

INDUSTRIAL / AUTO WAREHOUSE FOR LEASE

4514-4516 2nd St. NW, Albuquerque, NM 87107



BASE 5

RETAIL PARTNERS



**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER
brandon@base5retail.com - 505.350.0296

6739 Academy Rd NE, Suite 380 • Albuquerque, NM 87109
505.807.0605 • WWW.BASE5RETAIL.COM



BASE 5
RETAIL PARTNERS

SITE DETAILS

INDUSTRIAL / AUTO WAREHOUSE FOR LEASE

4514-4516 2nd St. NW, Albuquerque, NM 87107



AVAILABLE
CONTAINER UNIT 1

IDEAL FOR STORAGE OR WAREHOUSING

A small area for outdoor vehicle
storage is also available.

CONTAINER UNIT 1

- PRICE:** \$1,250/Month NNN
(2024 Estimated NNN = \$2.85/SF)
- SIZE:** 880 SF
- FEATURES:** Two 14' ground level roll-up doors
- LOT DETAILS:** +/- 1.54 acres
- ZONING:** MX-M, Moderate Intensity with grandfather use of automotive
- POWER:** Mostly new LED lighting throughout with 3 Phase power
- COMMUNITY PAINT BOOTH:** Community use +/- 820sf spray booth building with high clearance capacity for semis, RV's, buses, trucks and trailers
- SECURITY:** Internet and cell phone accessible 24 hour IP camera surveillance system
- ACCESS:** Great access on the going home side of the street with exposure to over 19,000VPD on 2nd Street with multiple frontal curb cuts on northbound lane
- SIGNAGE:** Signage available on 2nd Street and multiple frontal sign possibilities due to multiple deeded lot designations
- TRUCK FRIENDLY:** Right turn in, right turn out, left turn in through island cut to accommodate large trucks on 2nd Street from southbound lane, with long separate turn bay in island

**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER • brandon@base5retail.com • 505.350.0296

505.807.0605 • **WWW.BASE5RETAIL.COM**



BASE 5
RETAIL PARTNERS

PHOTOS

INDUSTRIAL / AUTO WAREHOUSE FOR LEASE

4514-4516 2nd St. NW, Albuquerque, NM 87107



Community Paint Booth



**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER • brandon@base5retail.com • 505.350.0296

505.807.0605 • WWW.BASE5RETAIL.COM

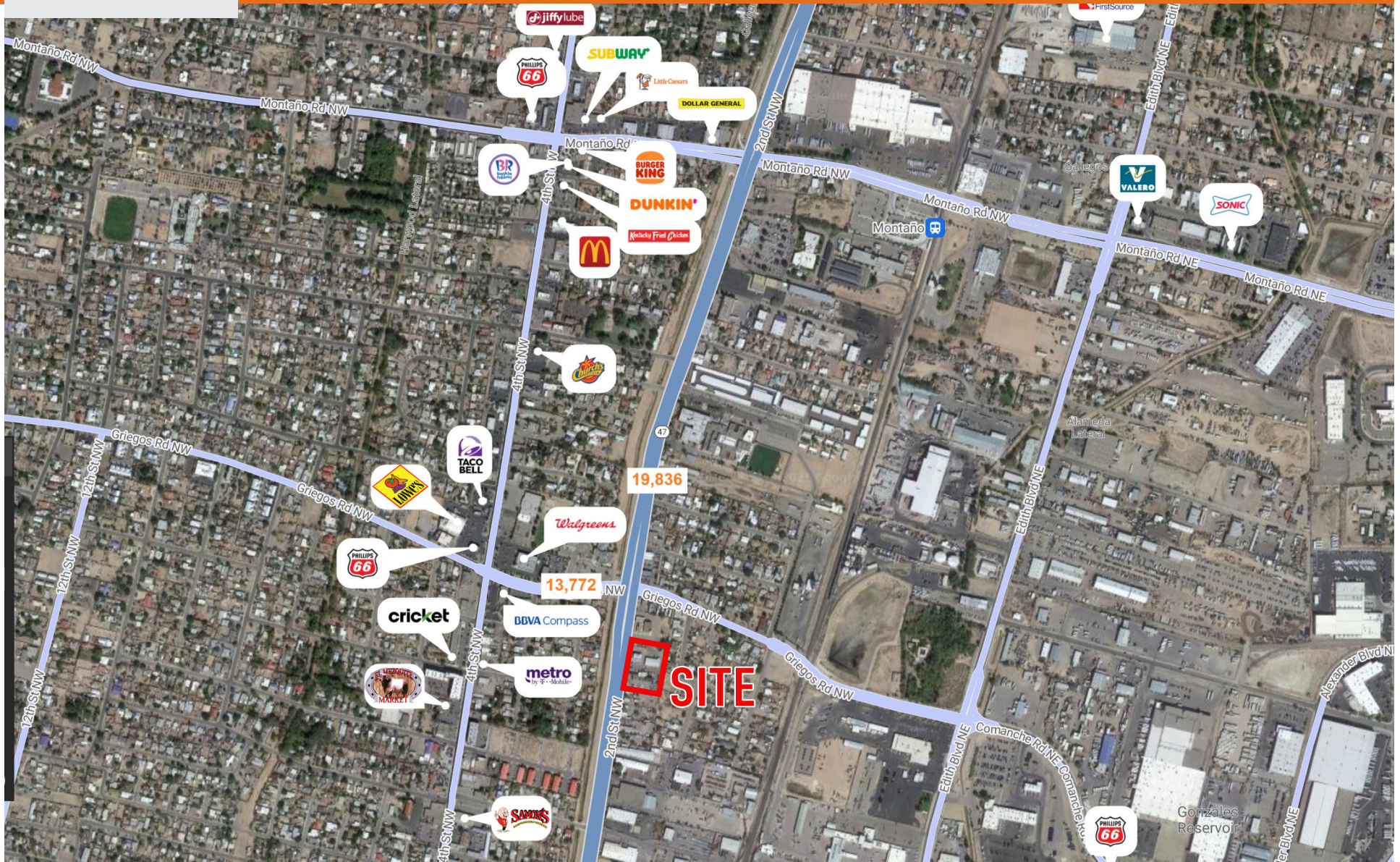


BASE 5
RETAIL PARTNERS

AERIAL

INDUSTRIAL / AUTO WAREHOUSE FOR LEASE

4514-4516 2nd St. NW, Albuquerque, NM 87107



**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER • brandon@base5retail.com • 505.350.0296

505.807.0605 • WWW.BASE5RETAIL.COM

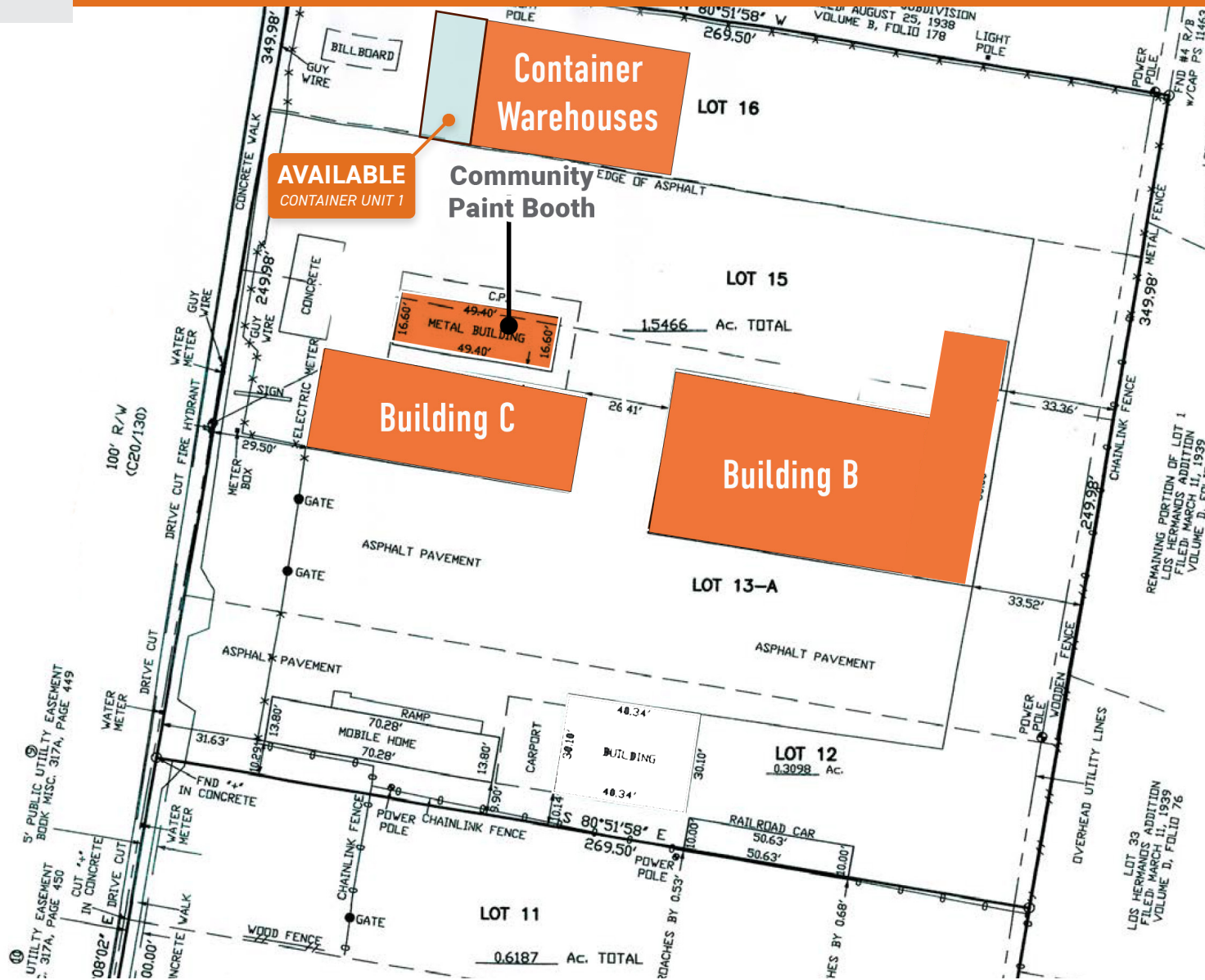


BASE 5
RETAIL PARTNERS

SITE PLAN

INDUSTRIAL / AUTO WAREHOUSE FOR LEASE

4514-4516 2nd St. NW, Albuquerque, NM 87107



**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER • brandon@base5retail.com • 505.350.0296

505.807.0605 • **WWW.BASE5RETAIL.COM**



BASE 5
RETAIL PARTNERS

OVERVIEW

INDUSTRIAL / AUTO WAREHOUSE FOR LEASE

4514-4516 2nd St. NW, Albuquerque, NM 87107



AVAILABLE
CONTAINER UNIT 1

■ Container Unit 1 is ideal for storage or warehousing.
A small area for outdoor vehicle storage is also available.

LET'S CHAT

BRANDON SAYLOR, CCIM
OWNER/BROKER

brandon@base5retail.com

505.350.0296



**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER • brandon@base5retail.com • 505.350.0296

505.807.0605 • WWW.BASE5RETAIL.COM