



GIRARD WAREHOUSE PORTFOLIO

GIRARD BLVD NE BETWEEN MENAUL & CANDELARIA RD NE
2709-2727 GIRARD BLVD NE, ALBUQUERQUE, NM 87107



FOR SALE

AVAILABLE SPACE
29,600 SF

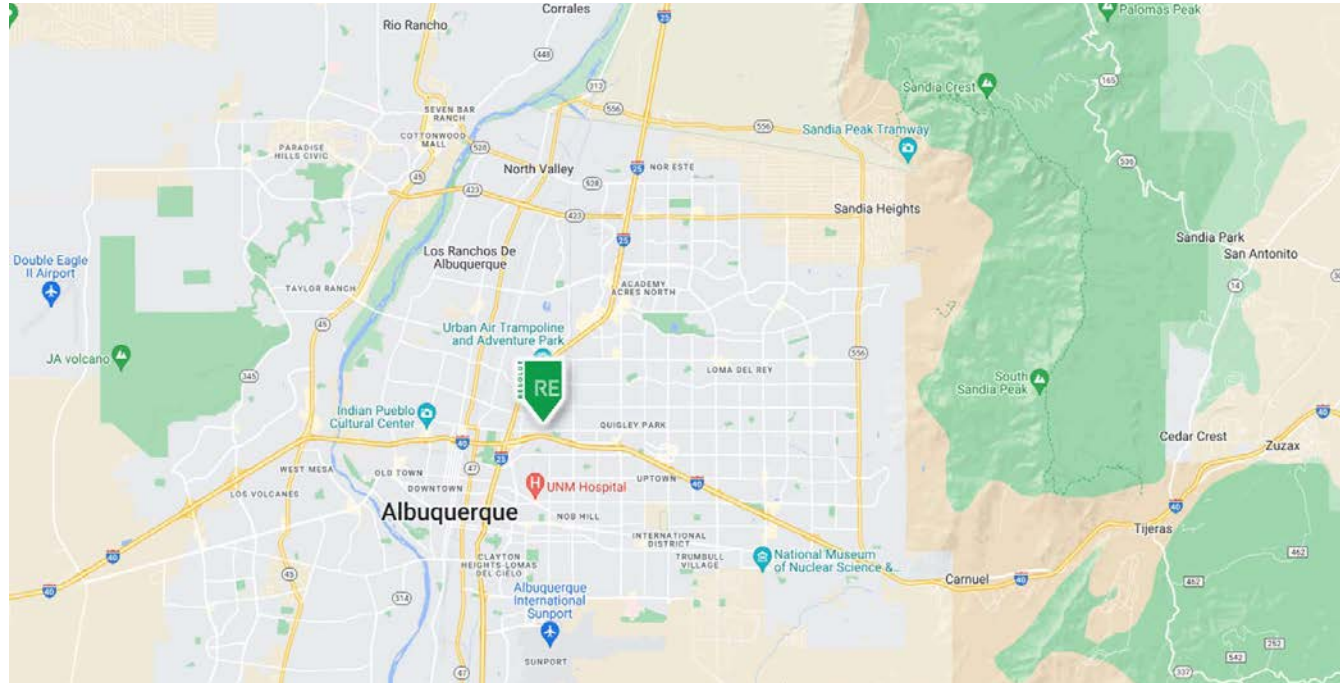
PRICE
\$3,896,000

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PROPERTY HIGHLIGHTS

- (3) Warehouse properties, each approximately 10,000 SF
- Great opportunity for owner/user wanting rental income
- Great investment opportunity (see pro-forma)
- NR-LM Zoning
- Each building has a dock bay; two buildings also have a grade level overhead door
- 3-Phase power is each building
- 20-25% of square footage within each building devoted to office space
- Buildings being offered as a portfolio



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



101,158
POPULATION
3-MILE RADIUS



\$50,090.00
AVG HH INCOME
3-MILE RADIUS



158,777
DAYTIME POPULATION
3-MILE RADIUS

PROPERTY OVERVIEW

2709, 2713, and 2727 Girard Blvd NE consists of three warehouse properties each approximately 10,000 square feet. These buildings are being offered for sale as a portfolio and will not be sold individually. This is great for an owner/user wanting to also have rental income or for an investor looking for a highly desirable product. The portfolio of buildings feature 3-phase power, dock high and grade level doors, and private offices and conference rooms. Ceiling heights range from 9ft - 15ft.

LOCATION OVERVIEW

The trio of warehouses are located in the North I-25 trade area and the quick access to I-25 and I-40 make this location ideal for distribution. Many commercial supply companies are within the immediate area providing potential synergy with a future owner or tenant.



PROPERTY Highlights

Price:	\$3,896,000
Available SF:	29,600 SF
Ceiling Height:	9ft - 15ft
Power:	120/208V 3-Phase
Zoning:	NR-LM
Submarket:	North I-25

Building Highlights

Building	2709	2713	2727
SF	10,000 SF	10,000 SF	9,600 SF
Ceiling Height	9 ft -11 ft	9 ft -13 ft	11 ft -15 ft
Power	120/208V/3 Phase	120/208V/3 Phase	120/208V/3 Phase
Doors	10 ft x 10 ft Dock High 10 ft x 12 ft Grade Level	10 ft x 10 ft Dock High	8 ft x 10 ft Dock High 8 ft x 10 ft Grade Level
Lease Status	Vacant	Expires 12/31/2026 \$52,800/Year	Expires 12/31/2024 \$51,000/Year
Price PSF	\$130.00	\$130.00	\$135.00
Lot Size (AC):	0.51	0.59	0.42

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2709 Girard Blvd NE

Total Size	10,000 SF
Ceiling Height	9 ft - 11 ft
Power	120/208V/3 Phase
Doors	10 ft x 10 ft Dock High 10 ft x 12 ft Grade Level
Lease Status	Vacant
Price PSF:	\$130.00
Lot Size (AC):	0.51 AC



2713 Girard Blvd NE

Total Size	10,000 SF
Ceiling Height	9 ft - 13 ft
Power	120/208V/3 Phase
Doors	10 ft x 10 ft Dock High
Lease Status	Expires 12/31/2026 \$52,800/Year
Price PSF:	\$130.00
Lot Size (AC):	0.59 AC



2727 Girard Blvd NE

Total Size	9,600 SF
Warehouse Office	7,200 SF 2,400 SF: 3 Private Offices, Small Conference Room, Large Conference Room
Ceiling Height	11 ft - 15 ft
Power	120/208V/3 Phase
Doors	8 ft x 10 ft Dock High 8 ft x 10 ft Grade Level
Lease Status	Expires 12/31/2024 \$51,000/Year
Price PSF:	\$135.00
Lot Size (AC):	0.42 AC



2727 Girard Blvd NE (Continued)





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CURRENT

2709 Girard			
	Annual	Annual PSF	Notes
Gross Rental Income	\$0.00	\$0.00	Vacant
Real Estate taxes	\$6,067.10	\$0.61	Based on 2023
Property Insurance	\$1,817.00	\$0.18	Based on current insurance premium
Property Management	\$0.00	\$0.00	Self Managed
Repairs/Maintenance	\$2,400.00	\$0.24	
Total Operating Expenses:	\$10,284.10	\$1.03	
Net Operating Income	(\$10,284.10)	(\$1.03)	

2713 Girard		
Annual	Annual PSF	Notes
\$52,800.00	\$5.28	Lease expires 12/31/2026
\$6,332.20	\$0.63	Based on 2023
\$1,817.00	\$0.18	Based on current insurance premium
\$0.00	\$0.00	Self Managed
\$2,400.00	\$0.24	
\$10,549.20	\$1.05	
\$42,250.80	\$4.23	

2727 Girard		
Annual	Annual PSF	Notes
\$51,000.00	\$5.28	Lease expires 12/31/2024
\$6,116.36	\$0.63	Based on 2023
\$1,704.00	\$0.18	Based on current insurance premium
\$0.00	\$0.00	Self Managed
\$2,400.00	\$0.25	Estimate
\$10,220.36	\$1.06	
\$40,779.64	\$4.25	

PRO-FORMA

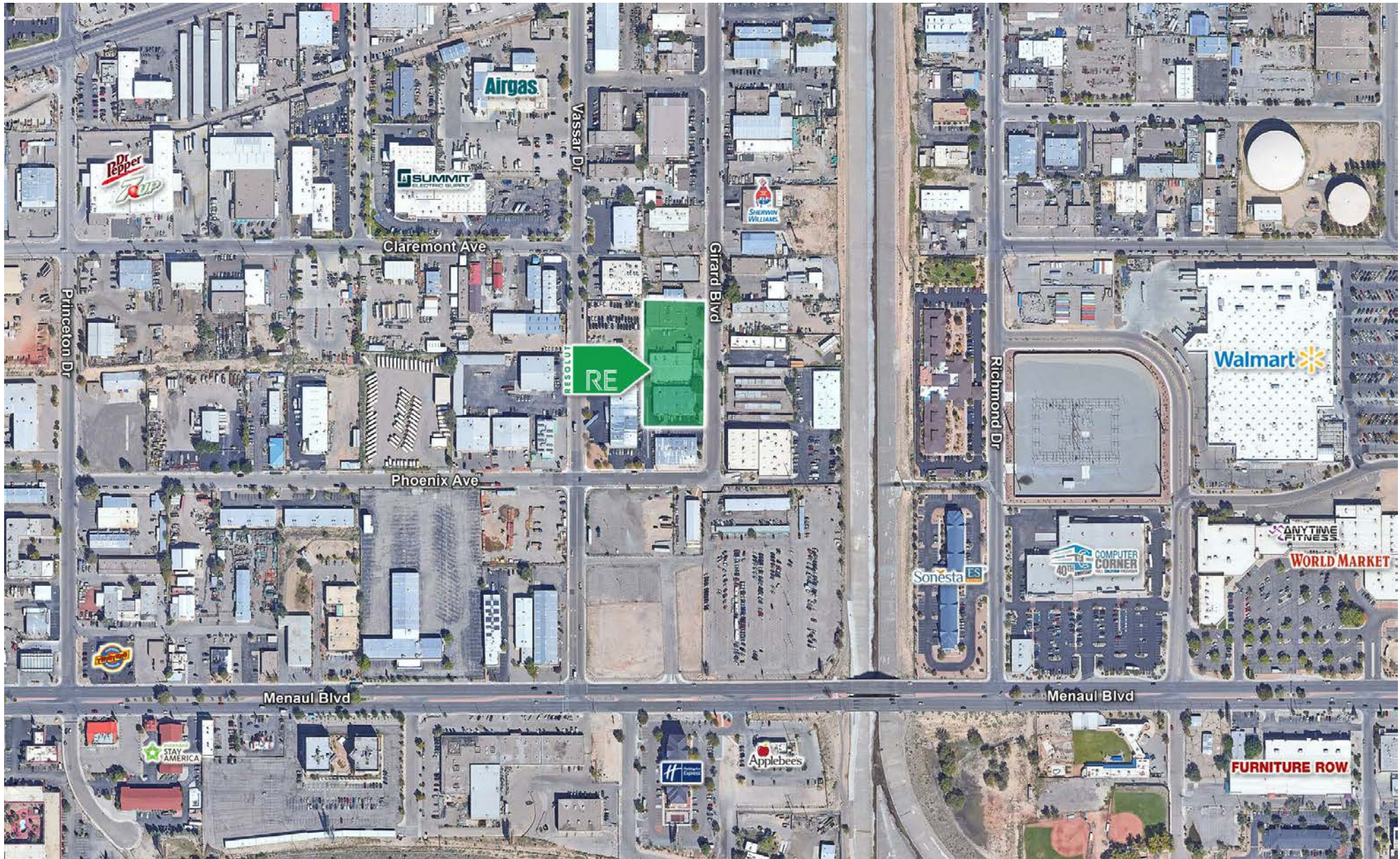
2709 Girard			
	Annual	Annual PSF	Notes
Gross Rental Income	\$120,000.00	\$12.00	Based on Market Rates
Real Estate Taxes	\$12,000.00	\$1.20	Based on Estimate
Property Insurance	\$1,817.00	\$0.18	Based on current insurance premium
Property Management	\$6,000.00	\$0.60	Based on Estimate
Repairs/Maintenance	\$4,800.00	\$0.48	Based on Estimate
Total Operating Expenses:	\$24,617.00	\$2.46	
NNN Reimbursement:	\$24,617.00	\$2.46	
Net Operating Income	\$120,000.00	\$12.00	
Pro Forma Cap Rate:	9.2%		

2713 Girard		
Annual	Annual PSF	Notes
\$120,000.00	\$12.00	Based on Market Rates
\$12,000.00	\$1.20	Based on Estimate
\$1,817.00	\$0.18	Based on current insurance premium
\$6,000.00	\$0.60	Based on Estimate
\$4,800.00	\$0.48	Based on Estimate
\$24,617.00	\$2.46	
\$24,617.00	\$2.46	
\$120,000.00	\$12.00	
9.2%		

2727 Girard		
Annual	Annual PSF	Notes
\$134,400.00	\$14.00	Based on Market Rates
\$12,000.00	\$1.25	Based on Estimate
\$1,704.00	\$0.18	Based on current insurance premium
\$6,000.00	\$0.63	Based on Estimate
\$4,800.00	\$0.50	Based on Estimate
\$24,504.00	\$2.55	
\$24,504.00	\$2.55	
\$134,400.00	\$14.00	
10.4%		

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