Freestanding Warehouse with Yard

YOUR SIGN HERE

HIGHLY-VISIBLE LOCATION ON 2ND ST. NEAR RIO BRAVO

3611 2nd St. SW | Albuquerque, NM 87105

NAISunVista Got Space

±31,000 SF on ±2.0 Acres Available

Riley McKee CCIM, SIOR riley@sunvista.com | 505 379 1549

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PROPERTY

AVAILABLE

- Building: ±31,000 SF
- Land: ±2.0 Acres

SALE PRICE

• \$3,600,000

HIGHLIGHTS

- Office space: ±2,500 SF
- Warehouse space: ±28,500 SF
- Clear height: 15' 20.5'
- 1 Dock-high door
- 4 Grade-level doors
- Fire-suppression system In place
- 3-phase power
- Completely-fenced property
- Easy access to I-25 via 2nd St. and Rio Bravo Blvd.
- Versatile zoning

ZONING

M-2, Bernalillo County

LOCATION

 NWQ 2nd St. & Rio Bravo Blvd. SW

N SunVista

505 878 0001 | sunvista.com 2424 Louisiana Blvd. NE | Suite 100 Albuquerque, NM 87110

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FLOOR PLAN



= Structural Column



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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