

**For Lease
or Sale**

New-Construction Warehouse w/Large Yard

IN WEST MESA INDUSTRIAL BUSINESS PARK OFF I-40



**±3,000 - 6,000 SF
on ±1.27 Acres**

3050 Todos Santos St. NW | Albuquerque, NM 87120

NAI SunVista **Got Space™**

Melody Torres

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PROPERTY

AVAILABLE

Building: $\pm 3,000$ - $6,000$ SF
Land: ± 1.27 Acres

LEASE RATE

\$15.00-\$16.00/SF + \$2.00/SF NNN

SALE PRICE

See Advisors

ZONING

▪ [NR-BP](#) 

HIGHLIGHTS

- Convenient access to Unser Blvd. and I-40
- Low-crime area in established neighborhood business park
- Large yard for vehicles or lay-down yard
- Cold-shell delivery with tenant improvement funds in place for tenant buildout
- Modern warehouse with:
 - 3-phase power
 - 20' ceiling heights
 - 4 - 14'x12' grade-level roll-up doors
- Ideal for a vehicle repair, showroom/warehouse, contractor yard, artisan manufacturing, cannabis cultivation and light manufacturing



SITE

± 1.27 Acres
*Conceptual site plan,
subject to change.*

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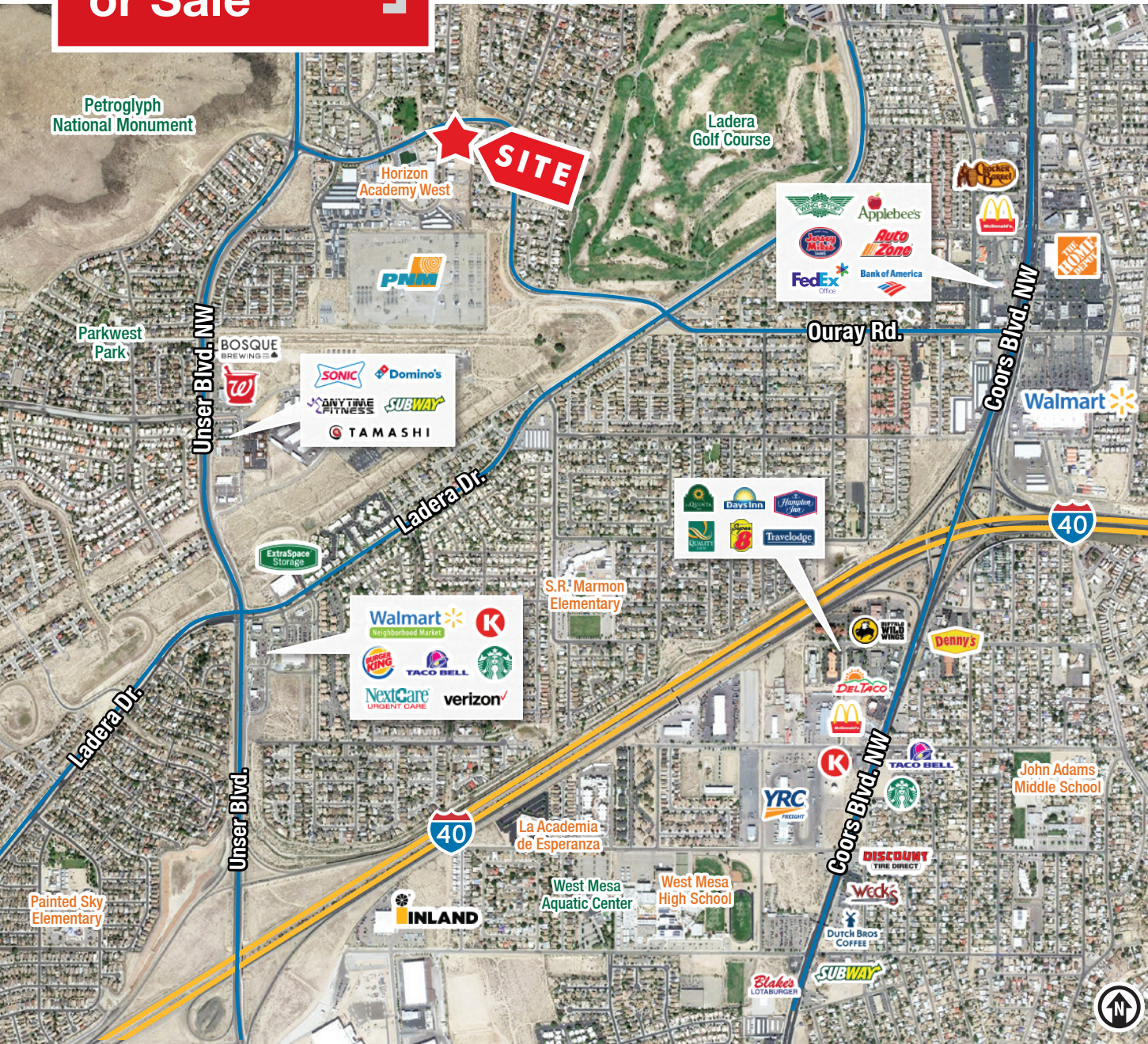
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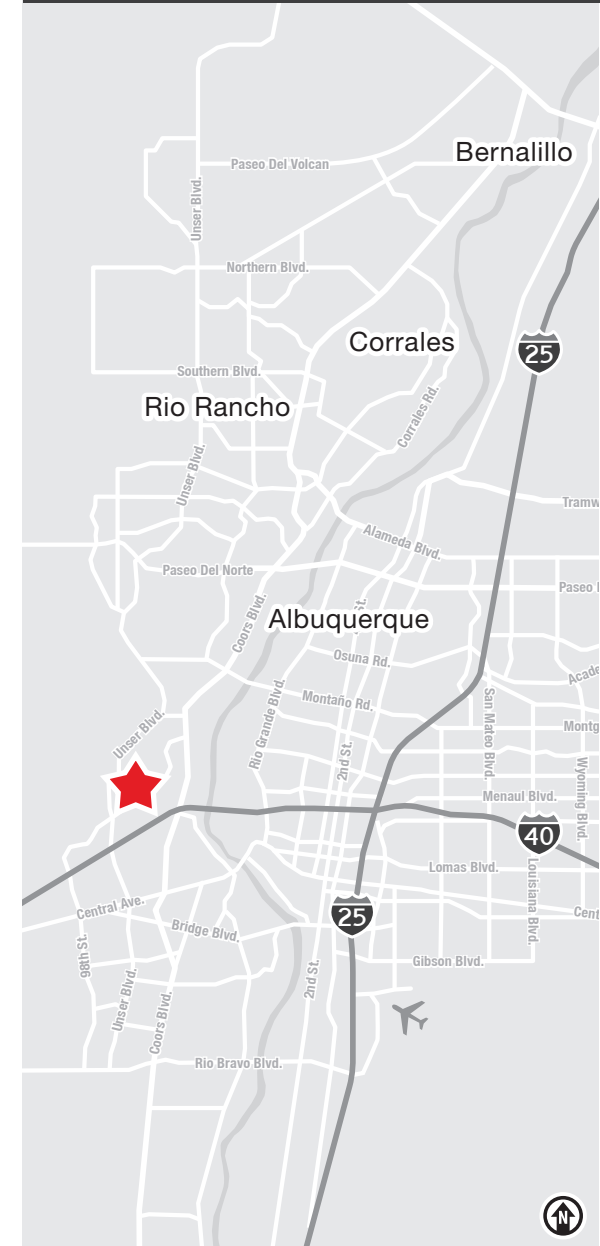
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LOCATION



NAI SunVista

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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