

FOR SALE



Standalone Industrial Investment Opportunity With Yard

2005 4th St NW, Albuquerque, NM 87102



LOCATION

- Off 4th Street Near Indian School Road and Interstate 40

SALE INFORMATION

- \$577,000
- 7.28% Capitalization Rate
- \$42,000/YR± NOI
- Annual CPI Rent Increase
- Lease Expiration: 12/31/2029
- Two 5-Year Renewal Options

AVAILABLE

- 3,080± SF
- 1.5189± Acres

FEATURES

- Zoned MX-M; Mixed-Use, Manufacturing Zone
- Outstanding Access to I-40
- Near Downtown
- Strong Visibility
- Centrally Located

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AERIAL MAP

