

# LARGE CONTRACTOR LOT WITH OFFICE/WAREHOUSE

2201 Phoenix Ave. NW Albuquerque, NM 87107



**EXCELLENT LOCATION  
CONVENIENT ACCESS TO  
I-25 AND I-40**

**3,600 OFFICE/WAREHOUSE  
1.73 ACRE FENCED LOT**



**FOR LEASE  
\$9,850/MONTH**

**Metro Commercial**  
REALTY. INC.

*New Mexico's Commercial & Investment Professionals*  
7410 Montgomery Blvd. NE Ste 205 Albuquerque, NM 87109  
O: 505-858-1444 F: 505-858-1448  
[www.MCRNM.com](http://www.MCRNM.com)

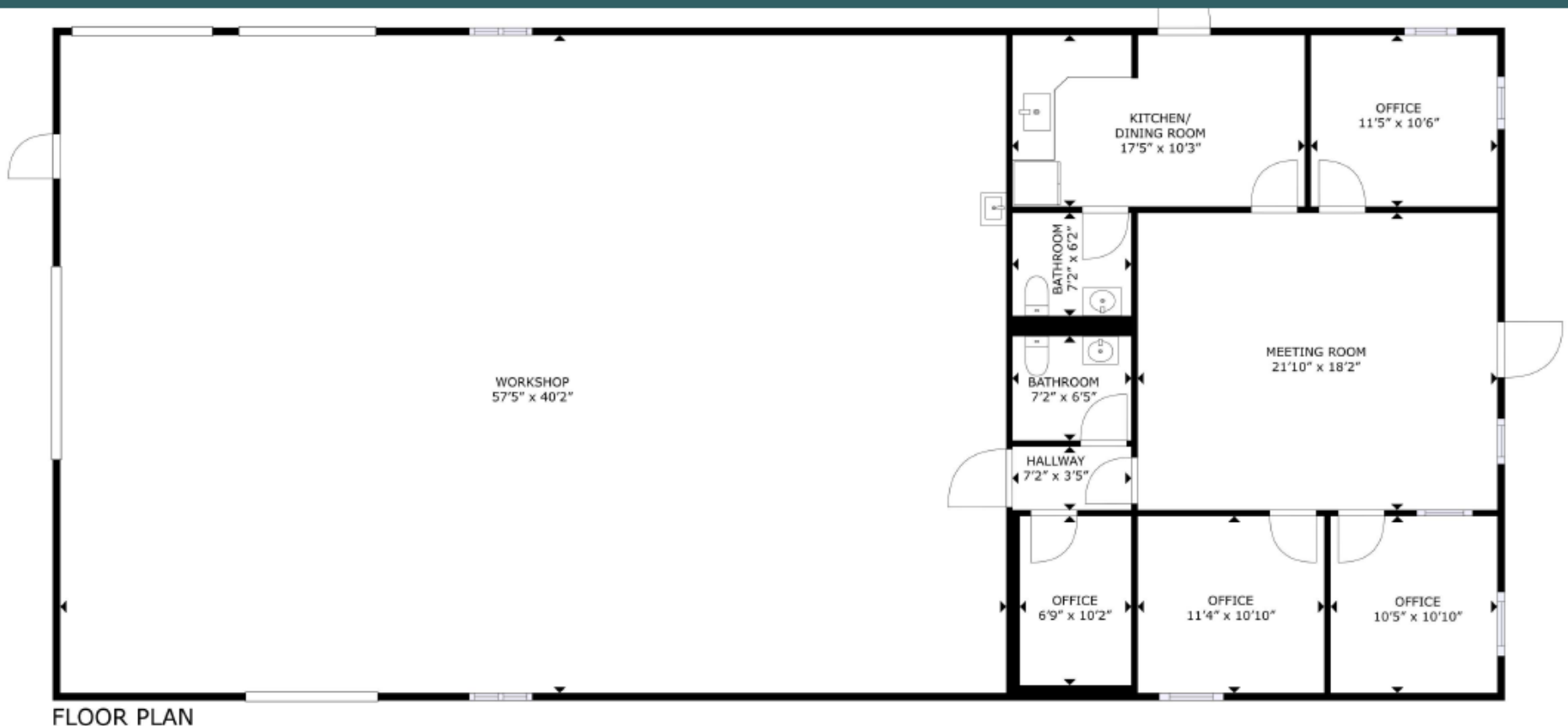


**BOB ARGUELLES**  
C: 505-263-7063  
[Bobarguelles@gmail.com](mailto:Bobarguelles@gmail.com)

2201 Phoenix Ave. NW Albuquerque, NM 87107

## PROPERTY FEATURES

- 1,200± Office Space
- Three Office Spaces
- Spacious Breakroom
- 2,400± Warehouse
- Large Meeting/Showroom
- Two Bathrooms



The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction to the suitability of the property for your needs.



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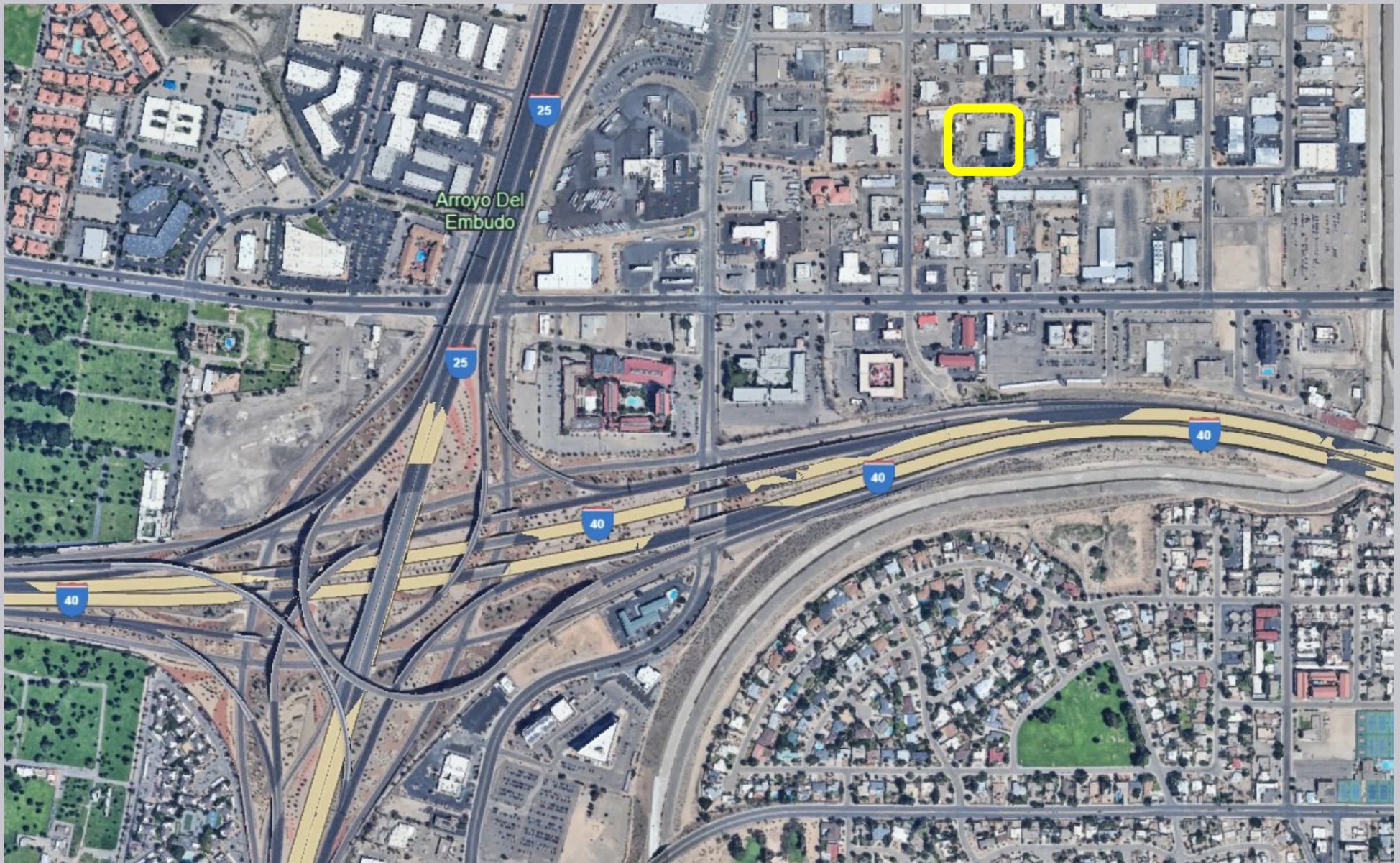


**1.73 Acres**  
**Zoned: NR-LM**





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**CONVENIENTLY LOCATED NEAR THE INTERSECTION OF I-25 AND I-40**