

8909 WASHINGTON ST NE
ALBUQUERQUE, NM 87113

For Sale



Freestanding

North I-25 Industrial Building

±10,050 SF with secured, fenced yard



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CBRE



Property Overview

Available

- ±10,050 SF Freestanding Building
- ±8,650 SF Shop/Warehouse
- ±1,400 SF Office
- ±0.95 Acres including ±0.45 Acres Secured, Fenced Yard

Sale Price

- \$1,830,000

Highlights

- Ideally located in the desirable North I-25 Corridor
- Close proximity to I-25 (±1 Miles)
- Fully fenced yard for storage
- Cubicles and racking can stay in place
- Two Dock High Doors
- Two Drive-in Doors
- 277-480v 3 phase power
- Zoning: NR-LM (Non-Residential Light Manufacturing)

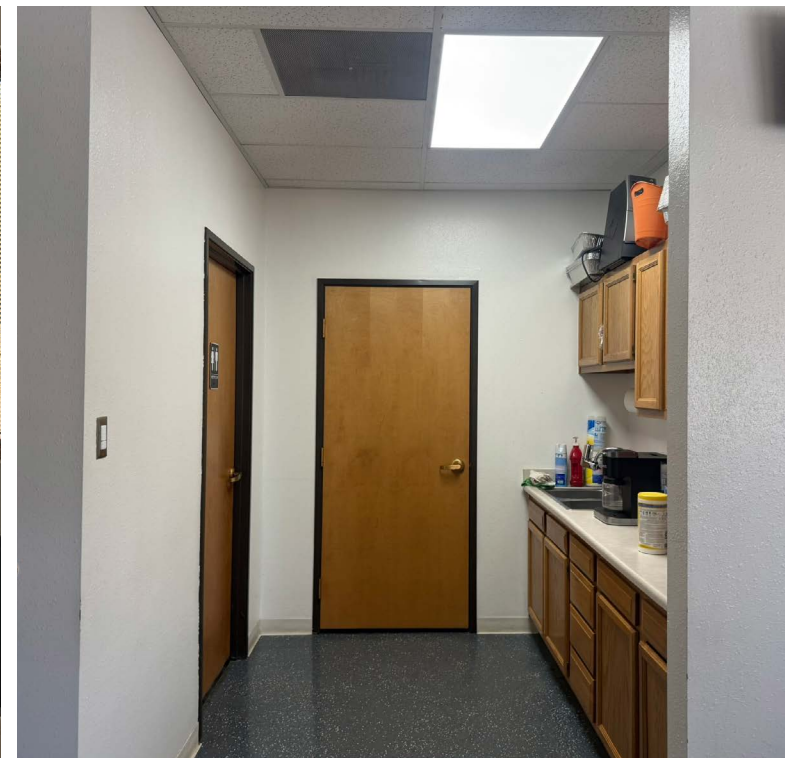
Building Specifications

Type	Detail
Total Available SF	10,050± SF
Shop/Warehouse SF	8,650± SF
Office SF	Back Office/Breakroom: 730± SF Front Office: 670± SF
# of Dock Doors	2 - 12' x 12' with edge of dock levelers
# of Grade Level Doors	2 - 14' x 15'
Zoning	NR-LM
HubZone Qualified	No
Clear Height	14' 6" - 18'
Electrical	277/480 volt 3-phase 150 kva transformer serves property
Heating and Cooling	Refrigerated air in office Suspended gas heat in warehouse
Column Spacing	Clear span
Lighting	LED
Truck Court	Appx 135'
Trailer Parking	Fenced yard area
Yard/Outdoor Storage	0.45± acres secured, fully fenced yard
Lot Size	0.95± acres
Year Built	1998
Submarket	North I-25



Access to I-25

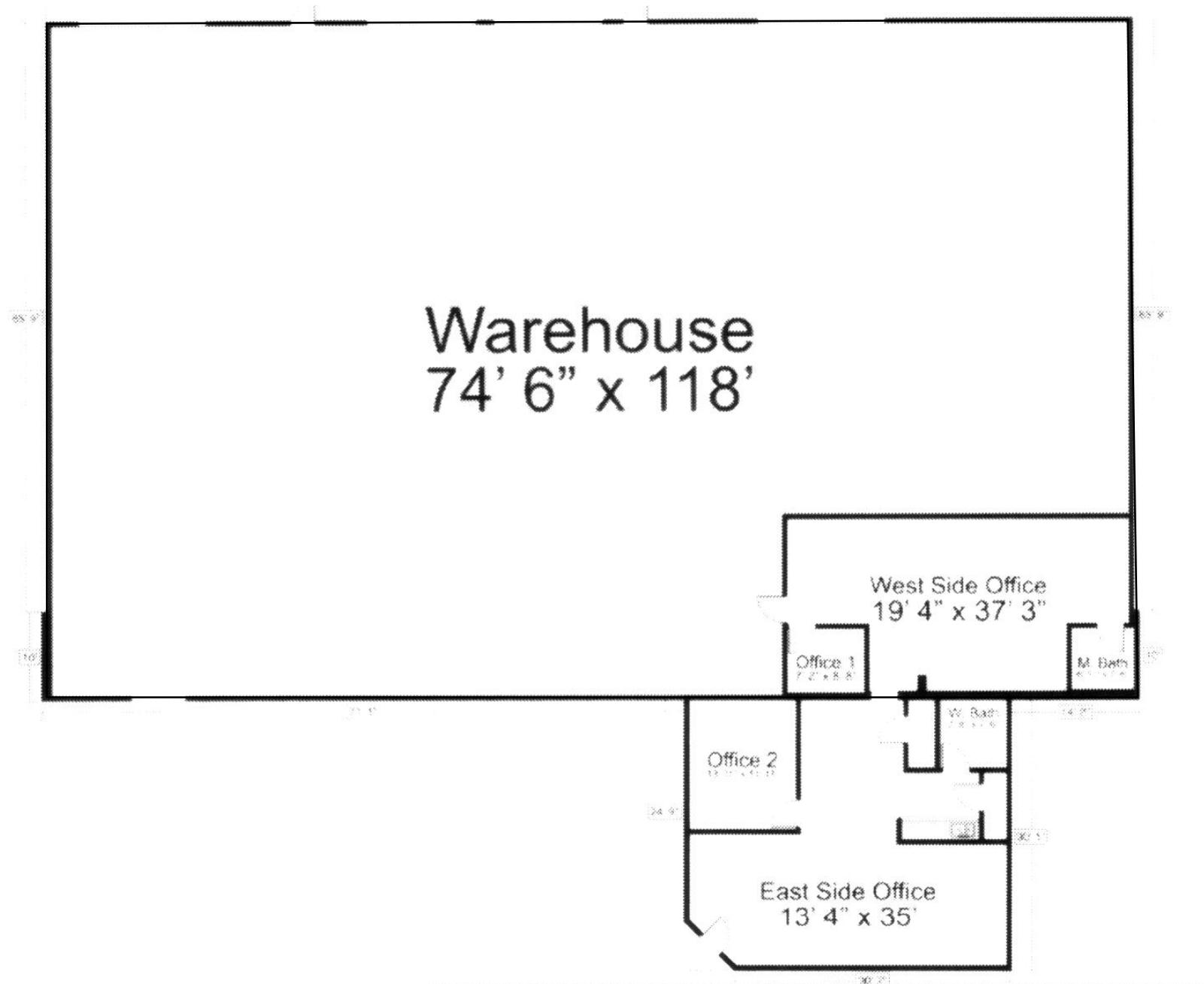


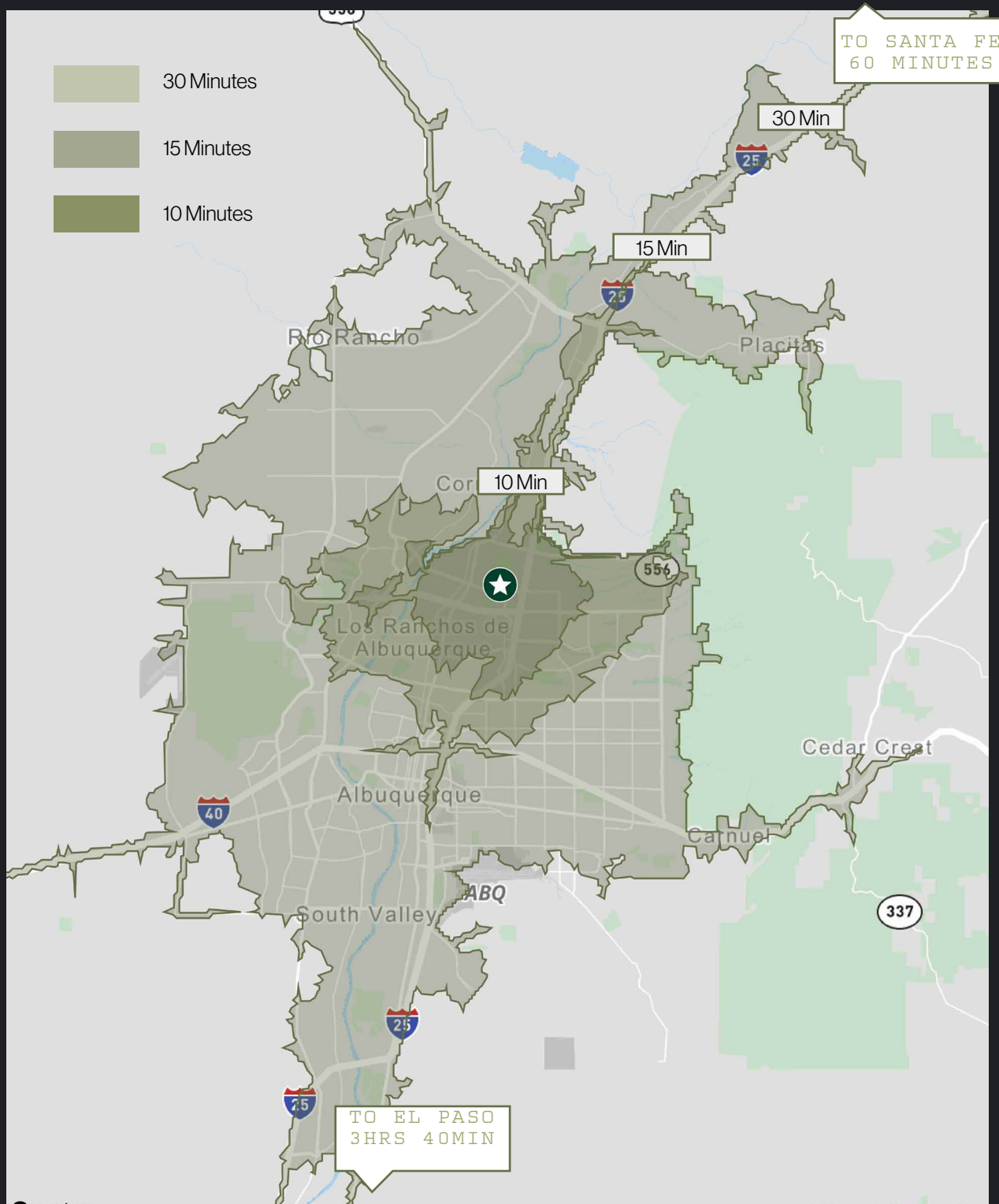


Site Plan



Floor Plan





Drive Time Map

INTERSTATE I-25

2 Minutes

BIG I INTERCHANGE
I-25 / I-40

10 Minutes

ABQ INTERNATIONAL
AIRPORT & KIRTLAND AFB

15 Minutes

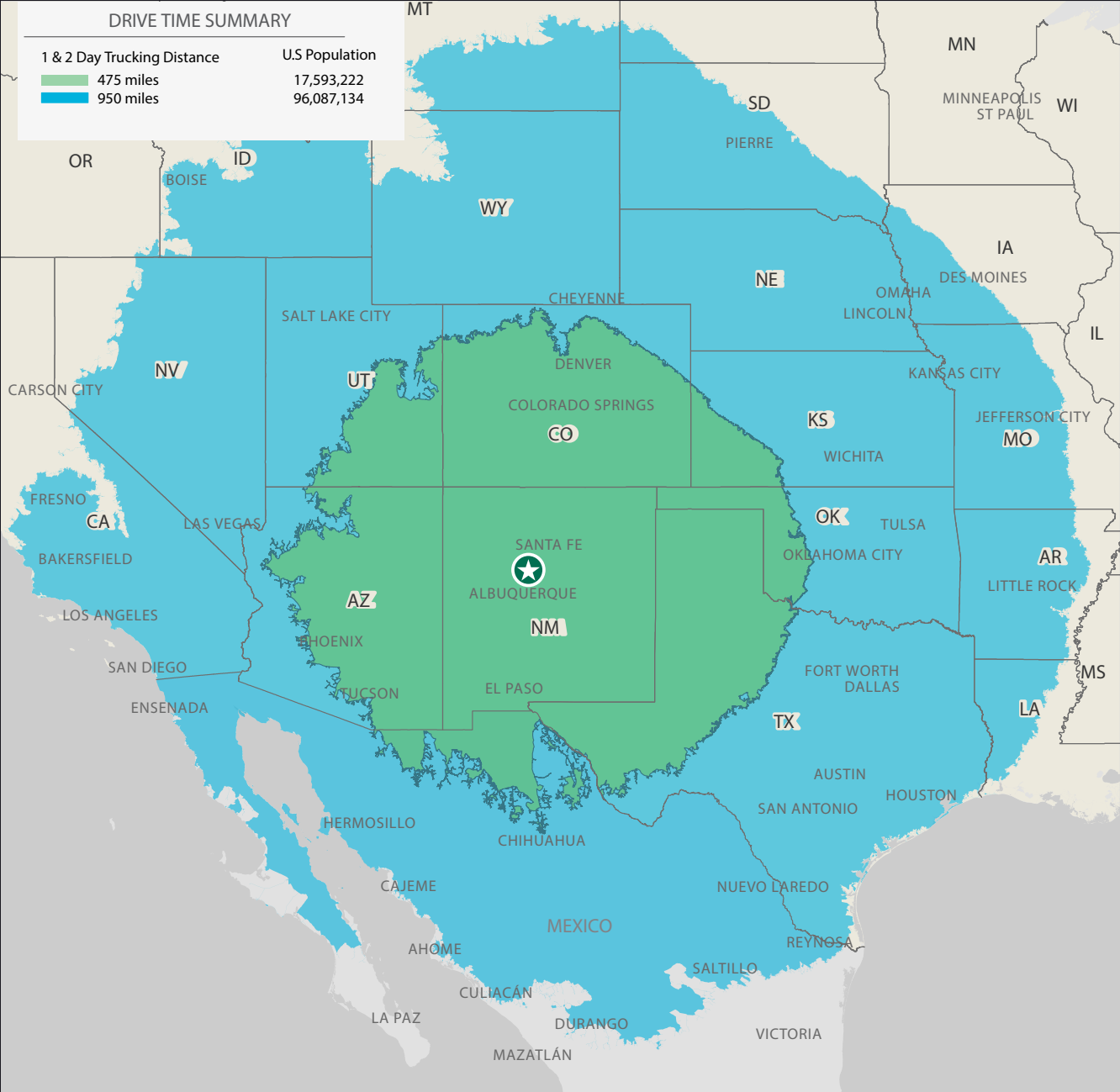
EL PASO, TX

3 hours and 40 minutes

SANTA FE, NM

60 Minutes

Truck Service Drive Time



One-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
El Paso, TX	266	3 hr 50 min
Amarillo, TX	288	4 hr 16 min
Colorado Springs, CO	378	5 hr 29 min
Phoenix, AZ	419	6 hr 31 min
Denver, CO	448	6 hr 33 min
Tucson, AZ	449	6 hr 36 min

Two-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
Las Vegas, NV	576	8 hr 34 min
Dallas, TX	649	9 hr 46 min
Salt Lake City, UT	667	9 hr 55 min
Los Angeles, CA	787	11 hr 53 min
San Diego, CA	772	12 hr 9 min
Little Rock, AR	882	13 hr 9 min
Houston, TX	841	13 hr 12 min

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