

For Sale

Freestanding Warehouse with Yard

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



**±31,000 SF on
±2.0 Acres Available**

3611 2nd St. SW | Albuquerque, NM 87105

NAI SunVista] **Got Space™**

Riley McKee CCIM, SIOR
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PROPERTY

AVAILABLE

- Building: $\pm 31,000$ SF
- Land: ± 2.0 Acres

SALE PRICE

- \$3,600,000

HIGHLIGHTS

- Office space: $\pm 2,500$ SF
- Warehouse space: $\pm 28,500$ 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

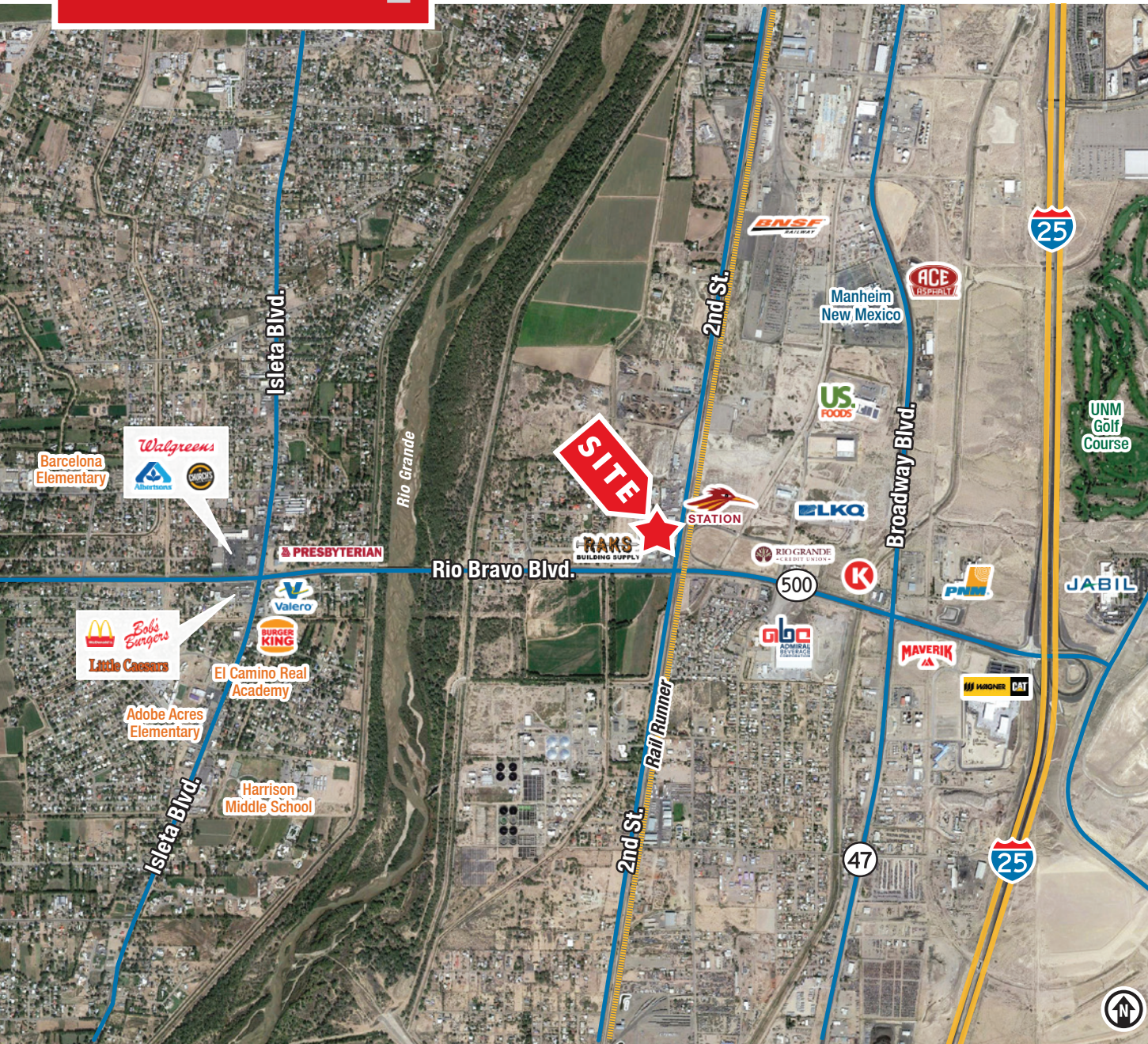
- M-2, Bernalillo County

LOCATION

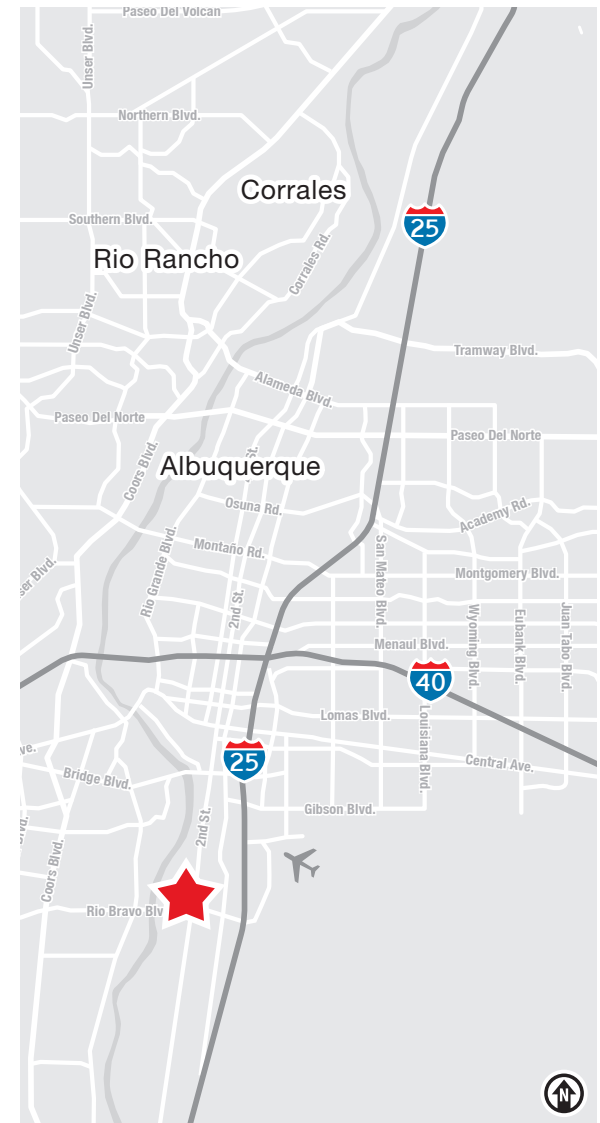
- NWQ 2nd St. & Rio Bravo Blvd. SW

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LOCATION



NAISunVista

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

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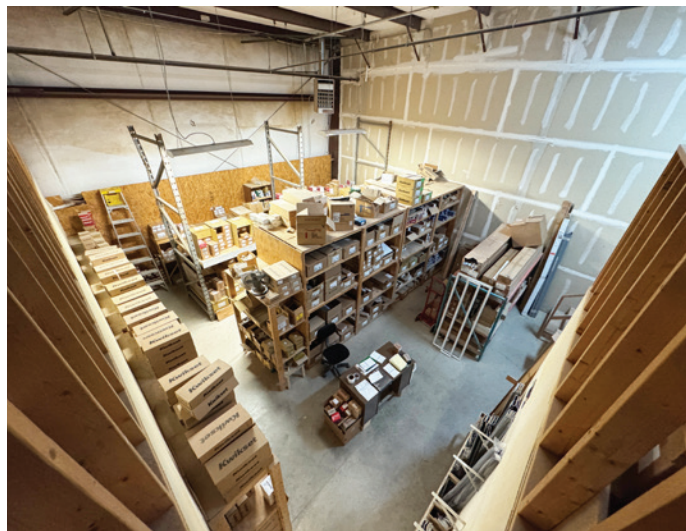
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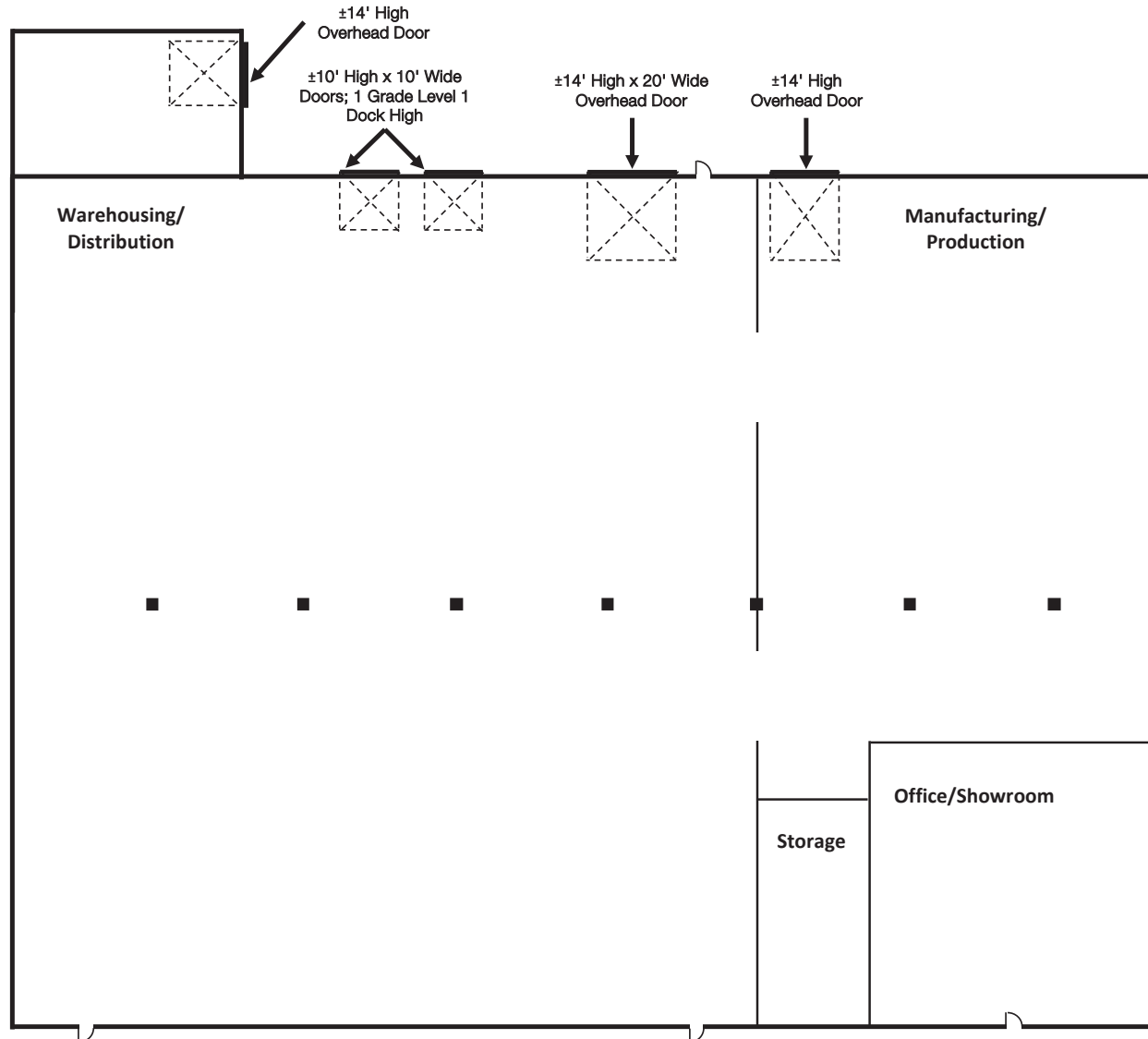
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FLOOR PLAN



■ = Structural Column

3611 2ND ST. SW

Office: ±2,500 SF

Warehouse: ±28,500 SF

Total: ±31,000 SF

Floor plan not to scale.