

SALE / LEASE

12815 CENTRAL AVENUE NORTHEAST

Albuquerque, NM 87121

PRESENTED BY:

PAUL COOK

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NM #13024



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,400,000
LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	10,450 SF
AVAILABLE SF:	10,450 SF
LOT SIZE:	0.85 Acres
PRICE / SF:	\$133.97
ZONING:	MX-H
MARKET:	Albuquerque
SUBMARKET:	Northeast Heights

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PROPERTY OVERVIEW

Sale Price: \$1,400,000.00
Newly renovated with LED lighting, new insulation, Paint and Electrical
Fully fenced and gated with two points of access from Central Ave
Great access to I-40 and the Big I Interchange
Highly visible from Central Ave. with signage

PROPERTY HIGHLIGHTS

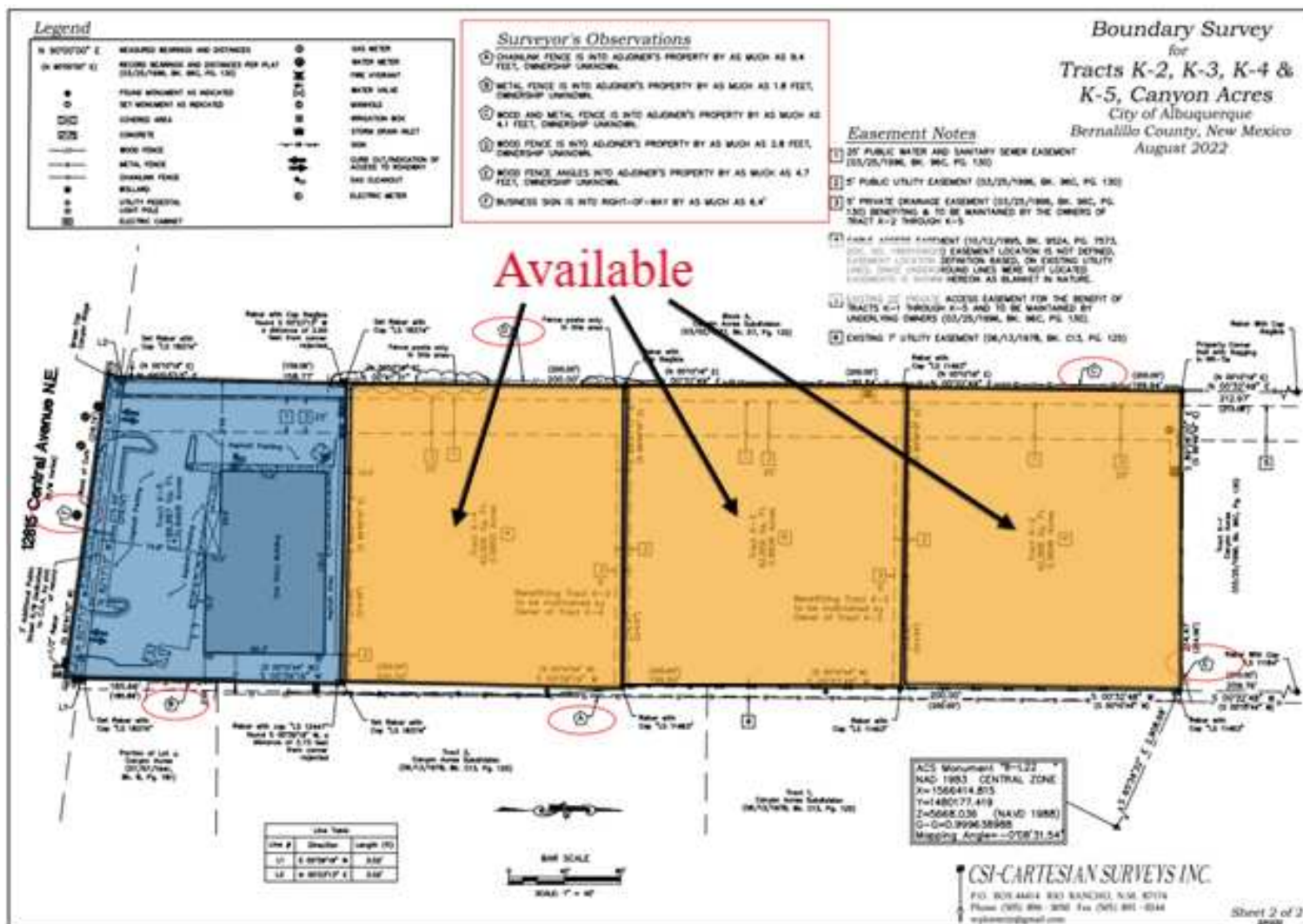
- Sale Price: \$1,400,000.00 (\$134.00/SF)
- Lease Rate: \$12.00/SF NNN
- New Insulation
- New Skylights
- Partial New Roof
- LED Lighting
- Fenced and Gated
- Adjoining additional land availble for purchase
- Highly visible from Central Ave. NE

ADDITIONAL PHOTOS

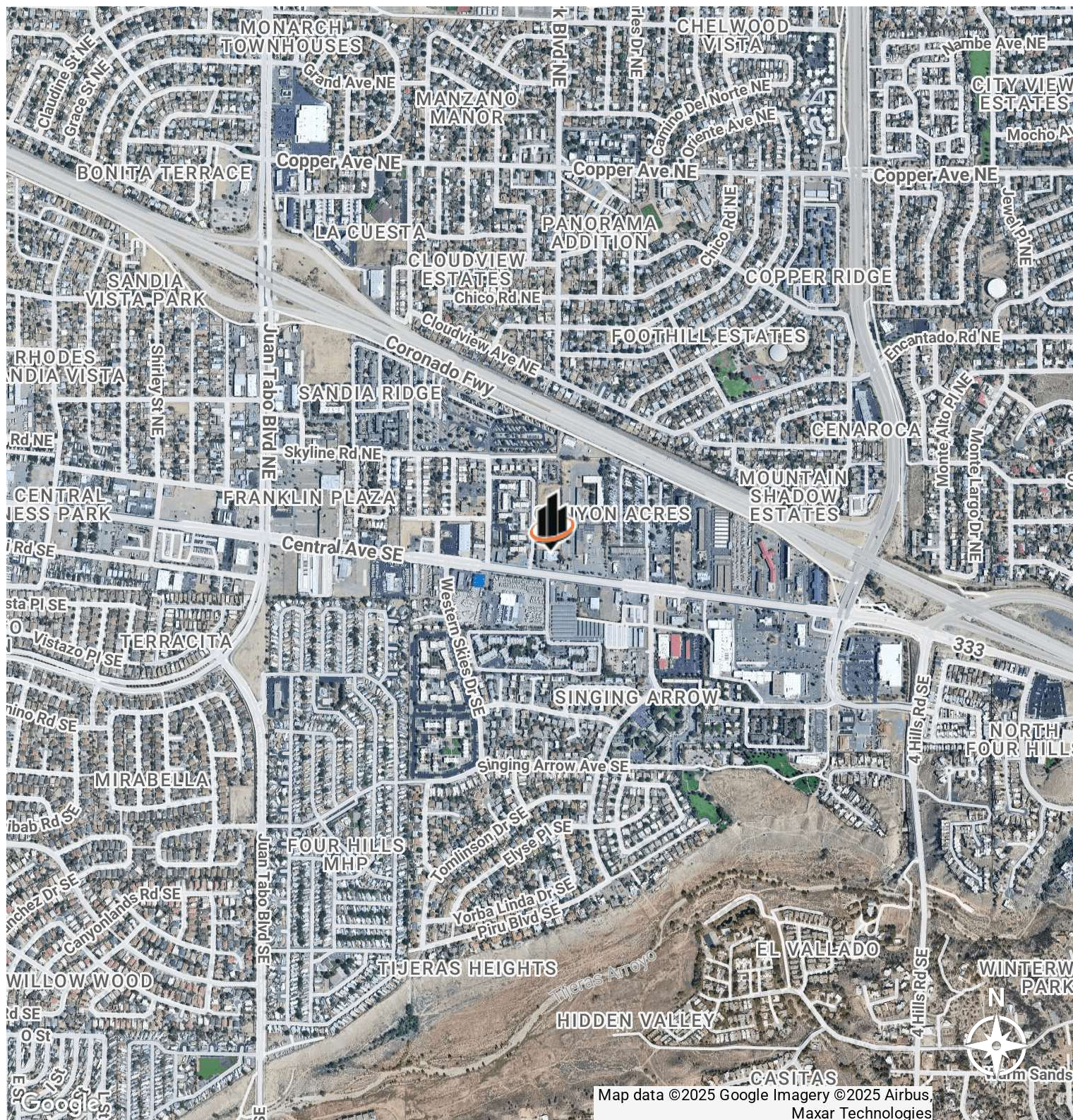


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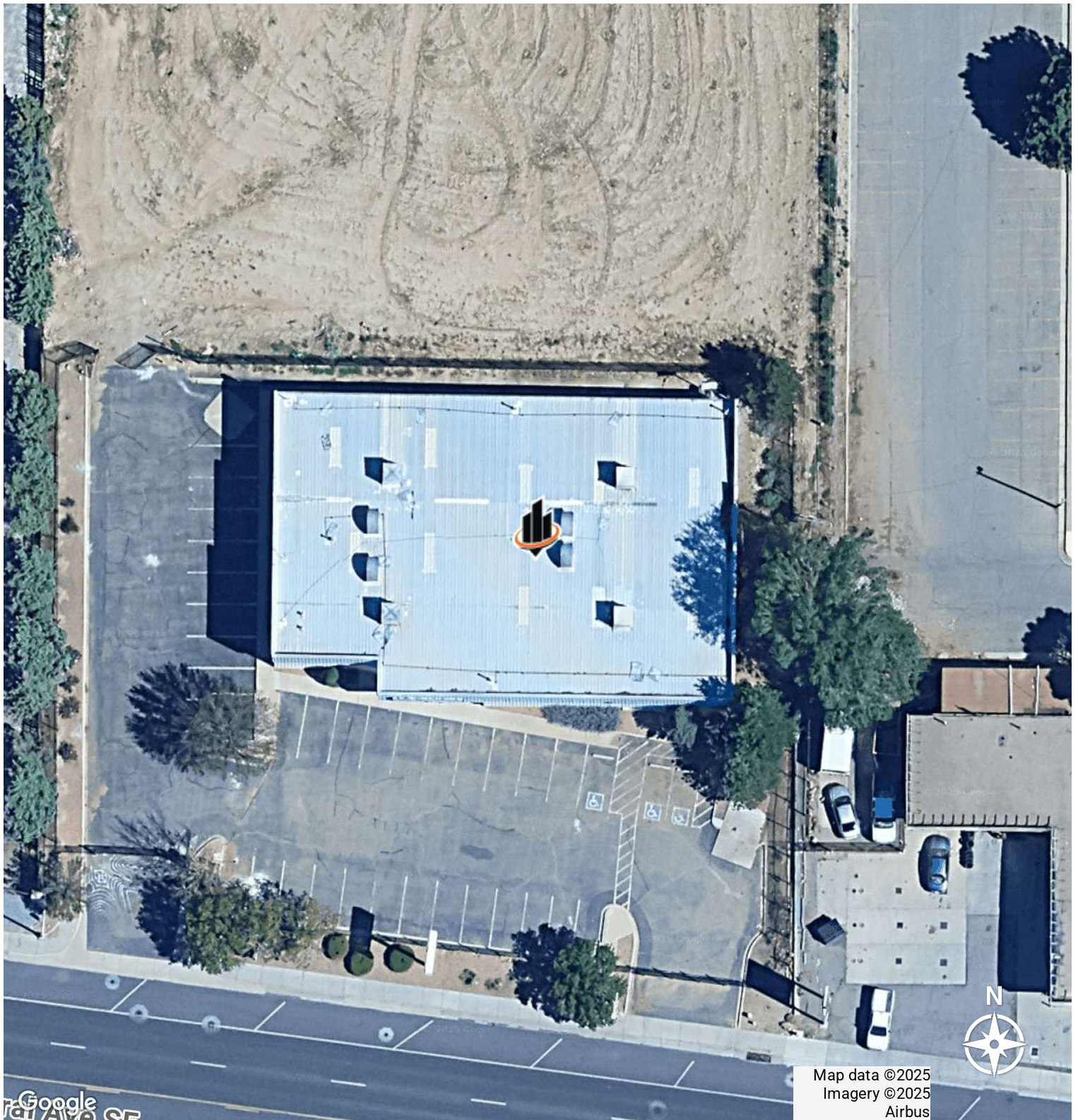


LOCATION MAP



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AERIAL MAP



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