

FOR SALE OR LEASE - OFFICE WAREHOUSE BUILDING

3041 University Blvd. SE, Albuquerque, NM

PRICE REDUCED



Lease Rate: \$10.50 PSF Annually NNN

Sale Price: ~~\$8,250,000~~ \$7,900,000

Building Size: 64,000 SF

Land Size: 4.88 AC

Docks: 4 Dock Doors, 1 Drive In Door

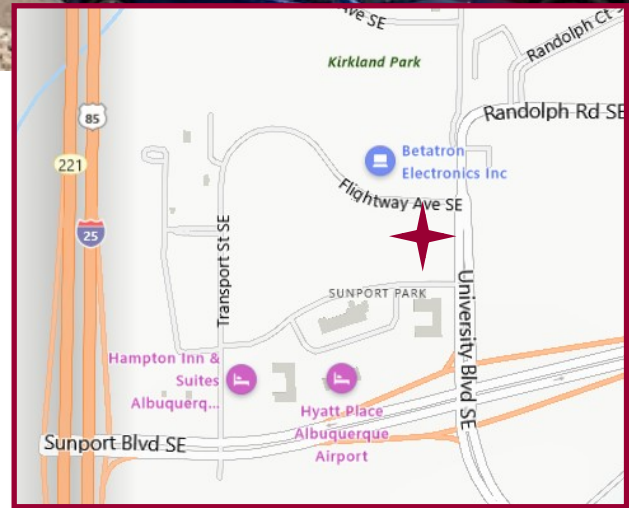
Zoned: NR-BP (Old IP)

Comments: Refrigerated Warehouse, Refrigerated Dock, Cooler and Freezer Space.

Heavy Electrical Service Including 3-Phase Throughout.

Great Airport Location.

Easy access to the newly completed full interchange with Interstate 25 at Sunport Boulevard.



Life is great...



505.296.6388

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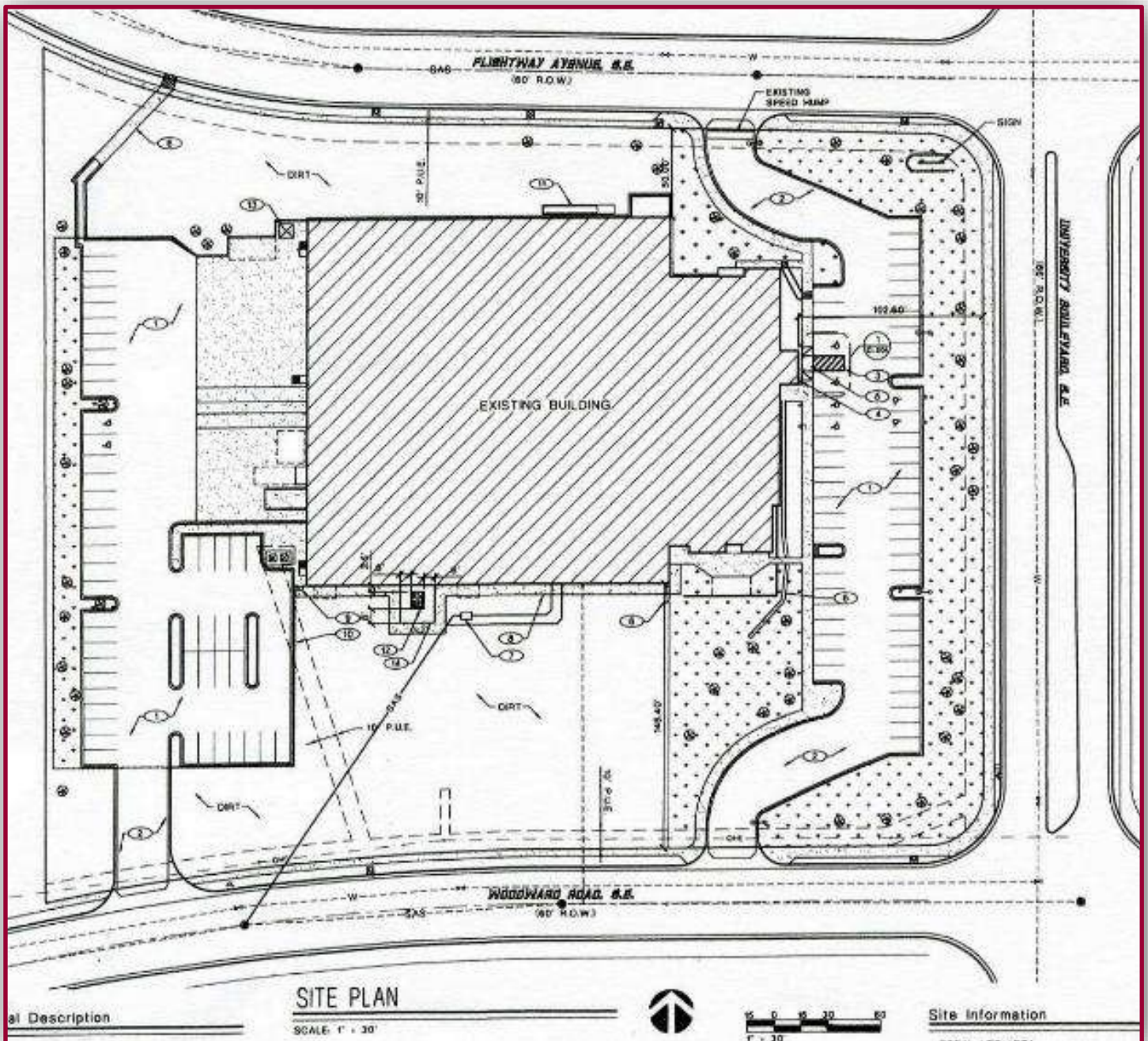
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