

For Sale or Lease

Eagle Rock Business Center

6501 Eagle Rock Rd. NE, Albuquerque, NM 87114



GRUBB & ELLIS
New Mexico

Only 7 Units Left!

15% Price Reduction

Property Specifics

Asking Price	\$119/SF (Warm Shell)
Lease Rates	
- \$7.50/SF Warehouse Space	
- \$12.50/SF Office Space	
Total Square Feet	33,000
Units	3,000 SF Each
Lot Size	Six Acres
Building Type	Office/Warehouse
Zoning	SU-2

Flexible Terms

- Lease - to - Own
- Seller Financing
- \$30,000 Closing Allowance for Interior Improvements and/or Down Payment

EAGLE ROCK BUSINESS CENTER is a unique development consisting of two buildings in the current phase. These buildings contain 11 privately owned business properties sized at 3,000 square feet. At EAGLE ROCK BUSINESS CENTER, a company can own its real estate, often for much less than renting a comparable property.

At last, a company can receive the tax advantages of owning real estate and benefit from the growth in value over the years. With every mortgage payment, the loan balance decreases, and owners create excellent long-term investments.

Highlights

- Phase I - Office/Warehouse
- Ceiling Heights 18' to 22'
- Drive In Doors 10' x 12'
- Parking Ratio: 3/1,000
- New Construction
- Conveniently Located North of Alameda and East of I-25
- www.eaglerock-bc.com

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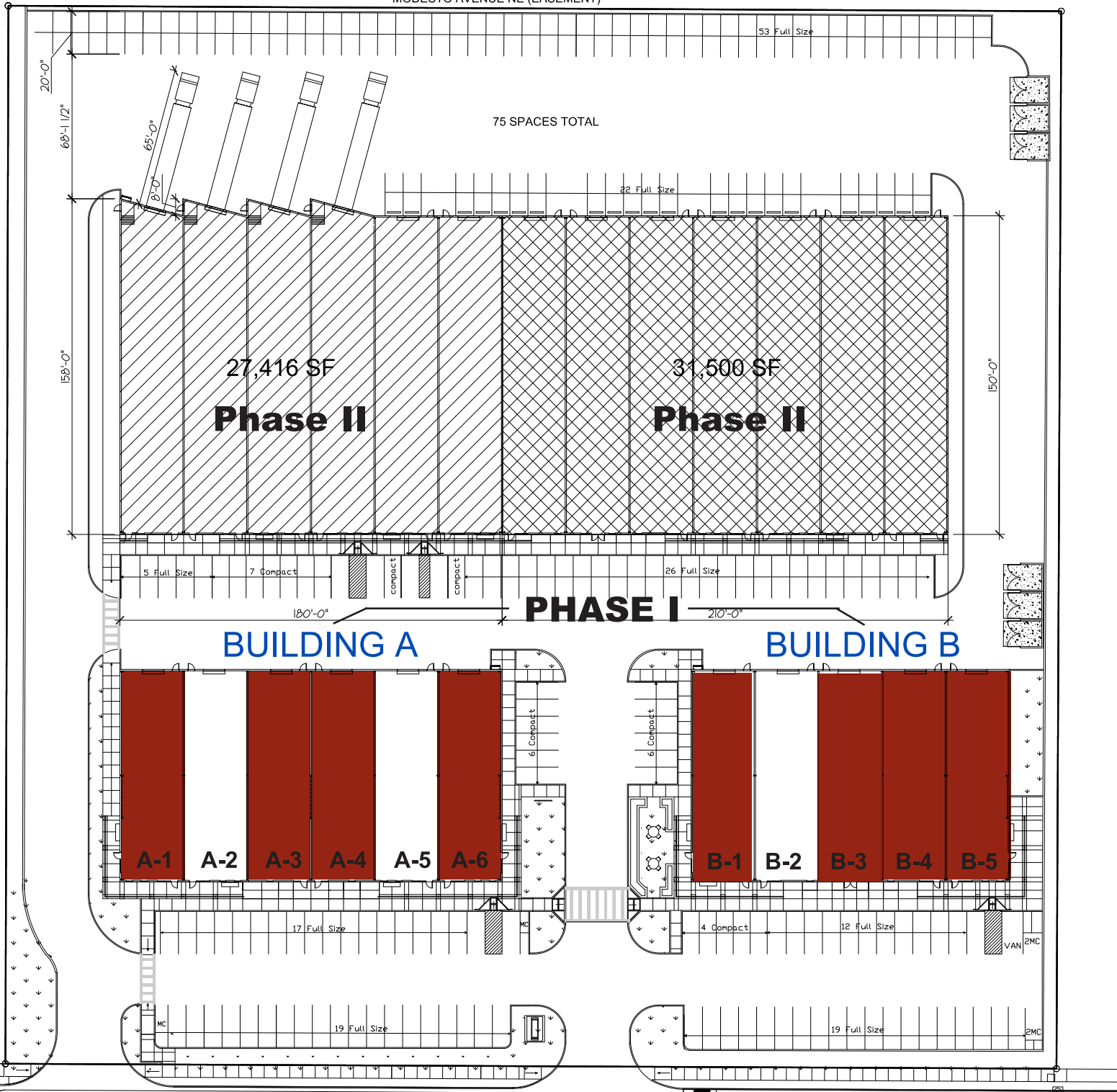
Aerial

6501 Eagle Rock NE, Albuquerque, NM 87114



Site Plan: As of 09/01/2010

MODESTO AVENUE NE (EASEMENT)



 PENDING  SOLD

Interior Photos

6501 Eagle Rock NE, Albuquerque, NM 87114



- Professional Appearance
- Stucco With Stacked Stone Entries
- Located on Six Acres



- Skylights
- Multiple Units can be Combined
- 200 Amp 3 Phase Power Per Bay
- Each Unit is 30' x 100'

Price Sheet

6501 Eagle Rock NE, Albuquerque, NM 87114

Building	Suite	Street Address	Property Size in Square Feet	Warm Shell Price	Price per Square Foot
A	A-1	6501 Eagle Rock NE, Suite A-1	3,000	SOLD	
A	A-2	6501 Eagle Rock NE, Suite A-2	3,000	\$357,000	\$119
A	A-3	6501 Eagle Rock NE, Suite A-3	3,000	SOLD	
A	A-4	6501 Eagle Rock NE, Suite A-4	3,000	SOLD	
A	A-5	6501 Eagle Rock NE, Suite A-5	3,000	\$357,000	\$119
A	A-6	6501 Eagle Rock NE, Suite A-6	3,000	SOLD	

B	B-1	6501 Eagle Rock NE, Suite B-1	3,000	SOLD	
B	B-2	6501 Eagle Rock NE, Suite A-5	3,000	\$357,000	\$119
B	B-3	6501 Eagle Rock NE, Suite B-3	3,000	SOLD	
B	B-4	6501 Eagle Rock NE, Suite B-4	3,000	SOLD	
B	B-5	6501 Eagle Rock NE, Suite B-5	3,000	SOLD	

** Warm Shell Prices

