

Downtown Industrial Property with Yard

1815 4th Street, Albuquerque, NM



For Lease

- 8,132± SF
3,429± SF Office
4,703± SF Warehouse
- 0.49± Acres
- Lease Rate:
\$9.75/SF NNN

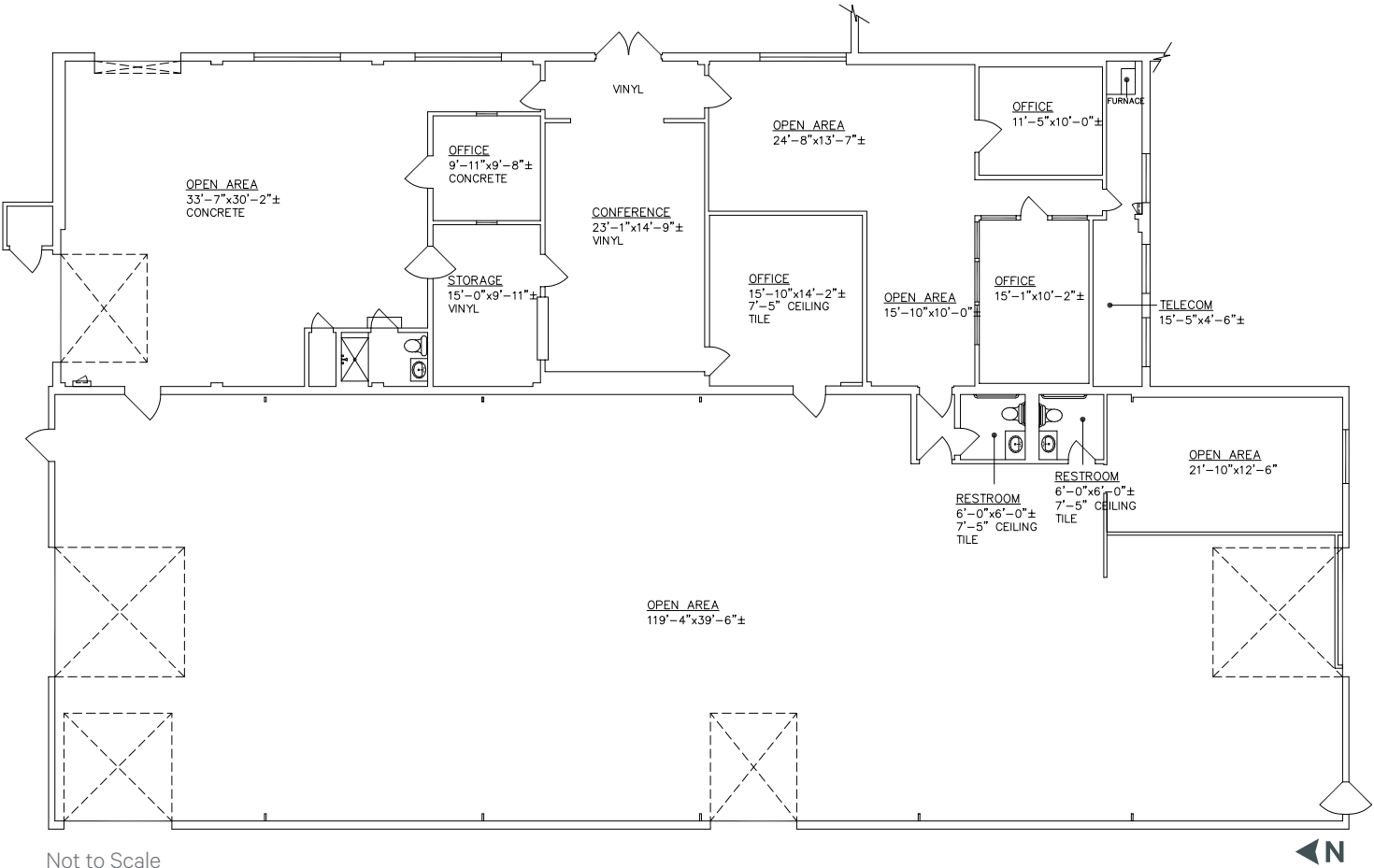
Property Highlights

- Easy access to I-40 & I-25
- 7,500± SF of fenced and gated gravel yard
- 13' clear height 18' peak
- Secure yard storage
- Five drive-in doors
- HUBZone qualified
- Zoned NR-LM (City of Albuquerque)
- Secure parking
- Single phase 100 amp, 240v

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Floor Plan



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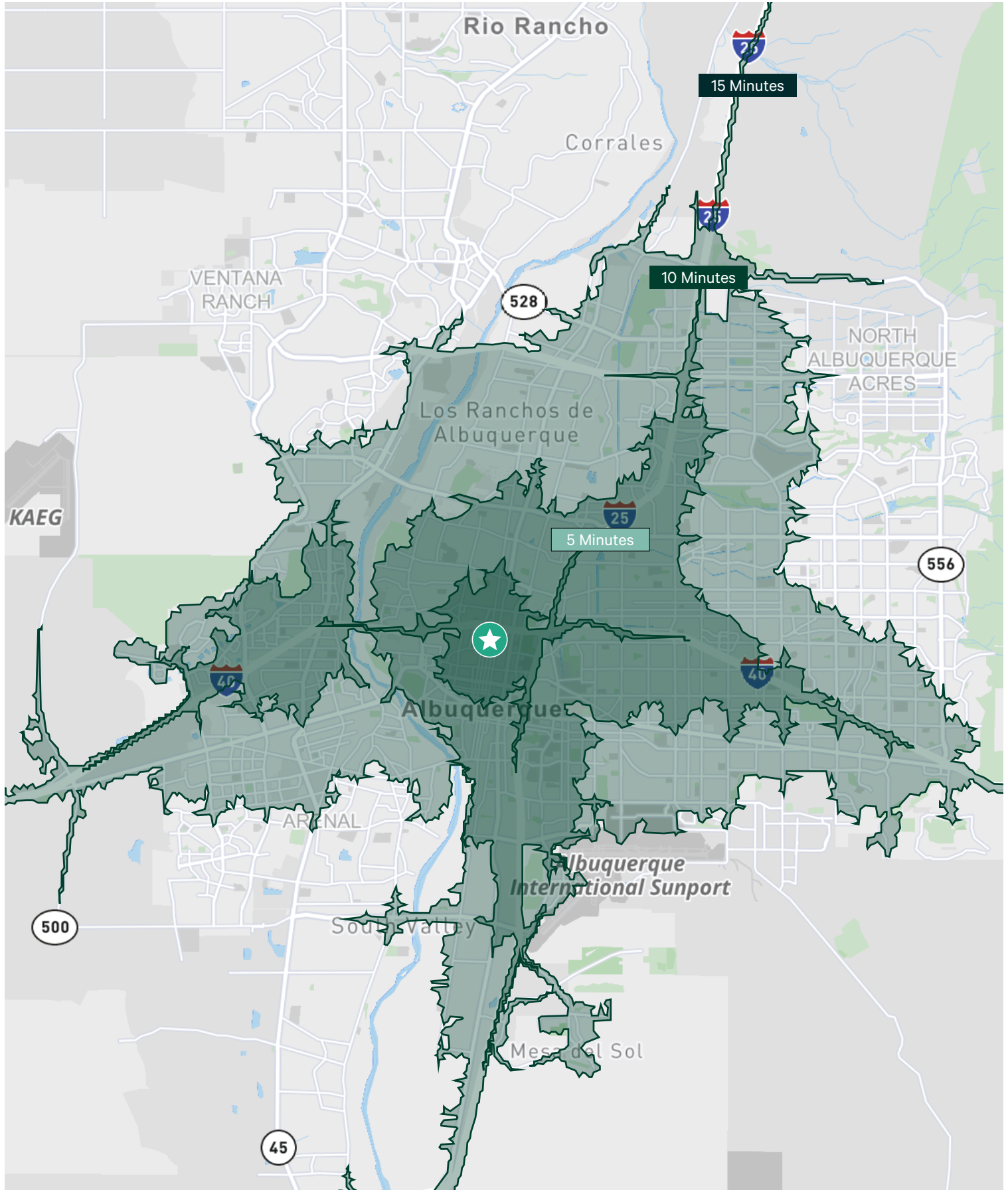
Site Plan



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Drive Time



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