

Centrally Located Industrial

4609 Lumber Ave. NE, Albuquerque, NM 87109

ALFREDO BARRENECHEA ANDRIA BARRENECHEA

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LEASE PRICE | \$ 15.00 / SF

ADDRESS 4609 Lumber Ave NE,
Albuquerque, NM 87109

PROPERTY DESCRIPTION Warehouse and Industrial

AVAILABLE SIZE +/- 1,500-4,500 SF

ZONING NR-LM

FEATURES

- 10' Drive-In Roll Up Door
- 11' Clear
- Gated Shared Parking
- Centralized Location
- Excellent I-25 Access
- 2x +/- 1,550 SF Units Can be Combined to +/- 3,000 SF
- NR-LM (Non-Residential Light Manufacturing) zoning allows for a wide variety of commercial uses

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ABOUT THE PROPERTY

Absolute Investment Realty has been selected as the exclusive representative of the owner for this warehouse space. The property is situated near I-25 and Jefferson St NE with fast and easy access to and from the interstate.

The property and building are professionally managed and well-maintained. Each unit offers 1 bathroom, hanging gas heater, evaporative cooler, and gated ample shared parking. The suites have a drive-in 10-foot-tall roll up bay door. The building sits on 0.414 acres. This property would be well suited for a contractor, retailer, and many other uses.



[VIEW VIDEO](#)



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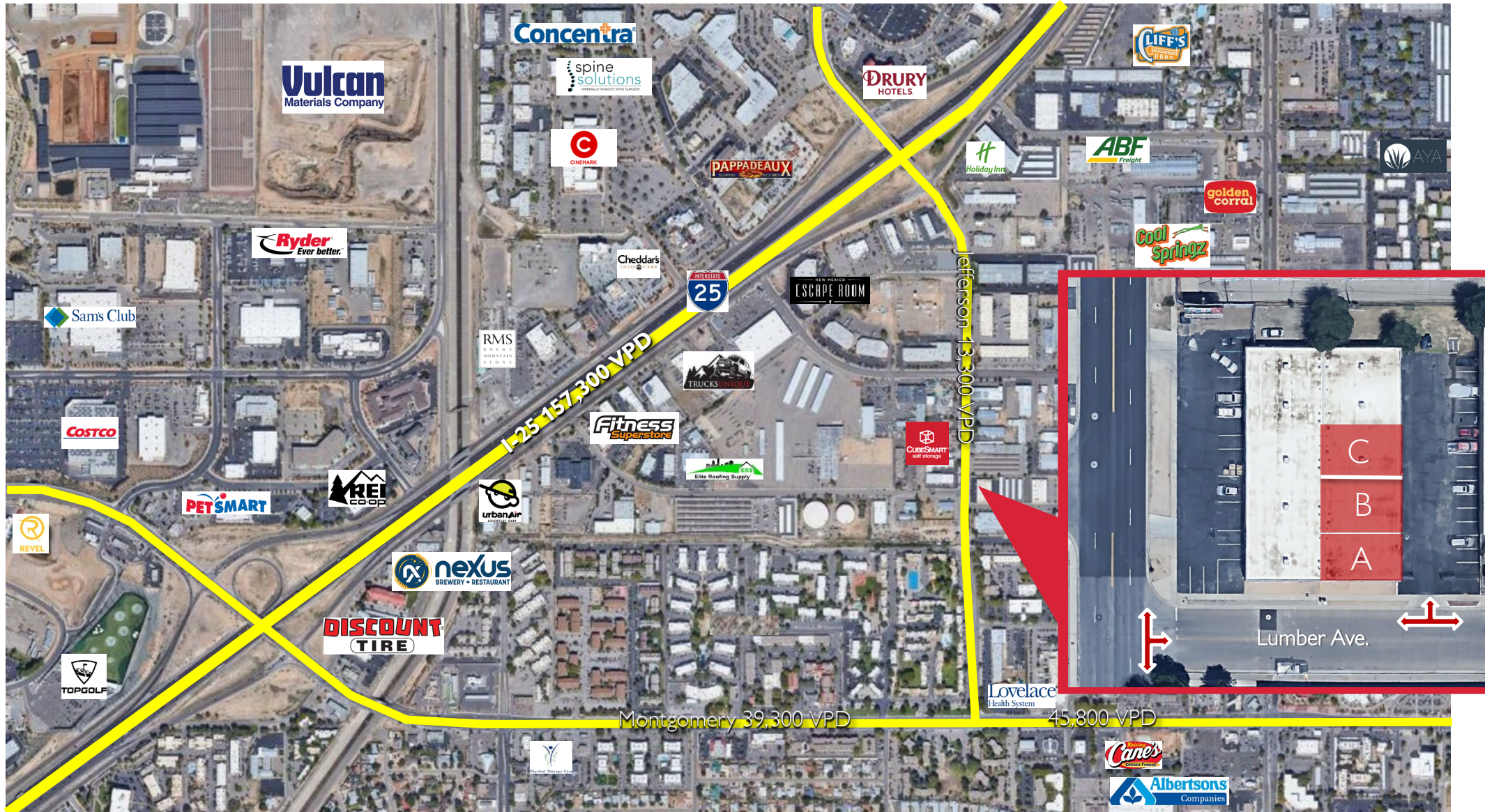
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SITE CLOSE UP & IMMEDIATE TRADE AREA



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TRADE AREA



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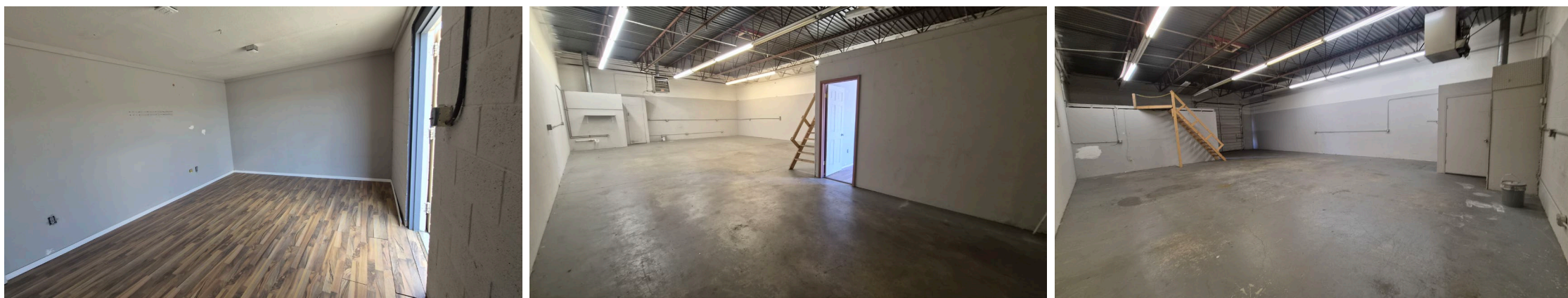
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Property PHOTOS

SUITE B



SUITE C



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Property PHOTOS

SUITE A



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CONTACT US



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