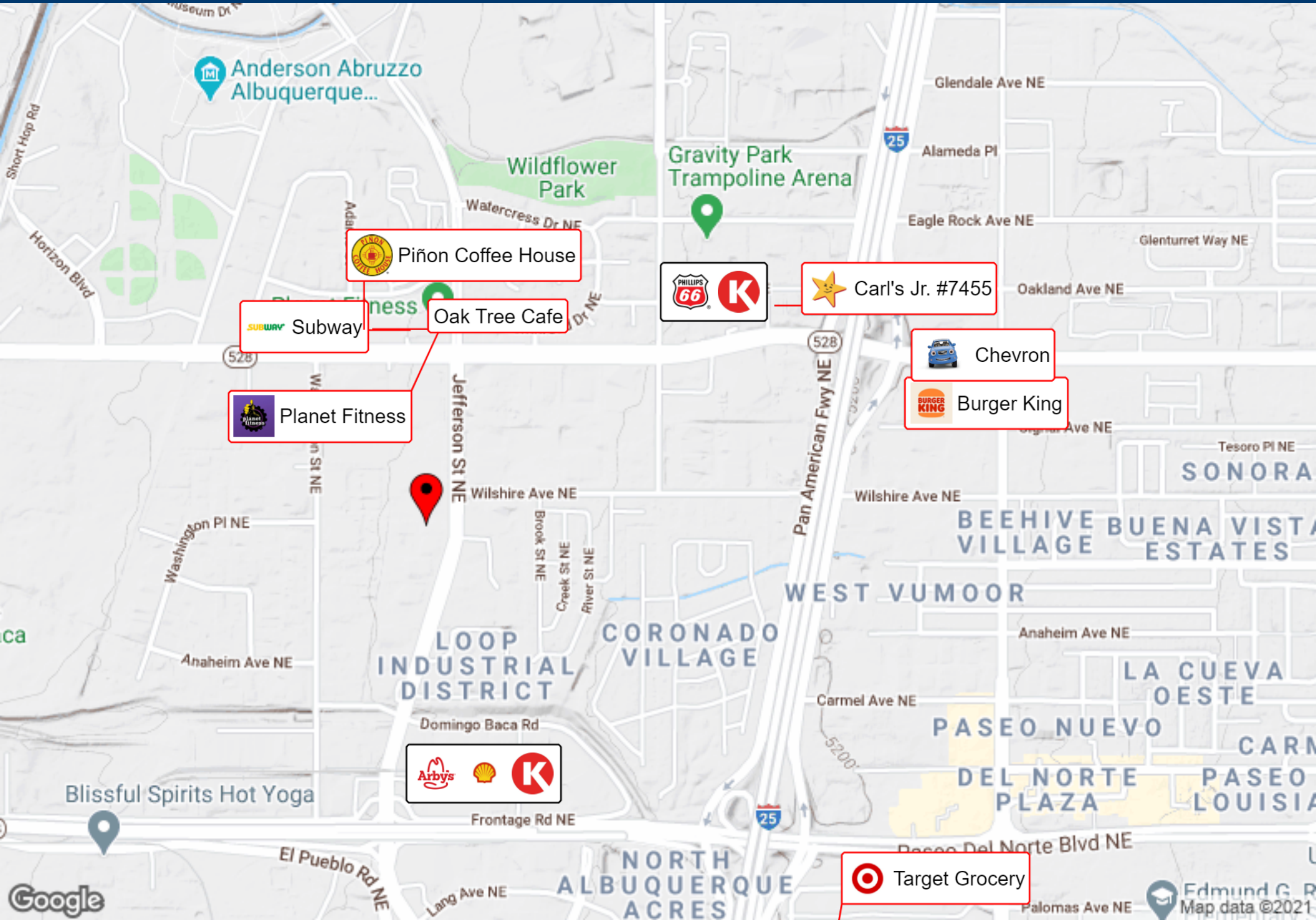


FLOORPLAN FOR 8509 JEFFERSON SPACE






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Anderson Abruzzo Albuquerque...

Wildflower Park


Gravity Park Trampoline Arena

 Piñon Coffee House


 Subway


Oak Tree Cafe

 Carl's Jr. #7455

 Planet Fitness

 Chevron

 Burger King

 Target Grocery