

# DISTRIBUTION/WAREHOUSE SPACE

8551 Saul Bell, Albuquerque, NM 87121

## FOR LEASE

± 40,040 SF



**Lease Rate**  
**Starting at**  
**\$9.60 - \$10.95 PSF + NNN**



**Thomas Mortensen**  
**Associate Broker**  
**505.263.3159**  
**Thomas@AllenSigmon.com**

**Allen Sigmon Real Estate Group, LLC**

9201 Montgomery Blvd NE, Bldg 1  
Albuquerque, NM 87111  
505.884.4699 | Fax 505.503.1381  
[www.AllenSigmon.com](http://www.AllenSigmon.com)





# PROPERTY OVERVIEW

## DISTRIBUTION/WAREHOUSE SPACE

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**AVAILABLE SF:**  
**40,040 SF**  
**Demisable to:**  
**Suite A: 22,880 SF**  
**Suite B: 17,160 SF**



**HEATING / COOLING**  
**Warehouse:**  
**Suspended Gas / Evaporative**  
**Office:**  
**Refridgerated Air**



**TYPE:**  
**Office & Warehouse**



**COLUMN SPACING**  
**40' - 46'**



**CLEAR HEIGHT:**  
**22'-23'**



**ZONING:**  
**NR-BP**



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## Suite A

- 22,880 SF
- 1 Grade level roll up door
- 8 Dock Doors
- 2,355 Office
  - + 2 large restrooms
  - Bull Pen
  - Large conference room/breakroom
  - 2 Private offices
- Large showroom
- Power:
  - 600 Amps
  - 120/208 Volts

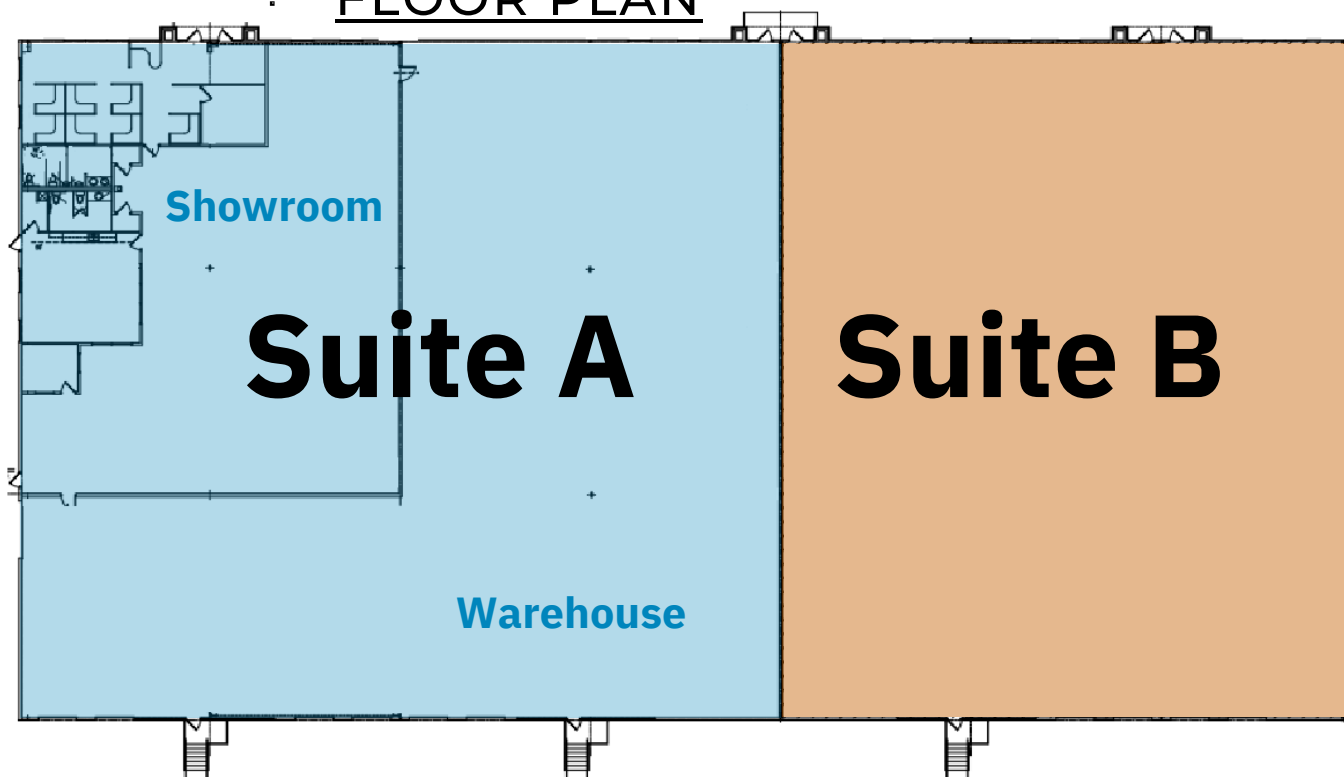
## Suite B

- 17,160 SF Warehouse Space
- 6 Dock Doors (Grade Level rollup door available)
- Office Buildout Available
- 400 Amps
  - 120/208 Volts
- Open Warehouse Space
- Office Buildout Available (see broker)

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## FLOOR PLAN



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# INTERIOR IMAGES DISTRIBUTION/WAREHOUSE SPACE

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## Suite A



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# INTERIOR IMAGES DISTRIBUTION/WAREHOUSE SPACE

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## Suite B



Disclosure: Listing broker has ownership interest in property

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