

**For Sale
or Lease**



High-Clearance Industrial Shop

WELL-PRICED WITH EASY I-40 ACCESS



±7,866 SF Available
Sale Price: \$865,000 (\$109.97/SF)
Lease Rate: \$10.50/SF

304 Muriel St. NE | Albuquerque, NM 87123

NAISunVista] **Got Space™**

Micah Gray

micah@sunvista.com | 505 338 9878

Dave Hill CCIM, SIOR

dave@sunvista.com | 505 238 6413

**For Sale
or Lease**

304 Muriel St. NE | Albuquerque, NM 87123

PROPERTY

AVAILABLE

Building: $\pm 7,866$ SF
Land: ± 0.3214 Acres

SALE PRICE

\$865,000 (\$109.97/SF)

LEASE RATE

\$10.50/SF

HIGHLIGHTS

- 1st Floor: $\pm 5,700$ SF
- 2nd Floor: $\pm 2,166$ SF
- Fenced yard
- 18' ceiling heights
- 4 - Grade-level doors:
 - 2 - 12 x 12'
 - 2 - 12' x 14'
- Fenced yard

ZONING [NR-C](#) 

LOCATION

SWQ I-40 & Juan Tabo Blvd. NE

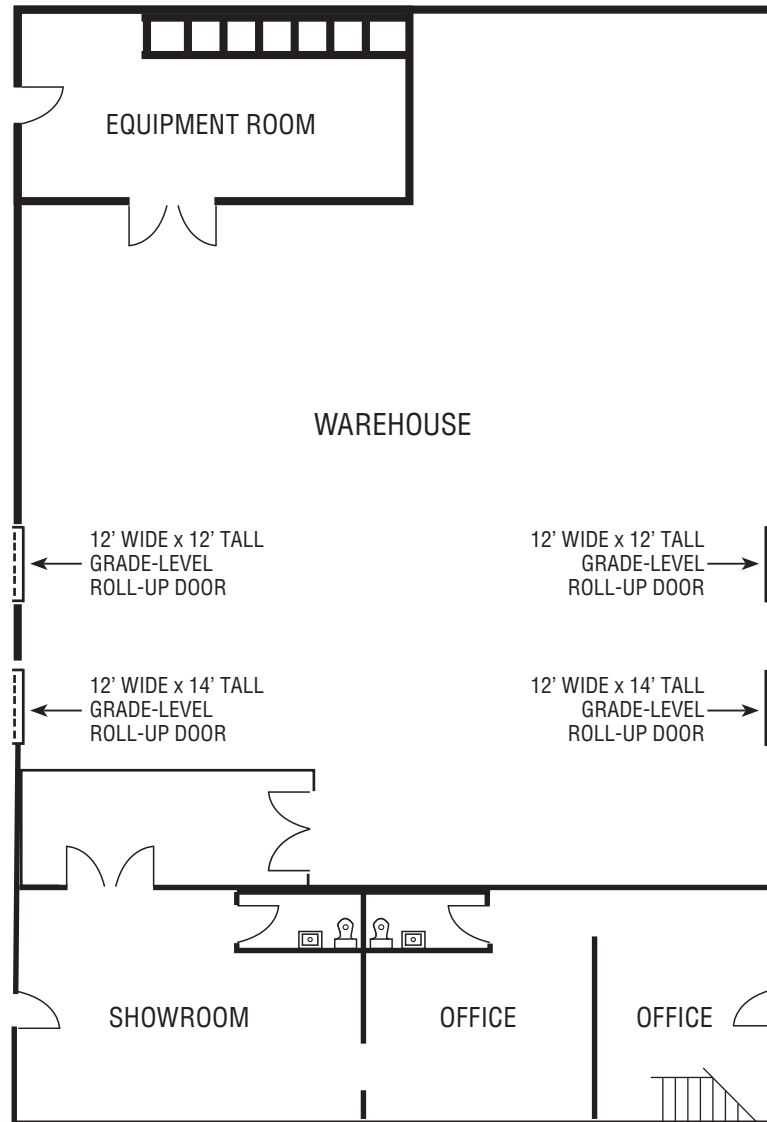


**For Sale
or Lease**

304 Muriel St. NE | Albuquerque, NM 87123

FLOOR PLAN

Muriel St. NE



1ST FLOOR

AVAILABLE

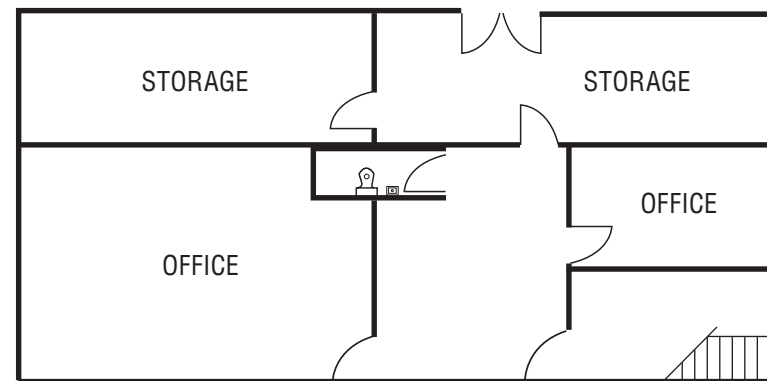
1st Floor: ±5,700 SF

2nd Floor: ±2,166 SF

Total: ±7,866 SF

Floor plan not to scale.

2ND FLOOR



Buena Ventura Rd. NE

**For Sale
or Lease**

304 Muriel St. NE | Albuquerque, NM 87123



NAI SunVista

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

Micah Gray
micah@sunvista.com
505 338 9878

Dave Hill CCIM, SIOR
dave@sunvista.com
505 238 6413

**For Sale
or Lease**

304 Muriel St. NE | Albuquerque, NM 87123



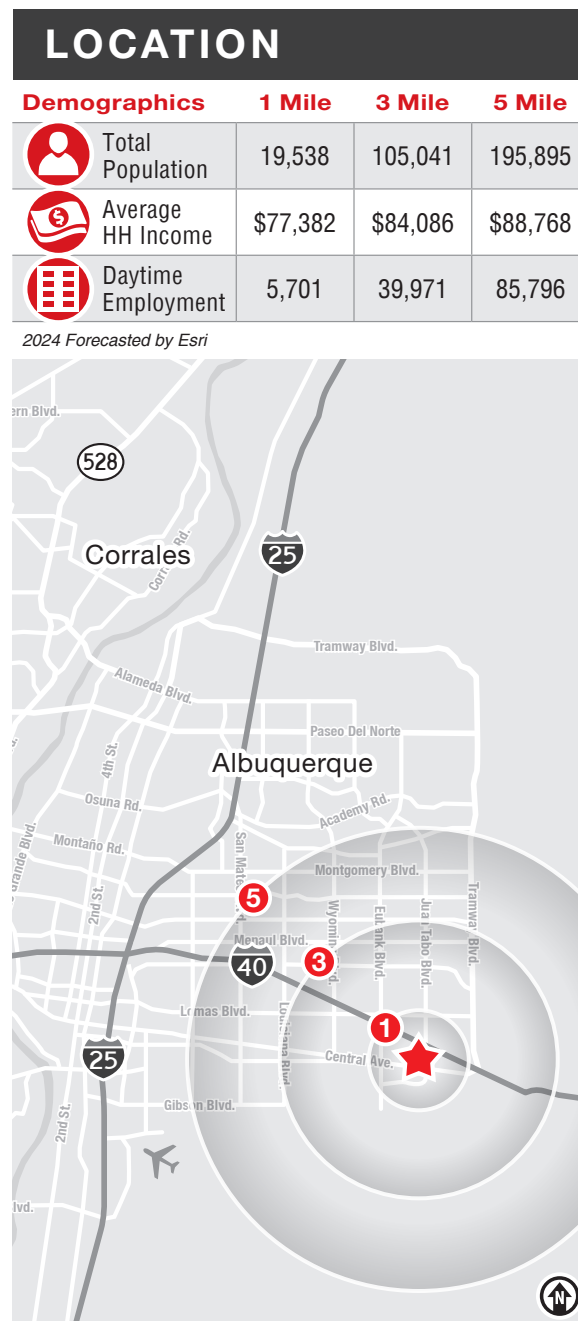
NAI SunVista

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

Micah Gray
micah@sunvista.com
505 338 9878

Dave Hill CCIM, SIOR
dave@sunvista.com
505 238 6413

304 Muriel St. NE | Albuquerque, NM 87123



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.

Dave Hill CCIM, SIOR
dave@sunvista.com
505 238 6413