

**For Sale
or Lease**

Well-Maintained Warehouse Campus

VERSATILE LAYOUT | JUST OFF I-25



3 MONTHS FREE RENT!
WITH A 3-YEAR LEASE

Limited time offer, see Advisors for details.

**±20,902 SF on ±1.41 Ac.
Available**

808 Gibson Blvd. SE | Albuquerque, NM 87102

NAI SunVista] **Got Space™**

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

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PROPERTY

SITE

Bldgs: ±20,902 SF
Land: ±1.41 Acres



AVAILABLE

Buildings:
±20,902 SF
Land:
±1.41 Acres

SALE PRICE **PRICE REDUCED**
~~\$3,100,000~~ **\$2,850,000**

LEASE RATE

\$10.25/SF + \$1.45/SF NNN
(\$20,379.45/Mo. NNN Included)

- Three-building campus
- ±2,000 SF of office space
- Nine offices and a break room
- Fenced truck yard with good circulation
- Warehouse ceiling heights: 9' to 12'-3"

- One drive-in door, one mid-high dock door and 1 dock-high door
- 800-amp, 3-phase power
- Zoning: [NR-C](#)

NAI SunVista

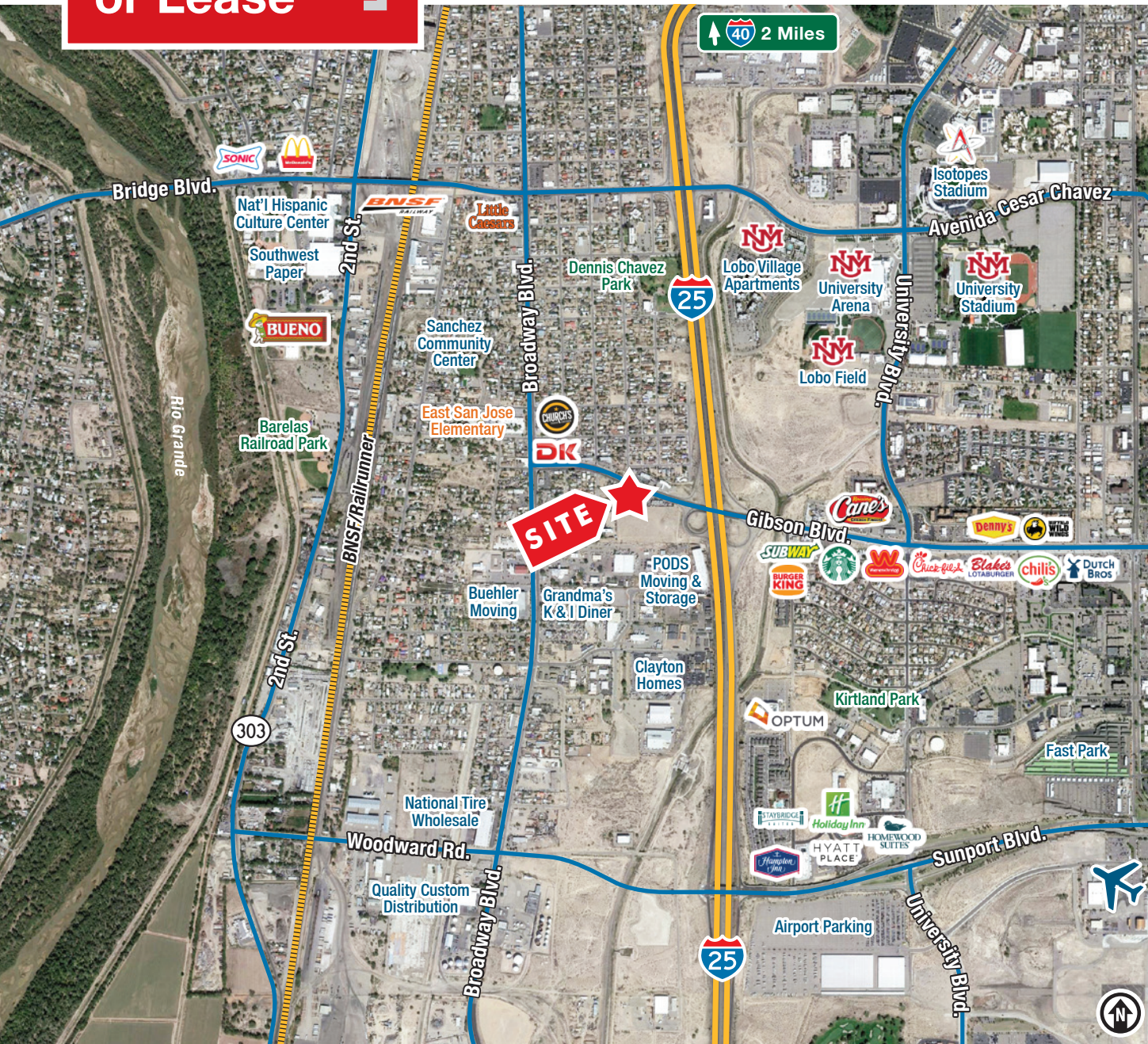
505 878 0001 | sunvista.com
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,339	70,549	200,018
Average HH Income	\$63,298	\$73,007	\$72,791
Daytime Employment	6,304	81,918	153,131

2024 Forecasted by Esri

HUB Zone



NAI SunVista

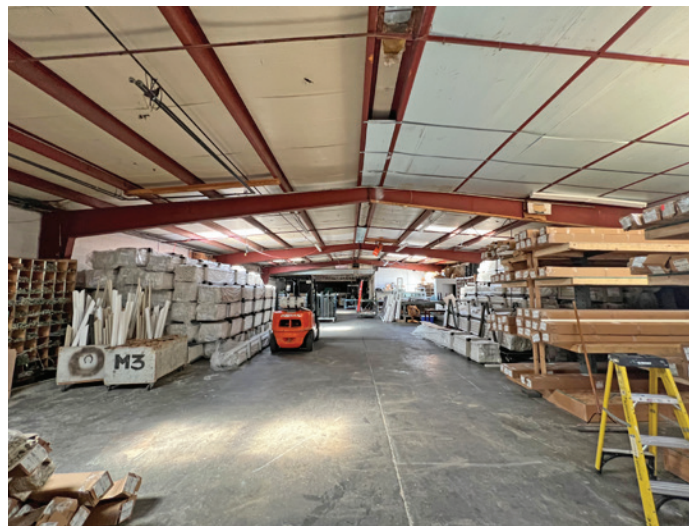
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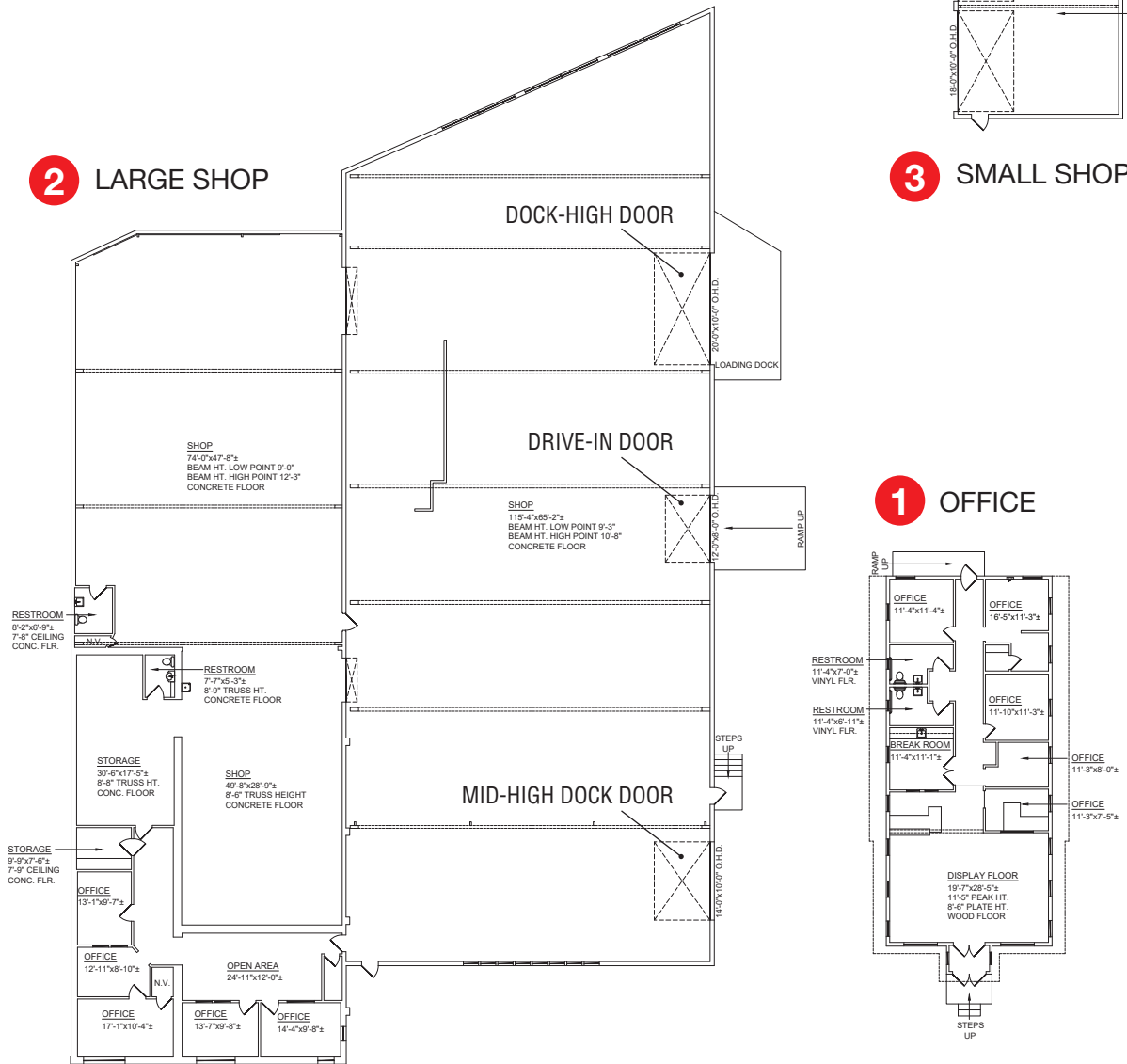
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FLOOR PLAN



AVAILABLE

1 Office:	±2,006 SF
2 Large Shop:	±17,681 SF
3 Small Shop:	±1,215 SF
Total:	±20,902 SF