

# MULTI-PURPOSE SPACE FOR LEASE

960 HWY US-550  
BERNALILLO, NM



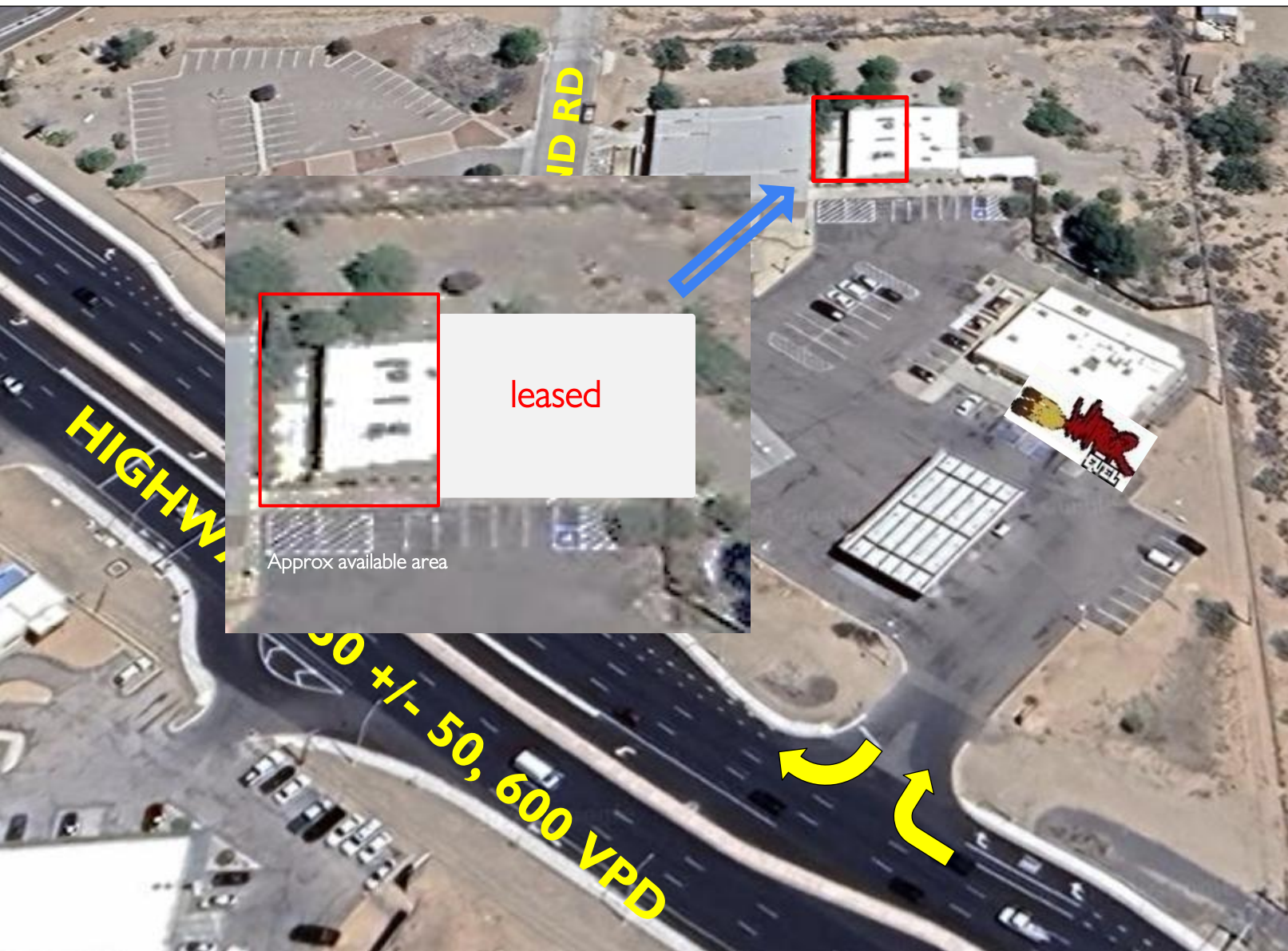
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(505)730-7395  
consuleo@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
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# LOCATION



**LEASE RATE:** \$16.50 sf  
plus CAM  
Tenant Pays Utilities

**SUITE SIZE** +/- 2,400/sf

**ZONING** C-1, Town of Bernalillo

## FEATURES:

- Located on HWY 550
- Office Space
- Industrial Space
- Open Floorplan
- Private Bathroom
- Roll Up Door
- New Windows

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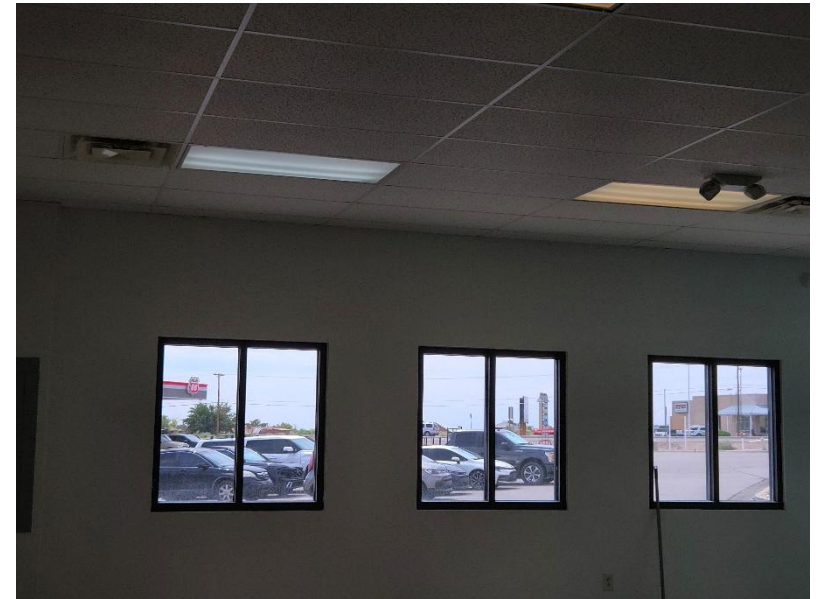
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# PHOTOS



## NEW STUCCO AND WINDOWS

### MULTI-PURPOSE SPACE

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# BACK AREA OF SPACE



## ROLL UP DOOR



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# DESCRIPTION



Absolute Investment Realty has been selected as the exclusive broker for the owner of 960 HWY US-550. The property is located on the north side of HWY 550 just west of the Rio Grande River and just east of HWY 528. The available space will join Tio's Kitchen which will be opening soon. The property is located adjacent to a Warrior brand fuel station and convenience store which will be remodeled soon. It has very rare curb cut access to the highway and a traffic light.

This building consists of 2,400 square feet of mostly open floor plan, with a restroom. The property also features a roll up door that is perfect for a variety of uses such as retail, office or light manufacturing. Parking is shared with other tenants.



**VIEW WEBSITE >**

## MULTI-PURPOSE SPACE

FOR LEASE / 960 HWY US-550

## PROPERTY SUMMARY

PROPERTY ADDRESS	960 HWY US-550, Bernalillo, NM Suite C
PROPERTY DESCRIPTION	Office/Warehouse/Industrial/Storage/Roll Up Door
SUITE SIZE	Indoor: 2,400 s/f
ZONING	C-1, Town of Bernalillo
ACCESS	Direct Access to HWY 550
VISIBILITY	Excellent Visibility to HWY 550 – 55,000 VPD
SIGNAGE	Building Signage Available

**Disclaimer:** The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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# IMMEDIATE TRADE AREA



## MULTI-PURPOSE SPACE

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# TRADE AREA



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# BROKERS



131 Madison NE Albuquerque, NM 87108  
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## **ALFREDO BARRENECHEA** Qualifying Broker

(505) 401-0135 / [alfredo@go-absolute.net](mailto:alfredo@go-absolute.net)

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



## **CONSUELO DEYOUNG** Vice President

505-730-7395 / [consuelo@go-absolute.net](mailto:consuelo@go-absolute.net)

Consuelo Gallegos DeYoung is a native New Mexican. Consuelo has been a Realtor in New Mexico for over 25 years. Consuelo started her career as a residential realtor and during that time she owned her own company. Consuelo has experience in all aspects of Commercial Real Estate working with investors, trusts, business owners and tenants. Consuelo has knowledge, creativity and experience in marketing properties and solving problems of the more intricate transactions. Consuelo has an extensive background in contract analysis. Consuelo has a degree in accounting and has worked for international companies in this field.