

FOR SALE

WAREHOUSE WITH OFFICE SPACE

GREAT MIX OF WAREHOUSE AND OFFICE SPACE



2920 GIRARD BLVD NE | ALBUQUERQUE, NM 87107

SE CORNER OF CANDELARIA RD NE & GIRARD BLVD NE



OFFERED AT
**\$9 PER SQUARE
FOOT NNN**

PROPERTY HIGHLIGHTS

- 13429 square feet for lease NR-LM zoning 0.4637 acres
- Great mix of warehouse and office space-4836 office space and 8593 warehouse space
- \$9 per square foot NNN
- HVAC and roof maintenance covered by owner
- (3) 10x10 ft roll up doors in front, and a 14x20 ft roll up door in the exterior
- 3 phase electric, 400 amp
- Heated and cooled throughout



8200 Carmel Ave NE STE 103-A, Albuquerque, NM 87122
505.292.8900

NIKKI BRONSTORP
REALTOR® | Qualifying Broker
nikki.coldwellbl@gmail.com
c: (505) 209-1246



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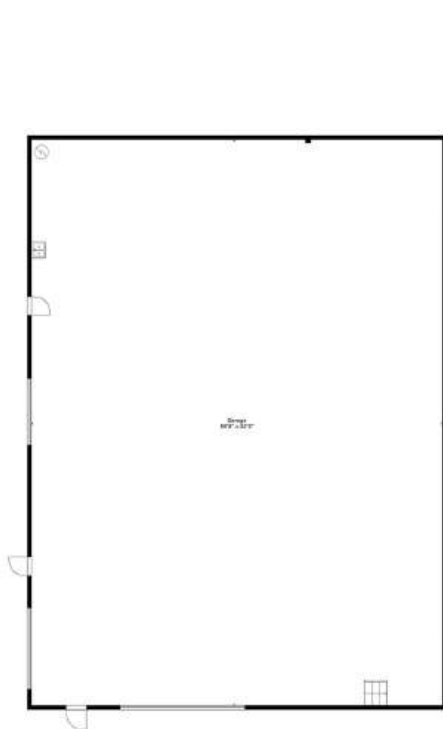
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BANKER
LEGACY

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FLOOR PLAN



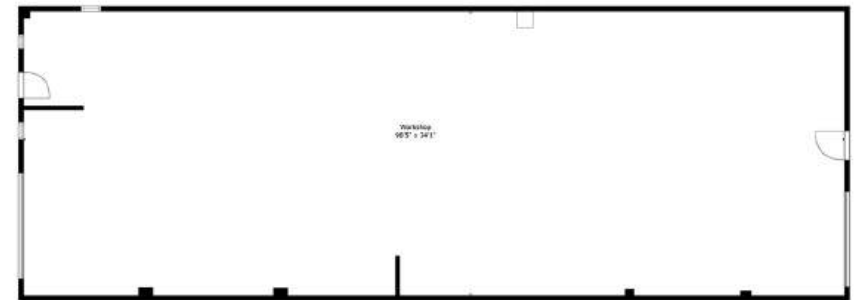
Total GLA: 5072 sq. ft. | Total: 5072 sq. ft.
Floor 1: 5072 sq. ft.

Sizes And Measurements Are Approximate. Actual May Vary.



Total GLA: 4836 sq. ft. | Total: 4836 sq. ft.
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Total GLA: 3521 sq. ft. | Total: 3521 sq. ft.
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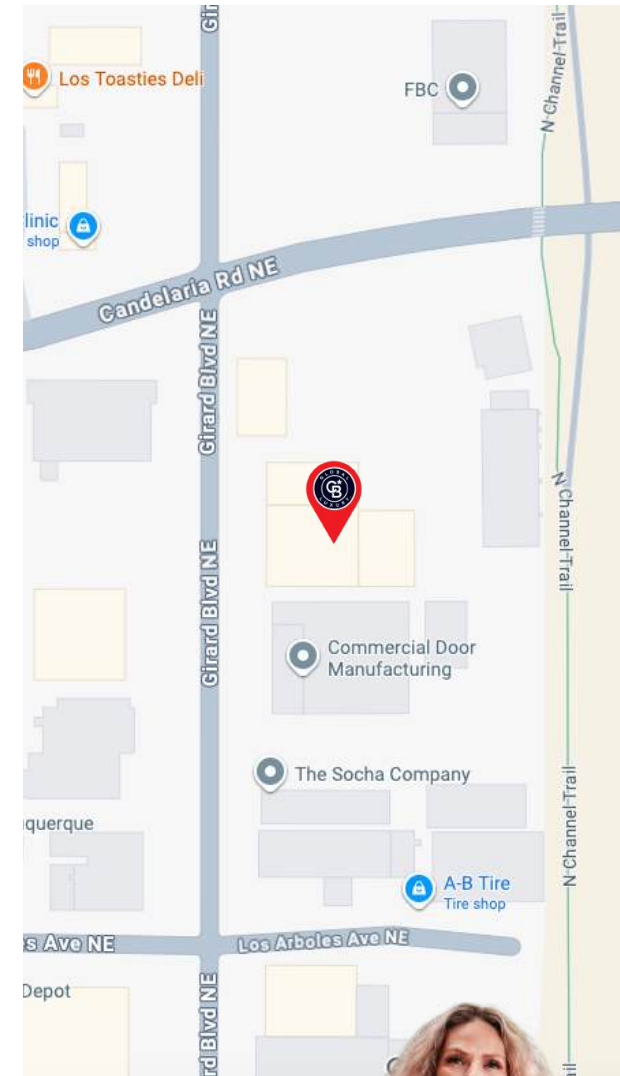
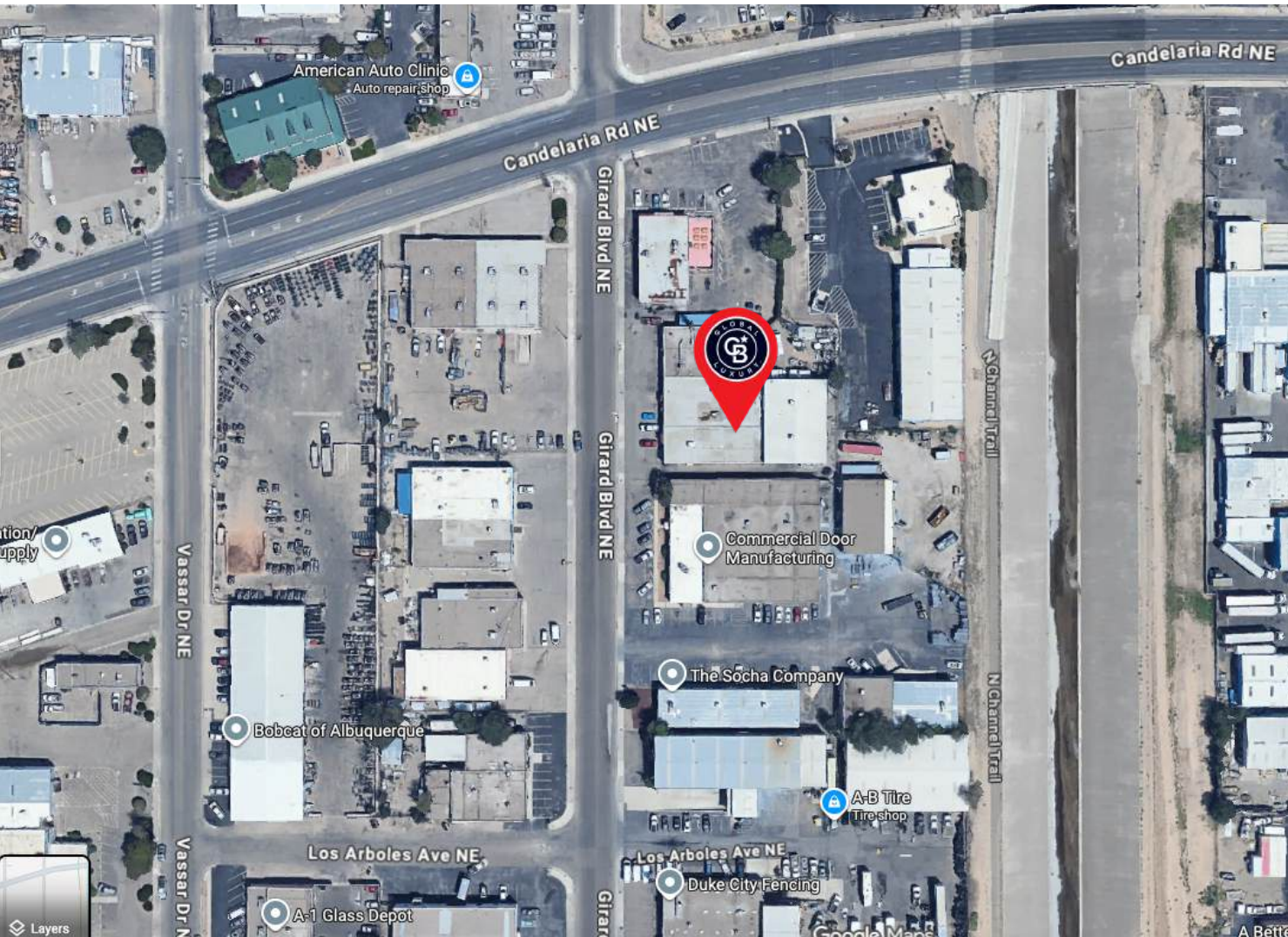
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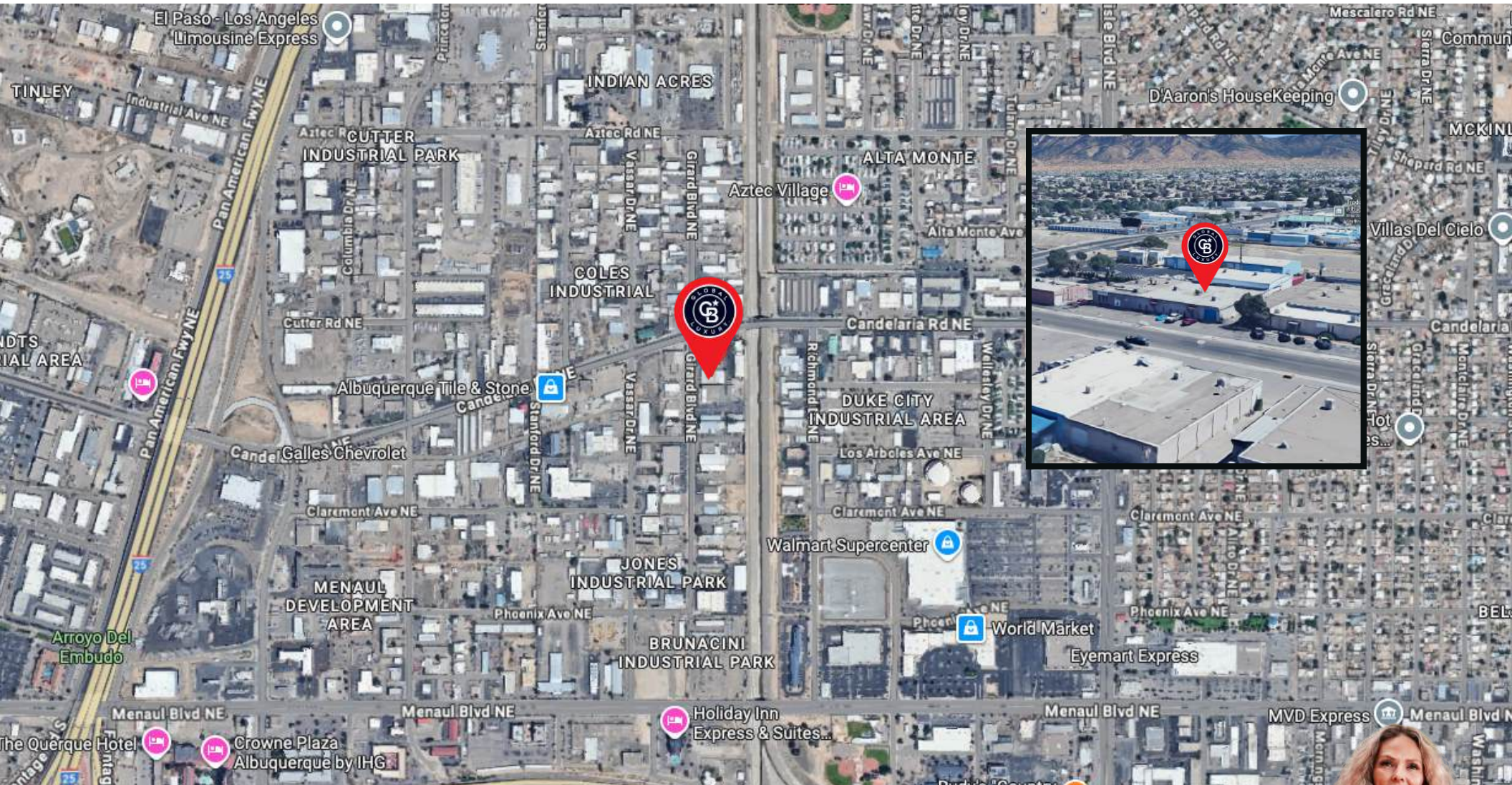
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