BASE 5
RETAIL PARTNERS

FOR SALE

Multi-Tenant Industrial Investment
7 Tenants | Owner-User Potential
4510-4516 2nd St. NW, Albuquerque, NM 87107



BASE 5 RETAIL PARTNERS
6739 Academy Rd NE, Suite 380, Albuquerque NM 87109

WWW.BASE5RETAIL.COM
505-807-0605

LISTING BROKER & OWNER: Brandon Saylor, CCIM
brandon@base5retail.com - 505-350-0296

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SITE DETAILS

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SALE PRICE $1,900,000 ($156/SF)
Total Buildings 12,200 SF

PROPERTY 85% LEASED with short term leases in place. This provides a buyer with the flexibility to acquire the property as an investment or gradually phase out the existing tenants for a future owner-user opportunity.

LOT DETAILS +/- 2.1587 acres

ZONING MX-M, Moderate Intensity with grandfather use of automotive

POWER Mostly new LED lighting throughout with 3 Phase power

COMMUNITY PAINT BOOTH Community use +/- 820sf spray booth building with high clearance capacity for semis, RV's, buses, trucks and trailers

SECURITY Internet and cell phone accessible 24 hour IP camera surveilance system

ACCESS Great access on the going home side of the street with exposure to over 19,000VPD on 2nd Street with multiple frontal curb cuts on northbound lane

SIGNAGE Signage available on 2nd Street and multiple frontal sign possibilities due to multiple deeded lot designations

TRUCK FRIENDLY Right turn in, right turn out, left turn in through island cut to accommodate large trucks on 2nd Street from southbound lane, with long separate turn bay in island


Community Paint Booth

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PHOTOS

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AERIAL

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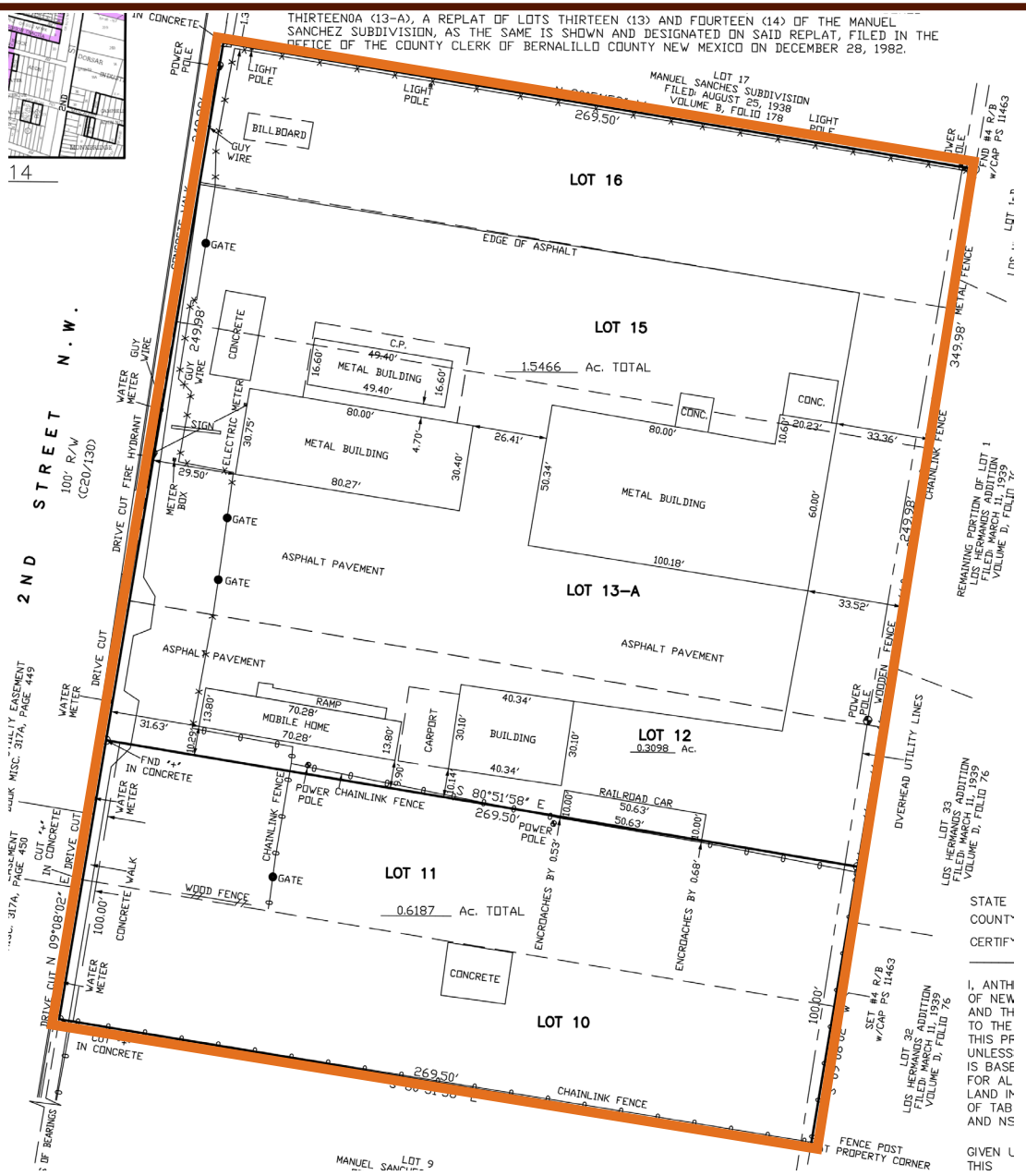
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SITE PLAN

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