

DISTRIBUTION/WAREHOUSE SPACE

8551 Saul Bell, Albuquerque, NM 87121

FOR LEASE



**Lease Rate
Starting at
\$9.90 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



PROPERTY OVERVIEW

DISTRIBUTION/WAREHOUSE SPACE 8551 Saul Bell, Albuquerque, NM 87121



AVAILABLE SF:
Suite B: 17,240 SF



HEATING / COOLING
**Warehouse:
Suspended Gas / Evaporative**



TYPE:
Office & Warehouse



ZONING:
NR-BP



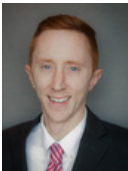
CLEAR HEIGHT:
21'-22'



COLUMN SPACING
40' - 46'



DOORS
**6 Dock Doors
1 Grade Level Door Available**



Thomas Mortensen
Associate Broker
505.263.3159
Thomas@AllenSigmon.com

Allen Sigmon Real Estate Group, LLC

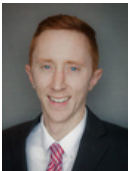
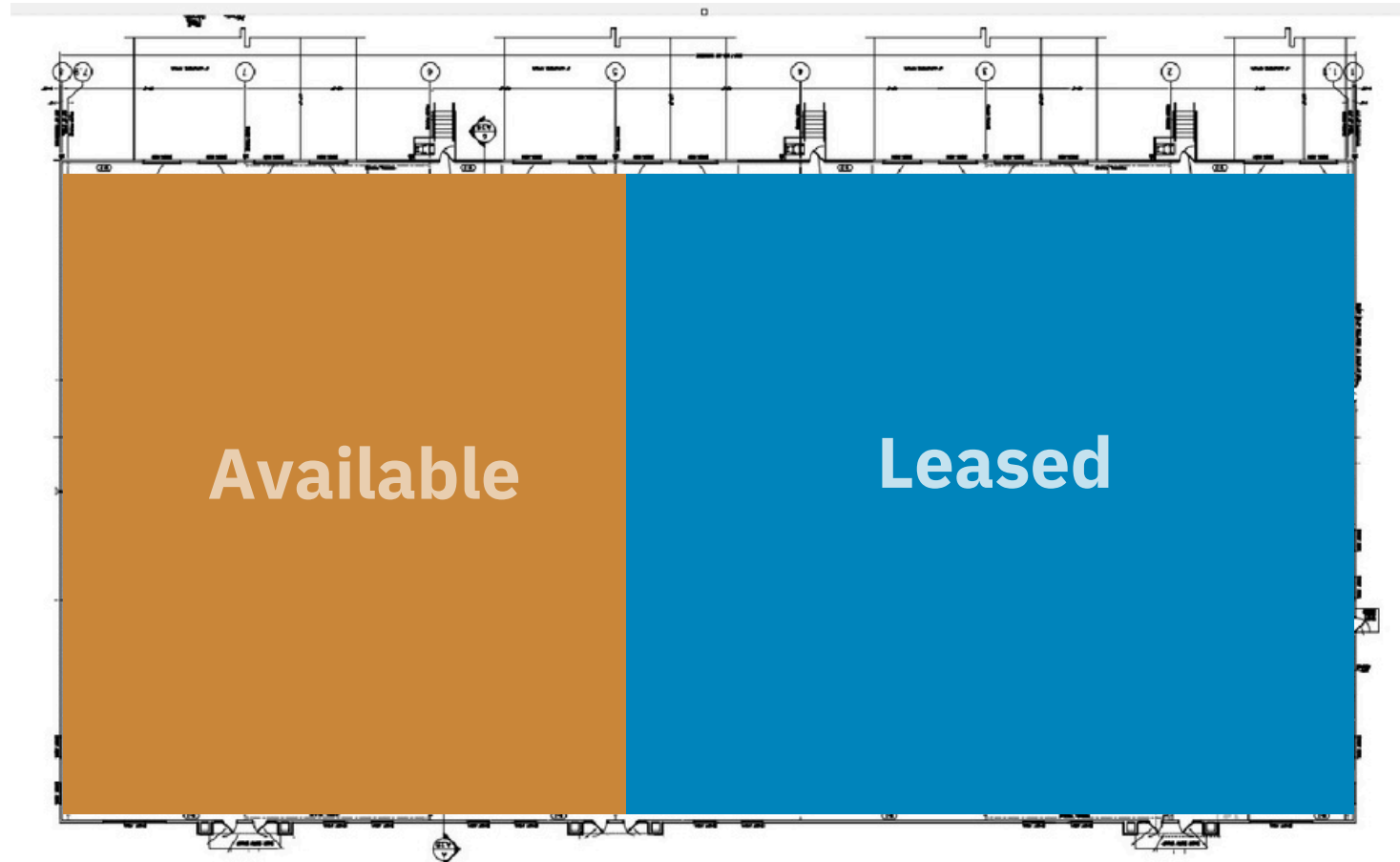
9201 Montgomery Blvd NE, Bldg 1
Albuquerque, NM 87111
505.884.4699 | Fax 505.503.1381
www.AllenSigmon.com



FLOOR PLAN

DISTRIBUTION/WAREHOUSE SPACE

8551 Saul Bell, Albuquerque, NM 87121



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



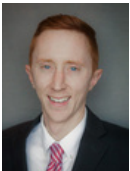
INTERIOR IMAGES DISTRIBUTION/WAREHOUSE SPACE

8551 Saul Bell, Albuquerque, NM 87121



Disclosure: Listing broker has ownership interest in property

The information contained is believed 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. Any projection, opinion, assumption or estimated users are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



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

