

**For
Lease**



Stand-Alone Retail/Warehouse Near KAFB

VERSATILE... VISIBLE... READY FOR YOU!



**±3,168 SF on ±0.18 Ac.
Available**

241 Wyoming Blvd. SE | Albuquerque, NM 87123

NAI SunVista  **Got Space™**

Alexis Lovato

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PROPERTY

AVAILABLE

Building: $\pm 3,168$ SF
Land: ± 0.18 Acres

LEASE RATE

\$14.00/SF + \$1.54/SF NNN

HIGHLIGHTS

- Excellent visibility along Wyoming Blvd.
- Minutes from the Kirtland AFB Wyoming Gate
- One 9' x 10' grade-level overhead door
- 13' ceiling heights
- 3-phase power
- Two $\pm 10'$ x 12' private offices
- Full drive-around circulation that's ideal for an auto dealer
- Fully gated & fenced yard space for vehicles or storage

ZONING NR-C

LOCATION

- SWQ Central Ave. & Wyoming Blvd. SE

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505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
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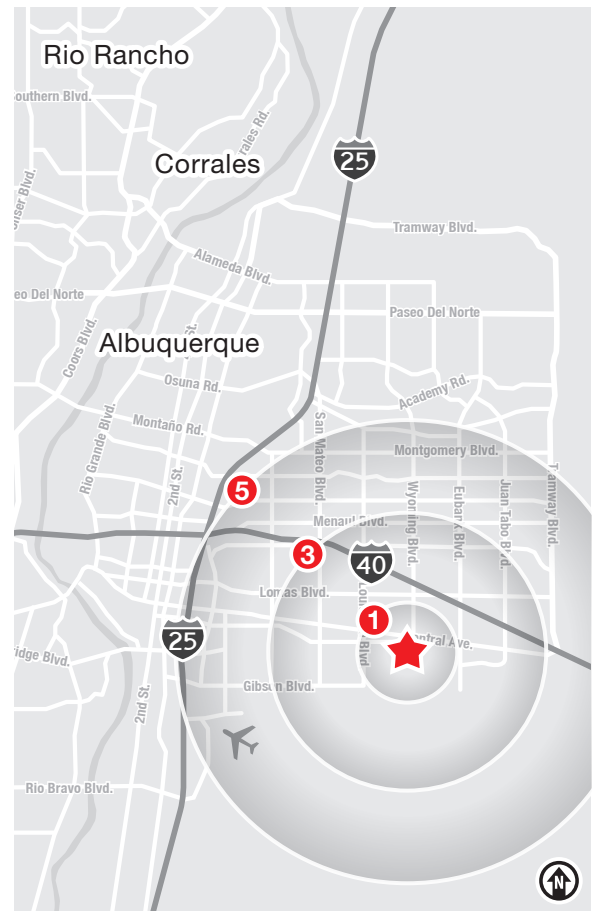


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	21,514	114,279	235,829
Average HH Income	\$50,349	\$74,599	\$84,397
Daytime Employment	12,854	63,648	132,072

2024 Forecasted by Esri

HUB Zone



NAI SunVista

The information contained is believed reliable. While we do not doubt the 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 projection, opinion, assumption or estimated uses 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 many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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