For Lease

# Affordable Warehouse Spaces

## LOCATED IN THE SOUTH I-25 CORRIDOR

**±3,056 - 19,089 SF Available**

215 Rossmoor Rd. SW | Albuquerque, NM 87105

**Riley McKee** CCIM, SIOR
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**Alex Pulliam**
alex@sunvista.com | 505 350 5729

NAI SunVista | Got Space™

**Opening the Door** to Commercial Real Estate Excellence

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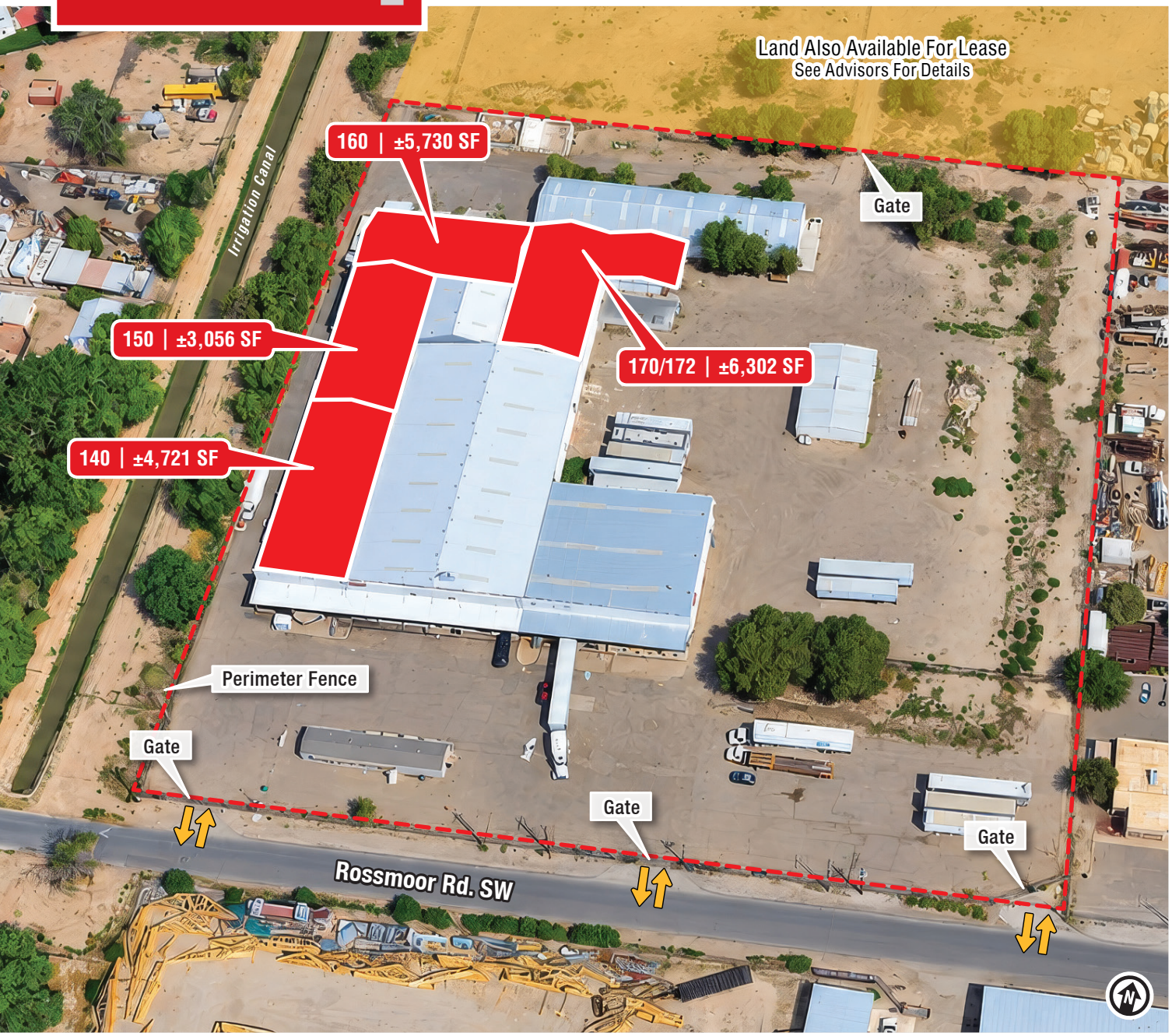


## PROPERTY

### LEASE RATE

$8.00/SF + NNN

### AVAILABLE

| | |
|---|---|
| Unit 140: | ±4,721 SF |
| Unit 150: | ±3,056 SF |
| Unit 160: | ±5,730 SF |
| Unit 170/172: | ±6,302 SF |
| Total: | ±19,089 SF |

Land Available from ±1.0 to 17.67 Ac.
See Advisors for more information

### ZONING

- M-2, Bernalillo County

### HIGHLIGHTS

- 12' - 20' warehouse clear height
- 5 offices, reception area, 2 ADA restrooms
- 4 grade-level overhead doors*
- 3 dock-high overhead door*
- 3-phase, 480 volt, 250 Amp power
- 24/7 on-site watchman
- Secure yard space available

*Number of grade-level and dock-high doors vary by unit

### LOCATION

NWQ 2nd St. & Rio Bravo Blvd. SW


NAI SunVista
505 878 0001 | sunvista.com
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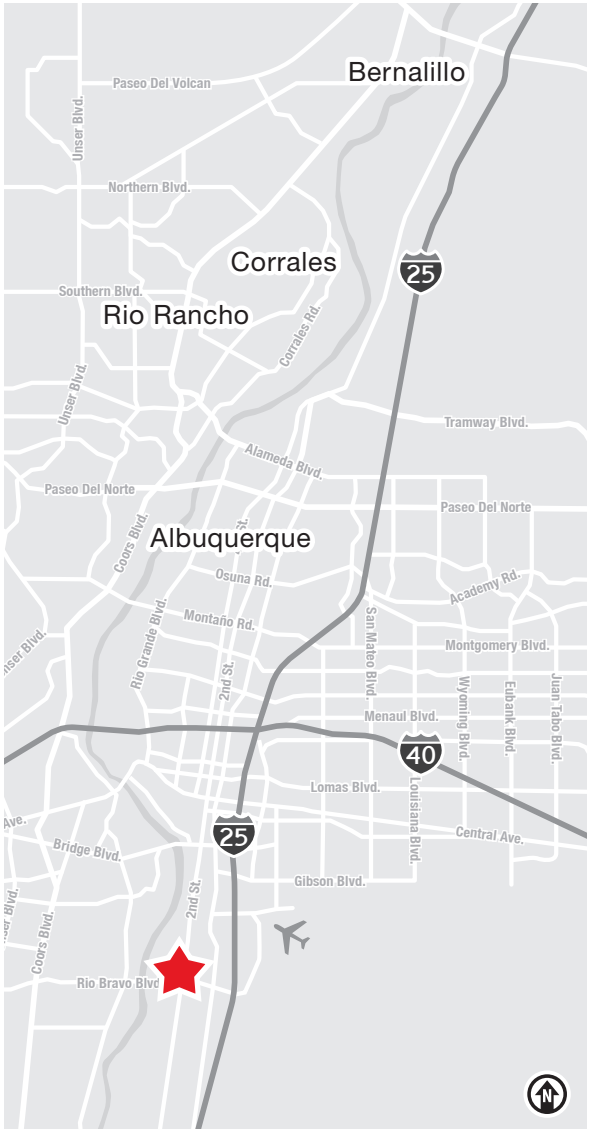
## LOCATION

**HUB Zone** MORE INFO

**Opportunity Zone** MORE INFO





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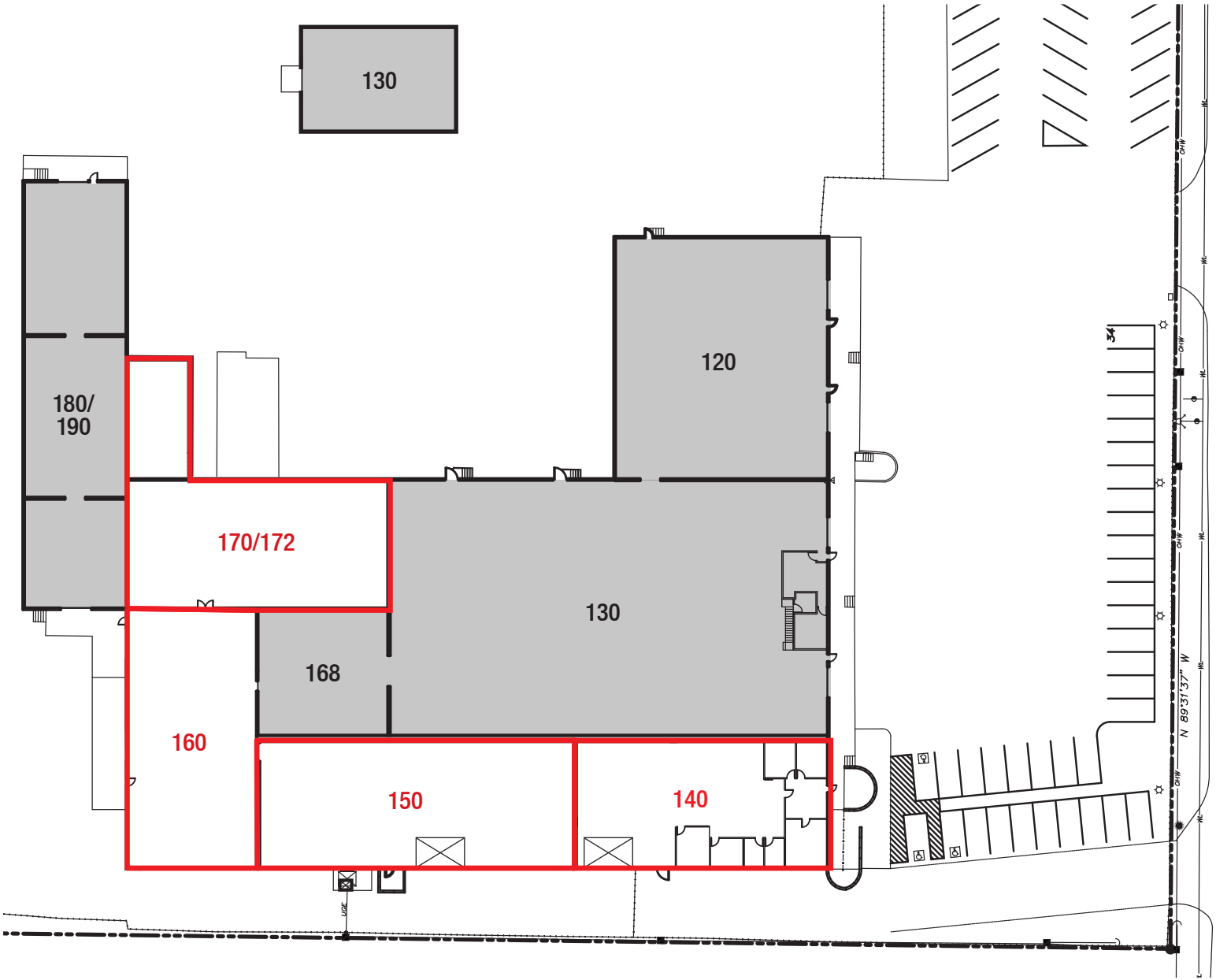
## SITE PLAN

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Available Unit

Leased

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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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