

For Sale



Multi-Bay Warehouse Condo

RARE WESTSIDE LOCATION



±6,967 SF Available

4421 Irving Blvd. NW | Unit D | Albuquerque, NM 87114

NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Riley McKee CCIM, SIOR
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Alex Pulliam SIOR
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PROPERTY

AVAILABLE

Unit D: ±6,967 SF

SALE PRICE

\$995,000

HIGHLIGHTS

- ±385 SF self-contained chemical storage bay
- 16' clear height
- 9 overhead doors
- One hard-wall office
- Access to shared conference room area
- 8 exclusive parking spaces
- Fenced/gated access to parking
- Distinctive office/warehouse architecture
- 3-phase, 250-amp power
- Robust security system conveys with building

ZONING MX-M

LOCATION

NEQ Irving Blvd. &
Eagle Ranch Rd. NW

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SHARED CONFERENCE LOBBY



SHARED CONFERENCE ROOM



SHARED CONFERENCE PATIO

NAI SunVista

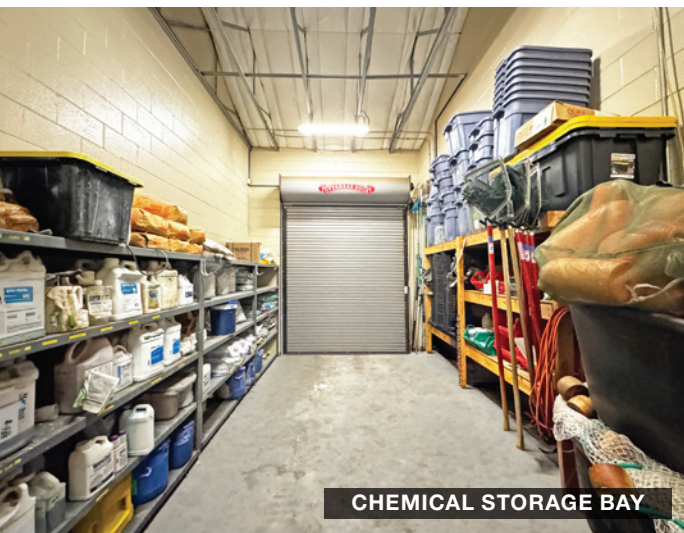
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CHEMICAL STORAGE BAY



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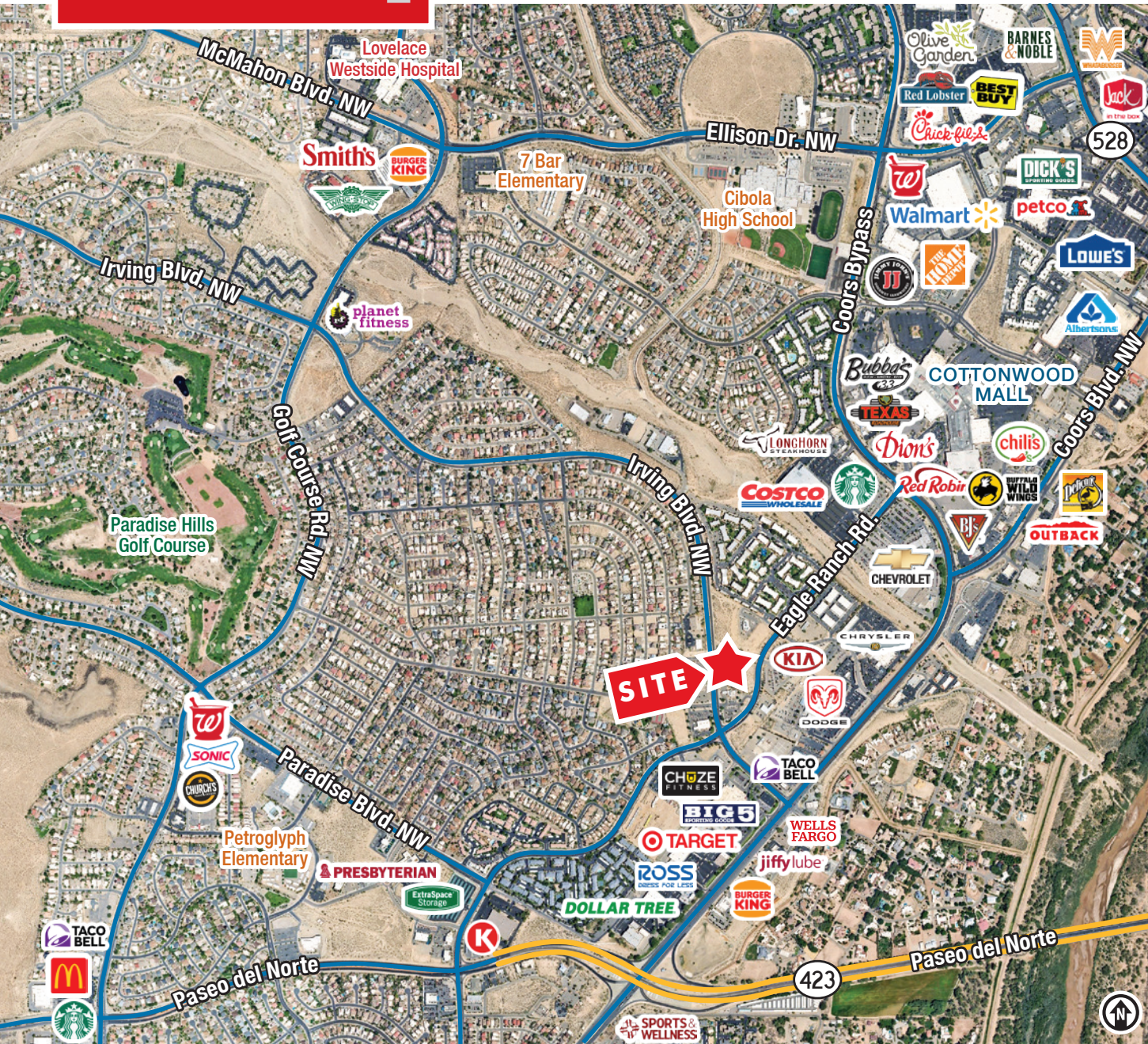
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FLOOR PLAN

Unit D: ±6,967 SF

