

**For Sale
or Lease**



Large Warehouse with Office & Yard

CENTRALLY LOCATED WITH QUICK ACCESS TO I-25 & I-40



3 MONTHS FREE RENT!
WITH A 3-YEAR LEASE

Limited time offer, see Advisors for details.

**±6,040 - 14,355 SF on
±0.53 Ac. Available**

2211 Commercial St. NE | Albuquerque, NM 87102

NAI SunVista] **Got Space™**

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

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PROPERTY

AVAILABLE

Space: ±6,040 - 14,355 SF
Land: ±0.53 Acres

SALE PRICE

\$2,000,000 (\$139.00/SF)

LEASE RATE

\$10.70/SF + \$1.84/SF NNN

HIGHLIGHTS

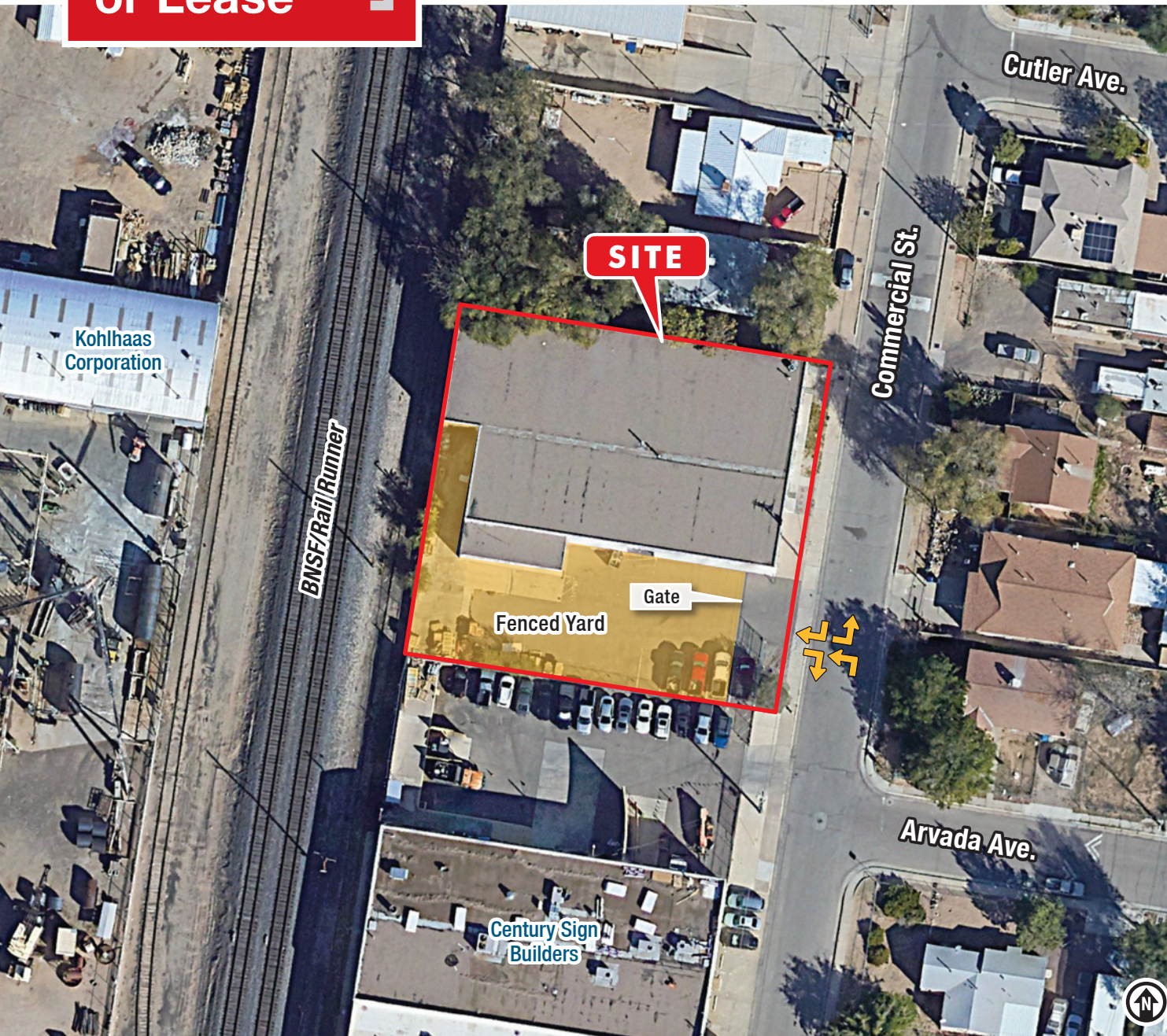
- Positioned just north of I-40 and west of I-25
- Small, fenced yard with parking
- Grade-level, truck and semi-truck loading docks
- CMU and concrete construction
- Fully sprinklered
- Single-phase, 240-volt power
- 16' ceiling height (clear span)
- 4 - 12' roll-up doors
- Multiple offices with kitchenette/ break room and 2 restrooms

ZONING

- [MX-M](#) 

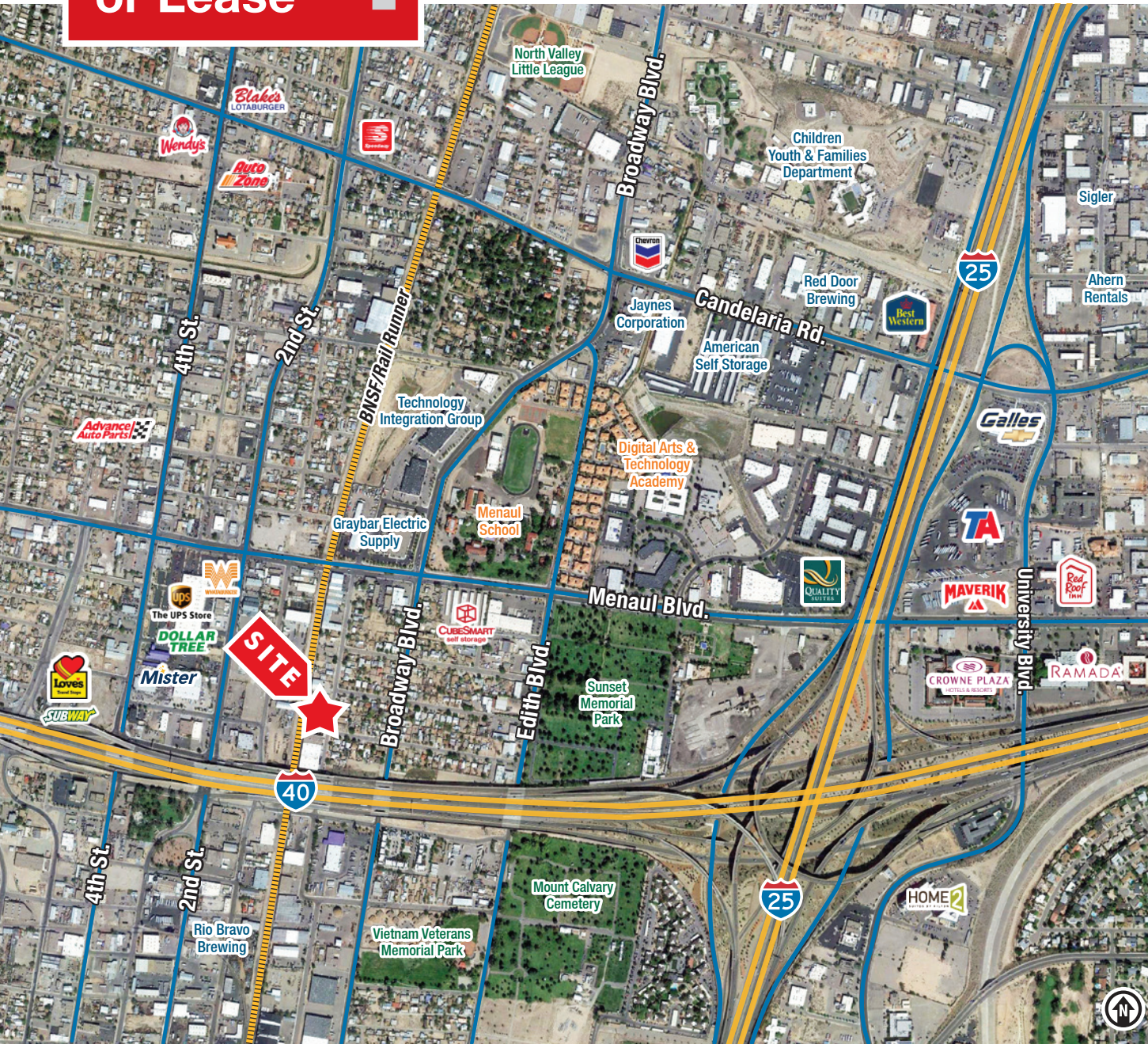
LOCATION

SWQ Menaul Blvd. &
Broadway Blvd. NE



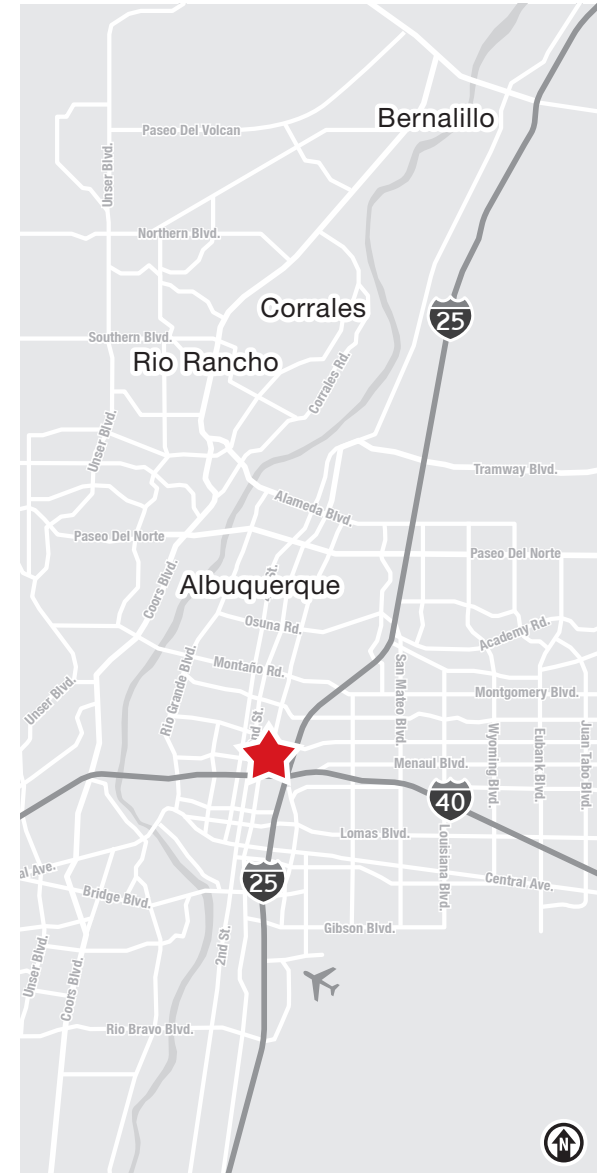
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LOCATION

HUB Zone [MORE INFO](#)



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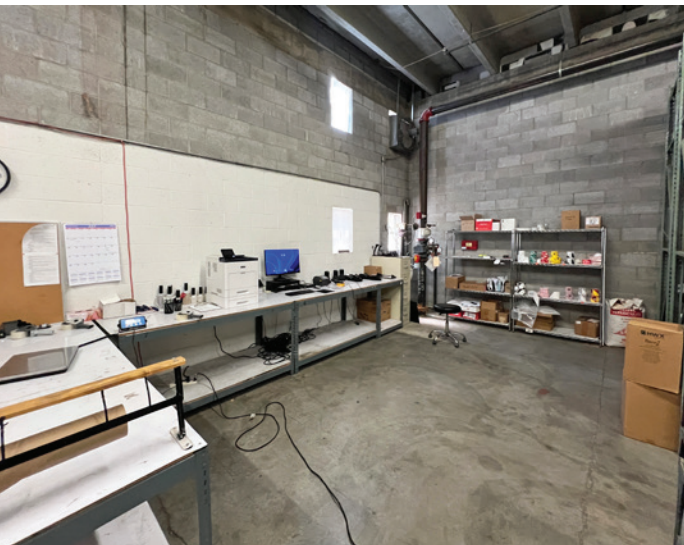
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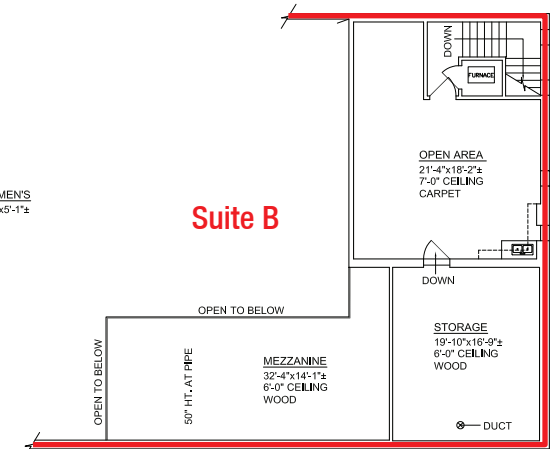
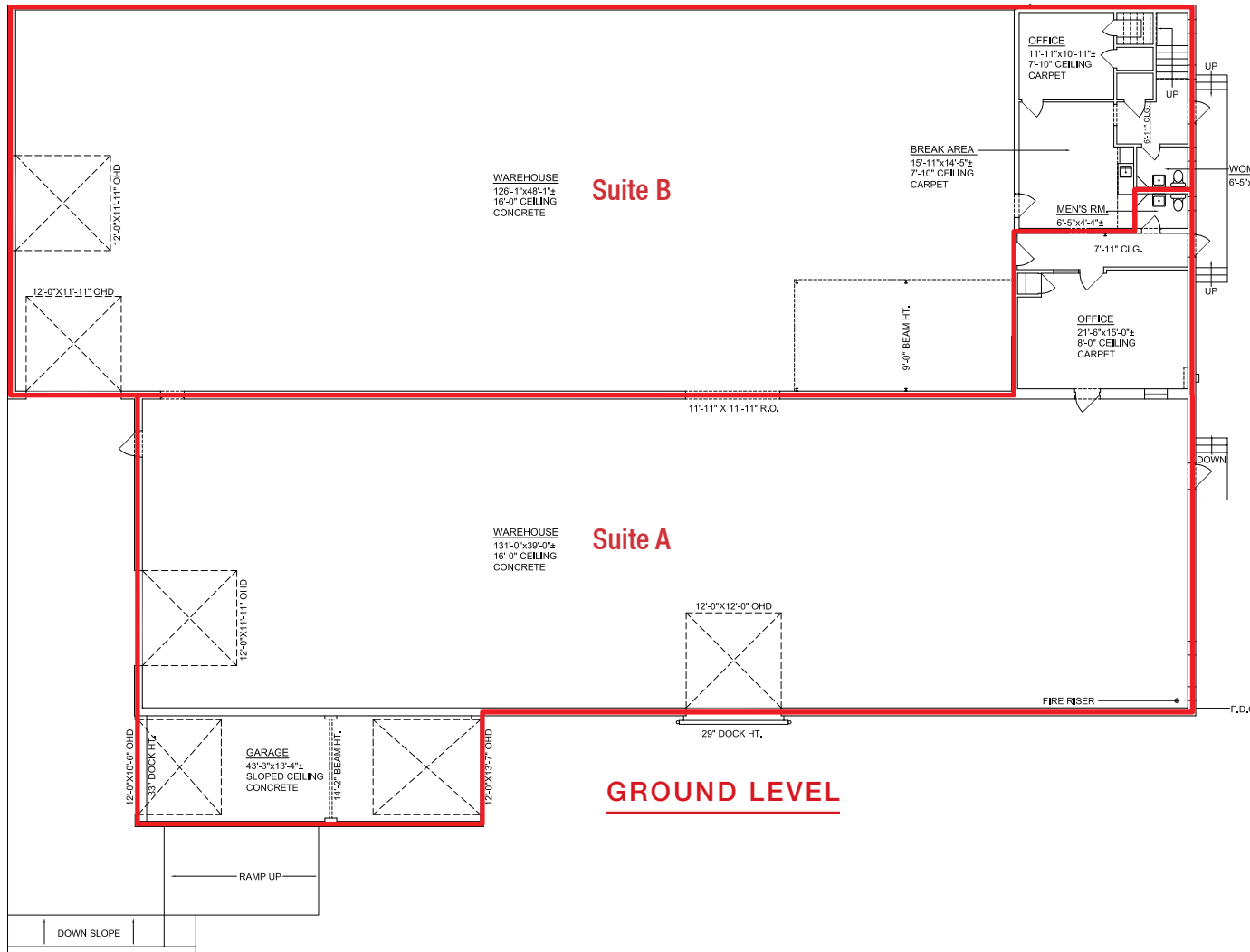
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]

FLOOR PLAN



AVAILABLE

Suites A&B: ±14,355 SF
\$15,000/Mo.

