



INDUSTRIAL FOR SALE

- Sale Price: \$1,390,000
- Building Size: 5797 Sqft
- Lot Size: 1 Acre
- Owned Solar Carport
- Recent Remodel
- Fully Fenced

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OVERVIEW

- **ADDRESS:** 6801 WASHINGTON ST NE,
ALBUQUERQUE NM 87109
- **PRICE:** \$1,390,000
- **TOTAL BUILDING SIZE:** ±5,797 SF
- **PRICE/SF:** \$239.77
- **LOT SIZE:** 1 ACRE
- **LEASE PRICE:** CALL FOR MORE DETAILS
- **PRO-FORMA CAP RATE:** 7.2%
- **ZONING:** NR-LM

DESCRIPTION

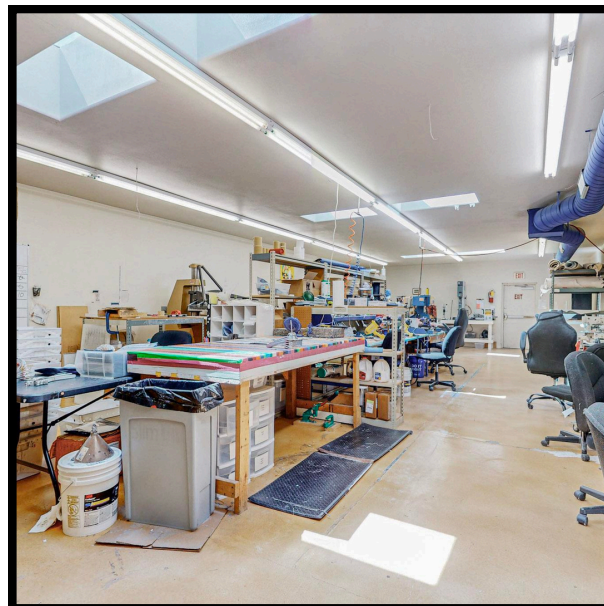
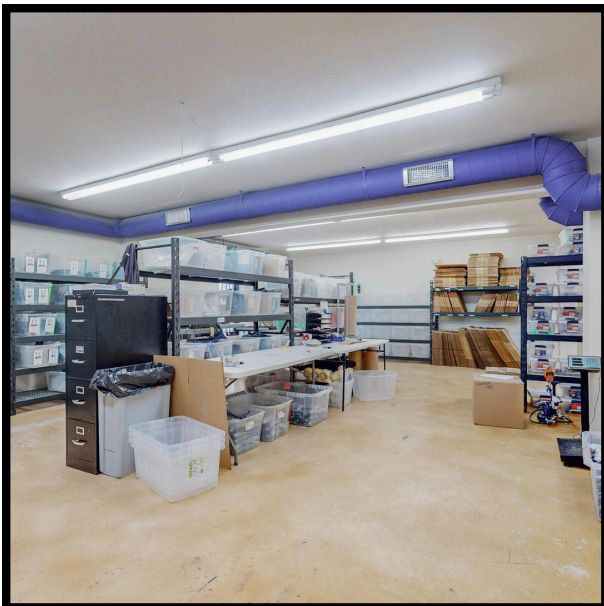
Welcome to a premier industrial space offering a strategic location within 1 mile from I-25! Off of Osuna & Jefferson. Recent remodel with no expenses spared! Maricoat flooring throughout, with laminated glass skylights above, solid wood doors, walk-in private vault. This expansive industrial space presents an exceptional opportunity for businesses seeking ample space. Currently a packaging facility for US Glove (Lease ends Oct 2024). \$90,000 solar carport is paid off! 8 ft structural steel fence with 2 access points. 1 acre lot has value add potential for more building space.

PROPERTY HIGHLIGHTS

- **TOTAL BUILDING SIZE:** ±5,797 SF
- **PROPERTY SIZE:** ±1 ACRE FULLY FENCED WITH VALUE
ADD POTENTIAL
- **ELECTRICAL CAPACITY:** 3-PHASE
- **CEILING HEIGHT:** 8-9 FT
- **DOCK INFO:** TRUE DOCK HEIGHT RECENTLY
RESURFACED 8X8 DOOR
- **VAULT:** WALK IN PRIVATE VAULT ROOM 13.5X9.2
- **SOLAR:** OWNED SOLAR CARPORT (\$90,000 COST)
- **LOCATION:** 1 MILE FROM I-25 (3 MINUTES)

RECENT REMODEL

- TPO ROOF
- MARICOAT FLOORING
- LAMINATED GLASS SKYLIGHTS
- SOLID WOOD DOORS
- WINDOWS
- REFRIGERATED AIR
- SOLAR CARPORT
- 8 FT STRUCTURAL STEEL FENCE

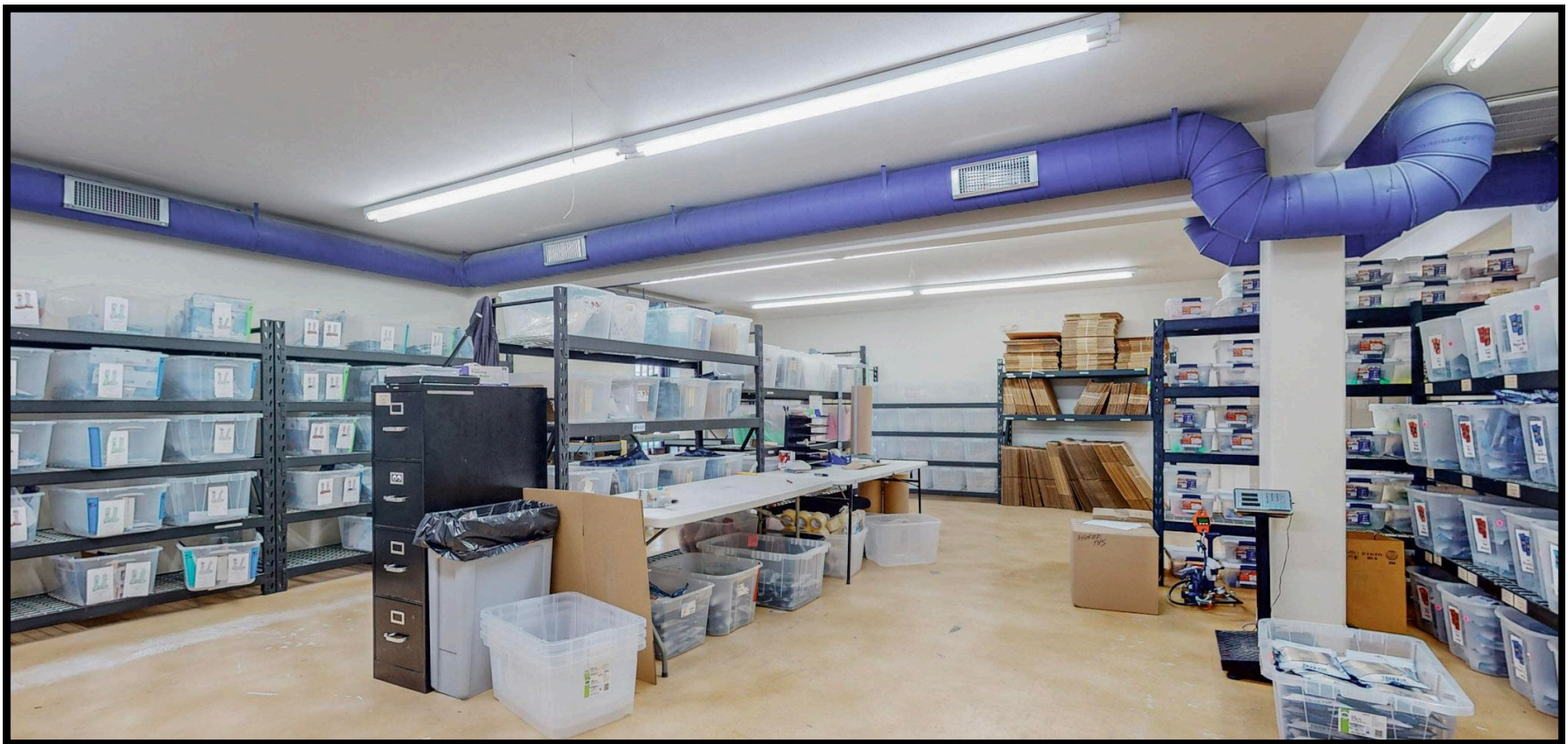


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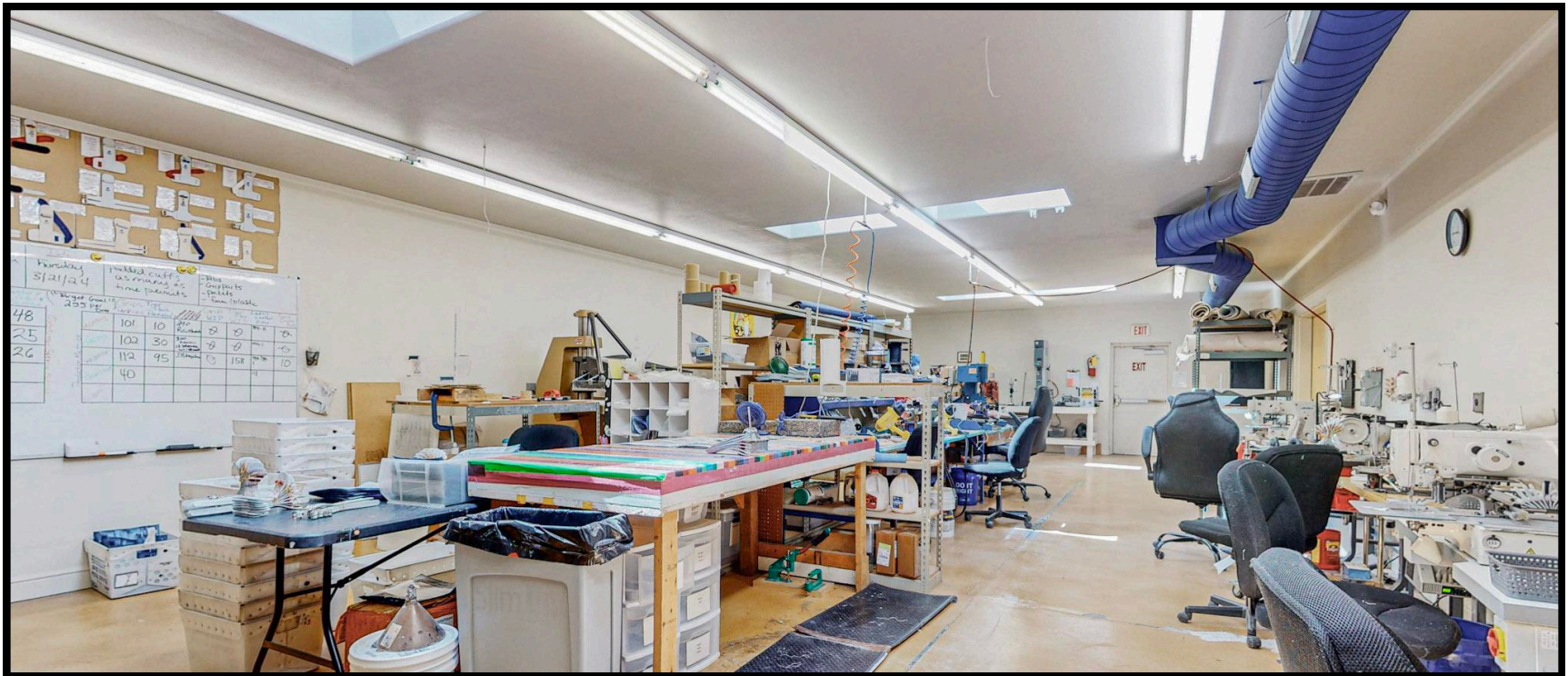


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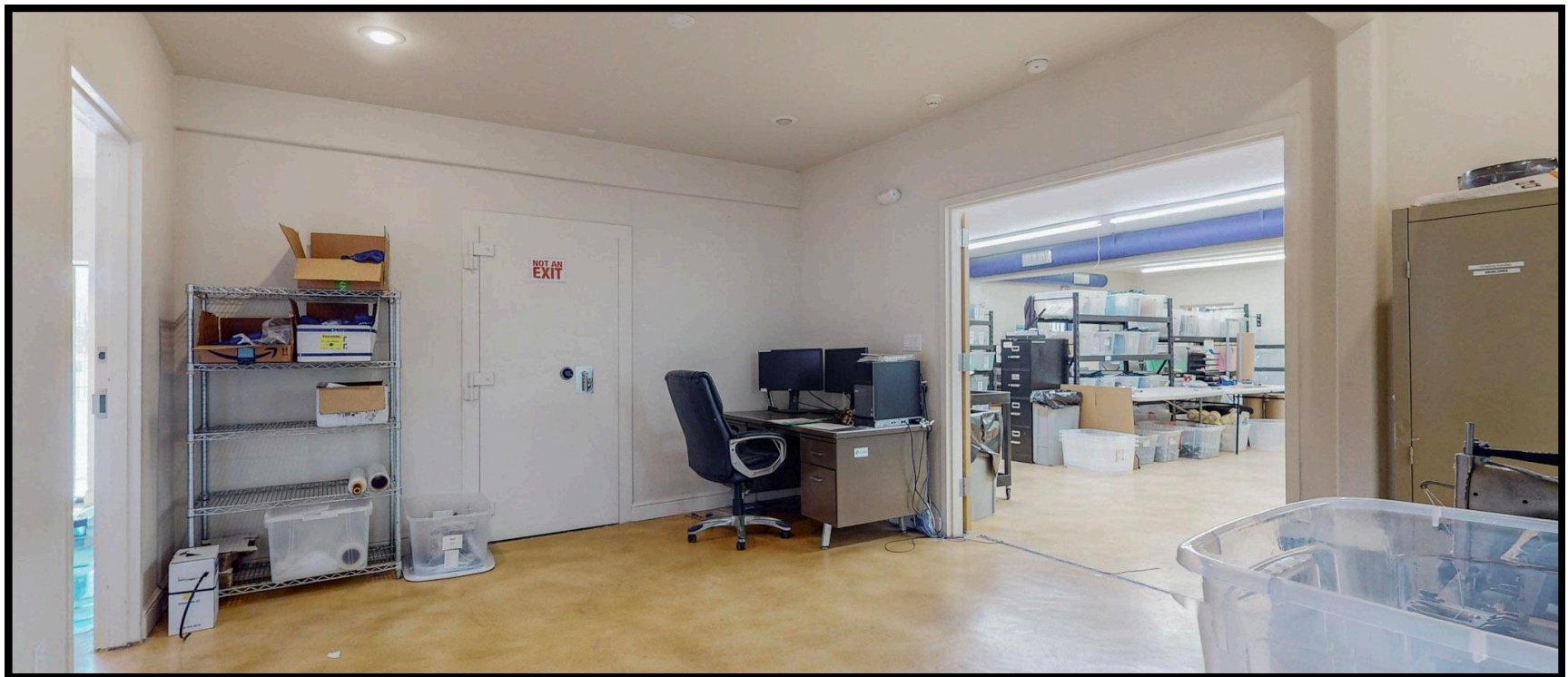
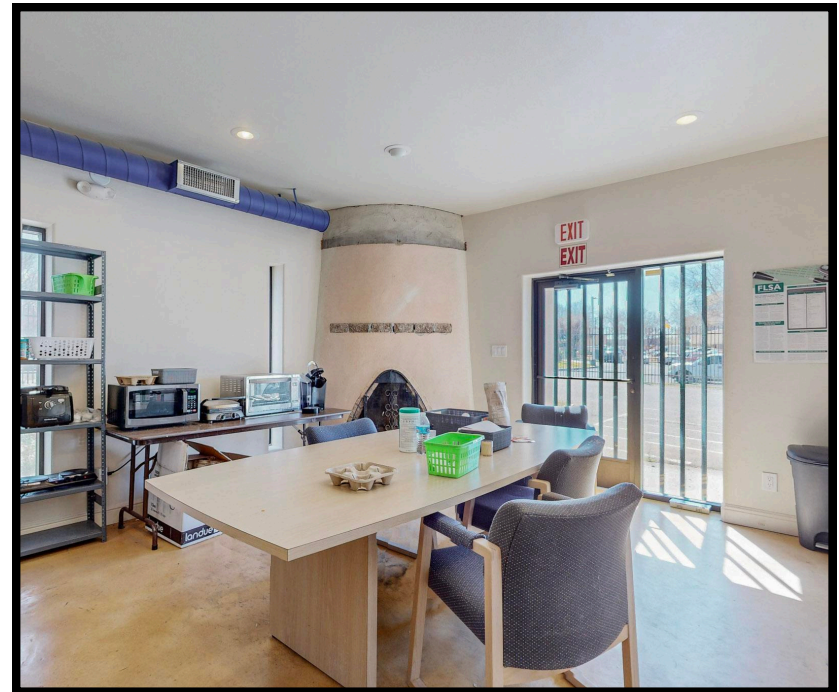
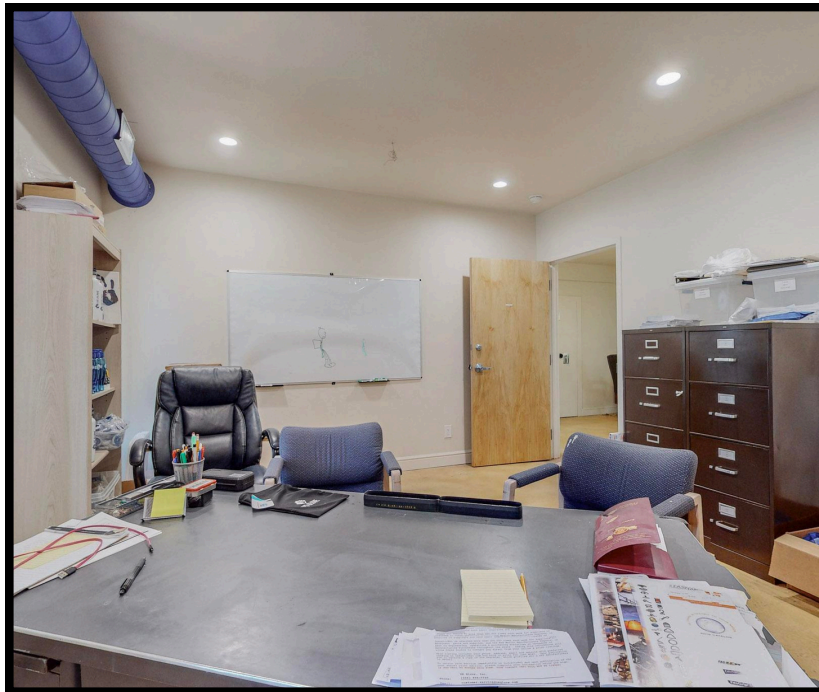


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EXTERIOR

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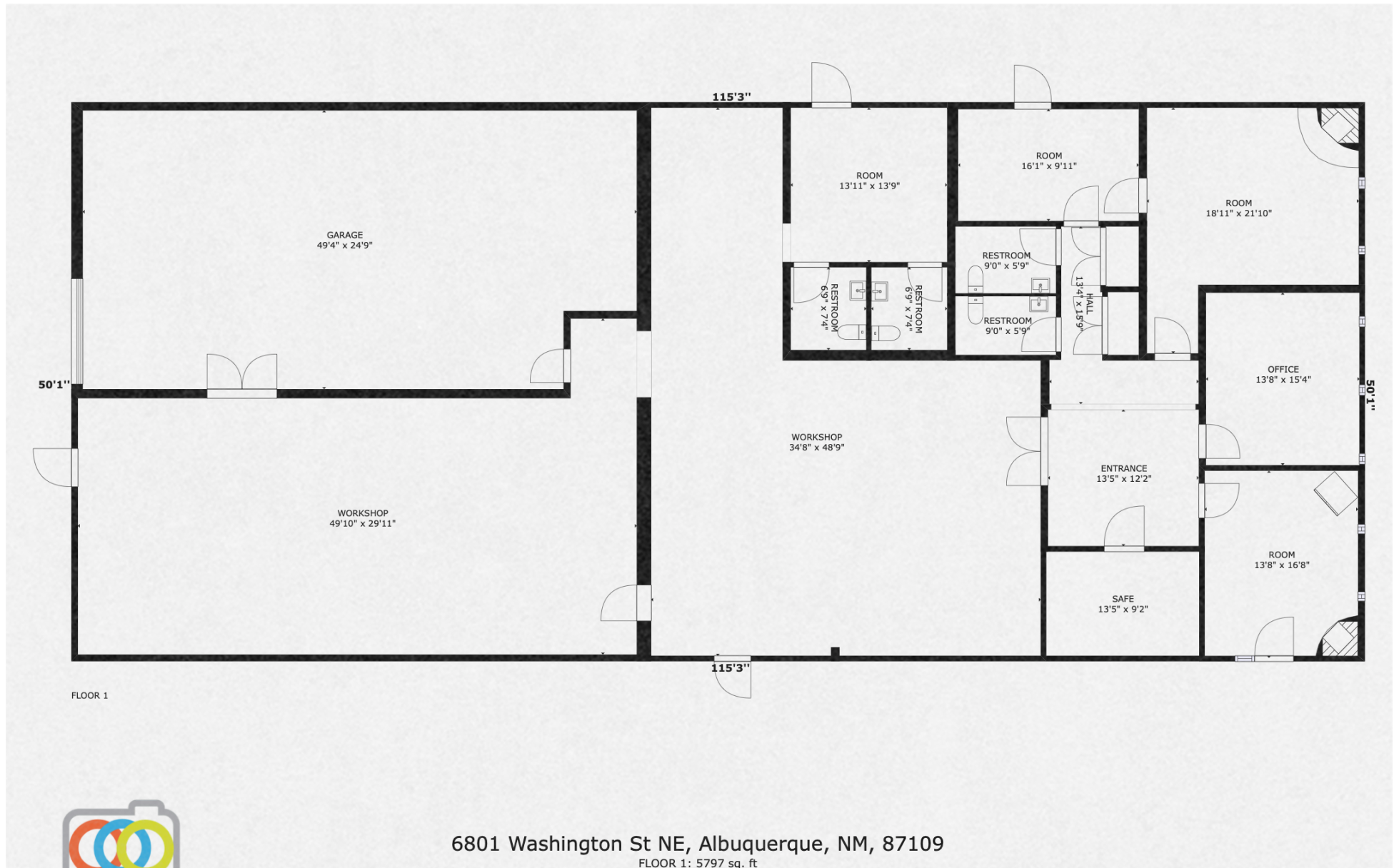
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FLOOR PLAN

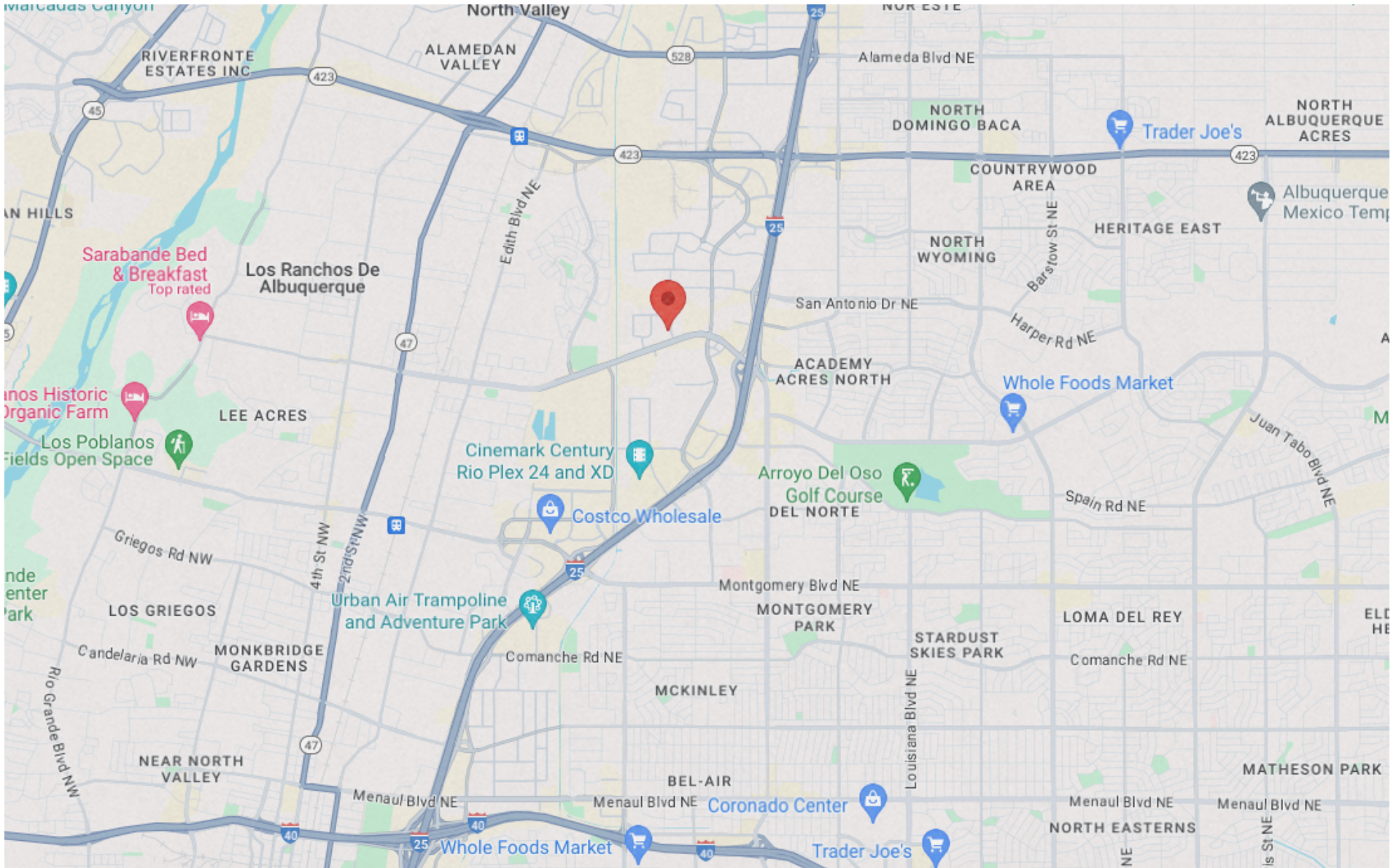
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