

**For
Sale**



Versatile Office/Warehouse

COVETED NORTH I-25 CORRIDOR LOCATION



**±18,080 SF on ±1.03 Ac.
Available**

4303 Ellison St. NE | Albuquerque, NM 87109

NASunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Riley McKee CCIM, SIOR

riley@sunvista.com | 505 379 1549

Alex Pulliam

alex@sunvista.com | 505 350 5729

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PROPERTY

AVAILABLE

Building: ±18,080 SF

Land: ±1.03 Acres

SALE PRICE

\$2,975,000

HIGHLIGHTS

- ±2,932 SF Office
- Front Warehouse: ±7,118 SF
- Rear Warehouse: ±8,000 SF
- Clear Heights:
 - Front Warehouse: 13' – 16'
 - Rear Warehouse: 20.5' – 24.5'
 - Covered Storage Area: 20.5' – 24.5'
- Dock-high covered storage area
- 16' wide x 10' high grade-level roll-up door
- Forklift/vehicle ramp to dock platform
- Dock-high door into front warehouse
- Fenced outdoor storage area
- Rapid access to I-25 via Ellison St.
- Owner financing available
- Available to occupy 1/1/2026

ZONING NR-LM 

LOCATION

NWQ Jefferson St. &
Ellison St. NE



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,422	80,948	205,257
Average HH Income	\$81,902	\$99,260	\$106,008
Daytime Employment	22,815	82,551	155,153

2025 Forecasted by Esri

Opportunity Zone



NAI SunVista

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Showroom



Training Room



NAI SunVista

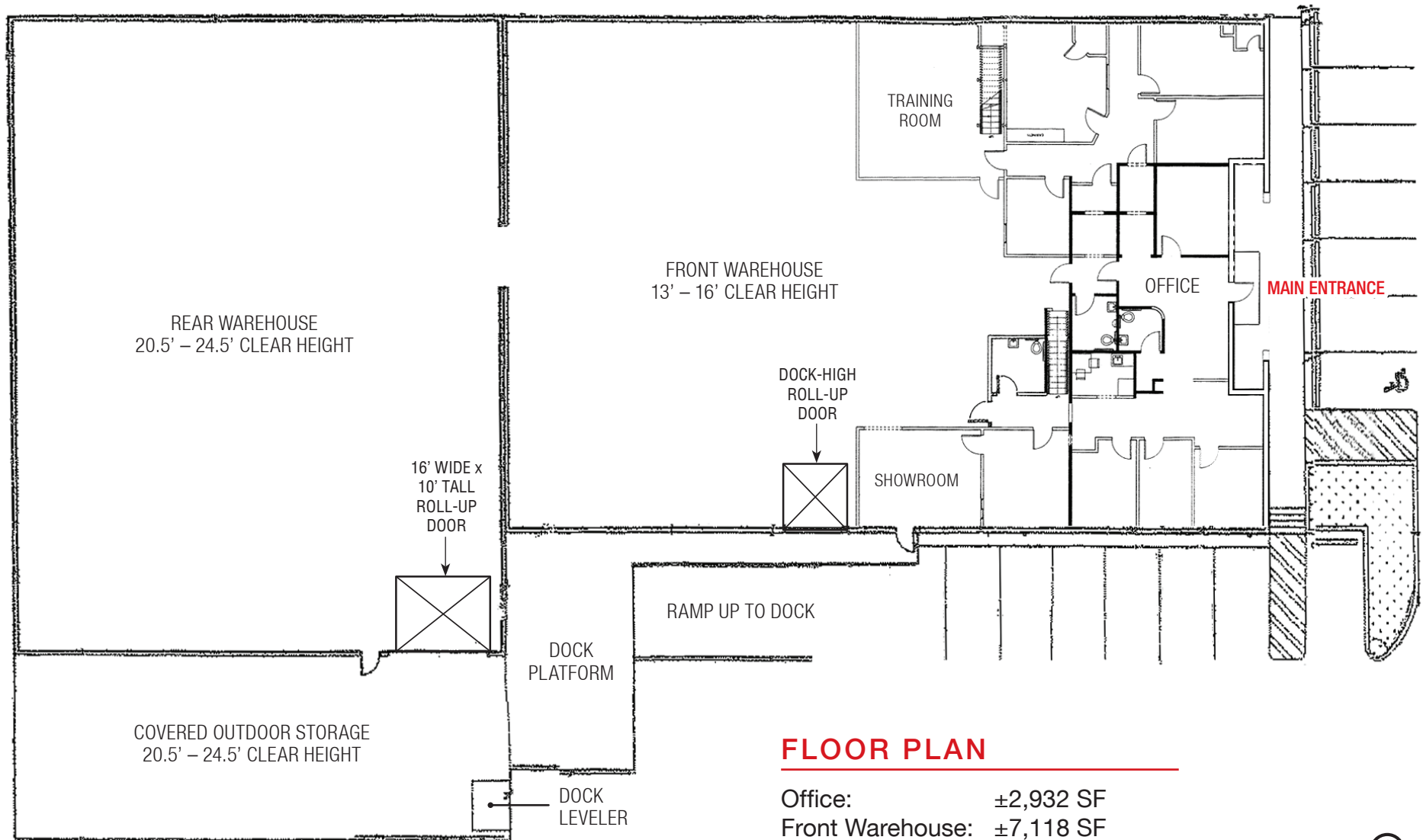
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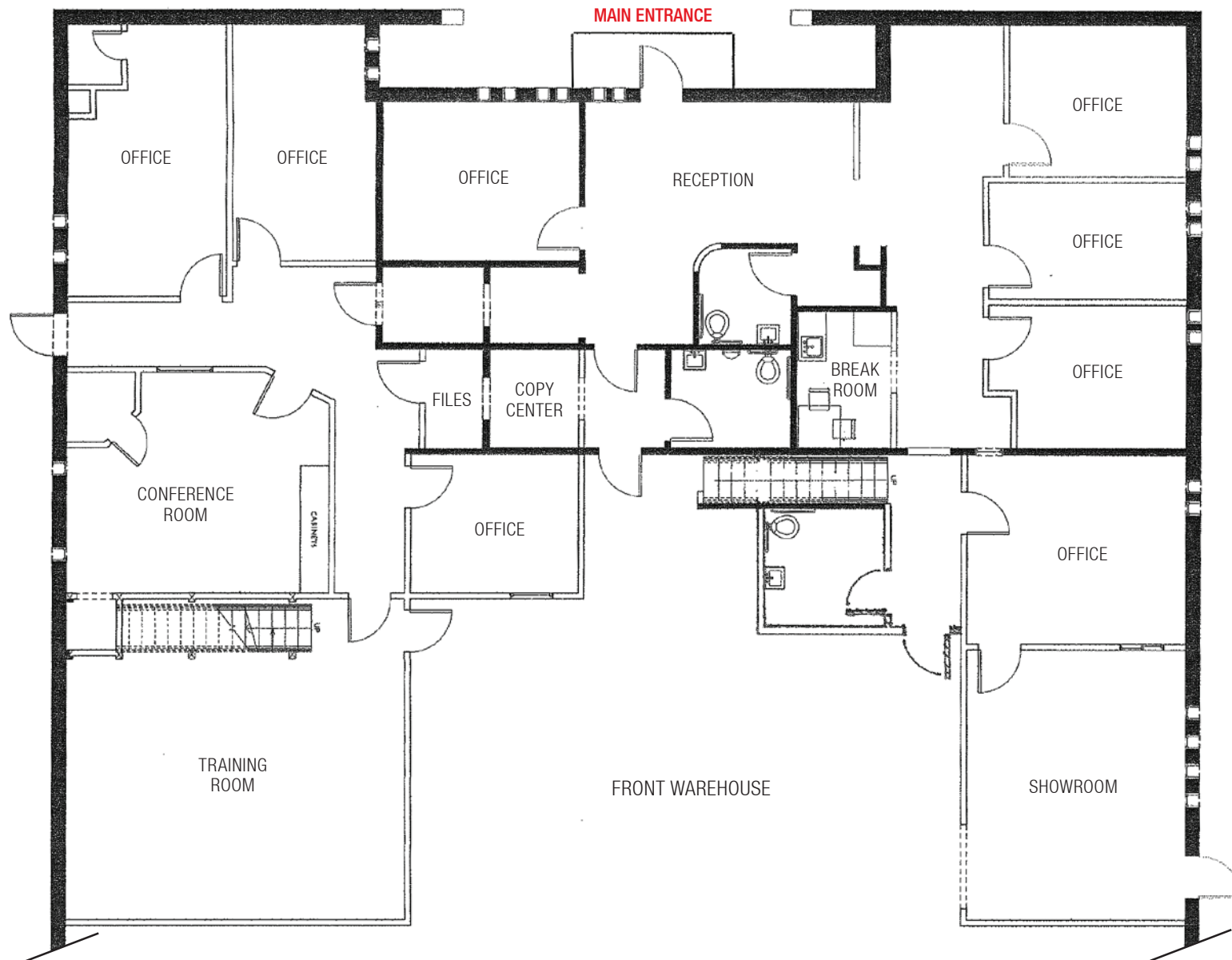
FLOOR PLAN

Office: ±2,932 SF
Front Warehouse: ±7,118 SF
Rear Warehouse: ±8,000 SF



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OFFICE

Office: ±2,932 SF