



GLOBAL STRENGTH, LOCAL EXPERTISE



**40 US ROUTE 66
ALBUQUERQUE, NM 87123**

NICOLE VILLAREAL

SENIOR ADVISOR

505.400.4891

NICOLE@NICOLEVILLAREAL.COM

WWW.ATLASCOMMERCIALBROKERAGE.COM

RAY REGAN, CCIM

QUALIFYING BROKER

505.220.0460

RAYREGAN@RAYREGAN.COM

WWW.ATLASCOMMERCIALBROKERAGE.COM

THIS OFFERING MEMORANDUM ("MEMORANDUM") HAS BEEN PREPARED BY ATLAS COMMERCIAL BROKERAGE ("ATLAS") AND IS PROVIDED SOLELY FOR EVALUATING THE POTENTIAL ACQUISITION OF THE PROPERTY DESCRIBED HEREIN (THE "PROPERTY"). THE INFORMATION CONTAINED IS CONFIDENTIAL AND INTENDED ONLY FOR THE DESIGNATED RECIPIENT. REPRODUCTION OR DISTRIBUTION WITHOUT PRIOR WRITTEN CONSENT FROM ATLAS IS PROHIBITED. ATLAS MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. RECIPIENTS ARE RESPONSIBLE FOR CONDUCTING THEIR OWN DUE DILIGENCE. THIS MEMORANDUM DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION TO BUY. ANY TRANSACTION IS SUBJECT TO A DEFINITIVE AGREEMENT. BY ACCEPTING THIS MEMORANDUM, THE RECIPIENT AGREES TO THE TERMS SET FORTH HEREIN.



PROPERTY PROFILE

FOR SALE: \$450,000.00

ACRES: 5.38

EXCEPTIONAL INDUSTRIAL PROPERTY IN PRIME LOCATION

SITUATED IN CLOSE PROXIMITY TO THE FREEWAY, THIS LIVE/WORK OPPORTUNITY BOASTS CONVENIENCE AND ACCESSIBILITY MAKING IT IDEAL FOR AN INVESTMENT OR OWNER USER OPPORTUNITY.

KEY FEATURES:

- APPROXIMATELY 5.38 ACRES
- FULLY FENCED COMMERCIAL YARD
- OWNER USER OR INVESTMENT
- LIVE/ WORK OPPORTUNITY
- EASY FREEWAY ACCESS
- 1,000 SQ FT INDUSTRIAL BUILDING
- ZONED C-1 AND M-H

**CALL BROKER FOR MORE DETAILS OR
TO ARRANGE A TOUR**

NICOLE VILLAREAL

SENIOR ADVISOR

505.400.4891

NICOLE@NICOLEVILLAREAL.COM

WWW.ATLASCOMMERCIALBROKERAGE.COM

RAY REGAN, CCIM

QUALIFYING BROKER

505.220.0460

RAYREGAN@RAYREGAN.COM

WWW.ATLASCOMMERCIALBROKERAGE.COM





NICOLE VILLAREAL

SENIOR ADVISOR

505.400.4891

NICOLE@NICOLEVILLAREAL.COM

WWW.ATLASCOMMERCIALBROKERAGE.COM

RAY REGAN, CCIM

QUALIFYING BROKER

505.220.0460

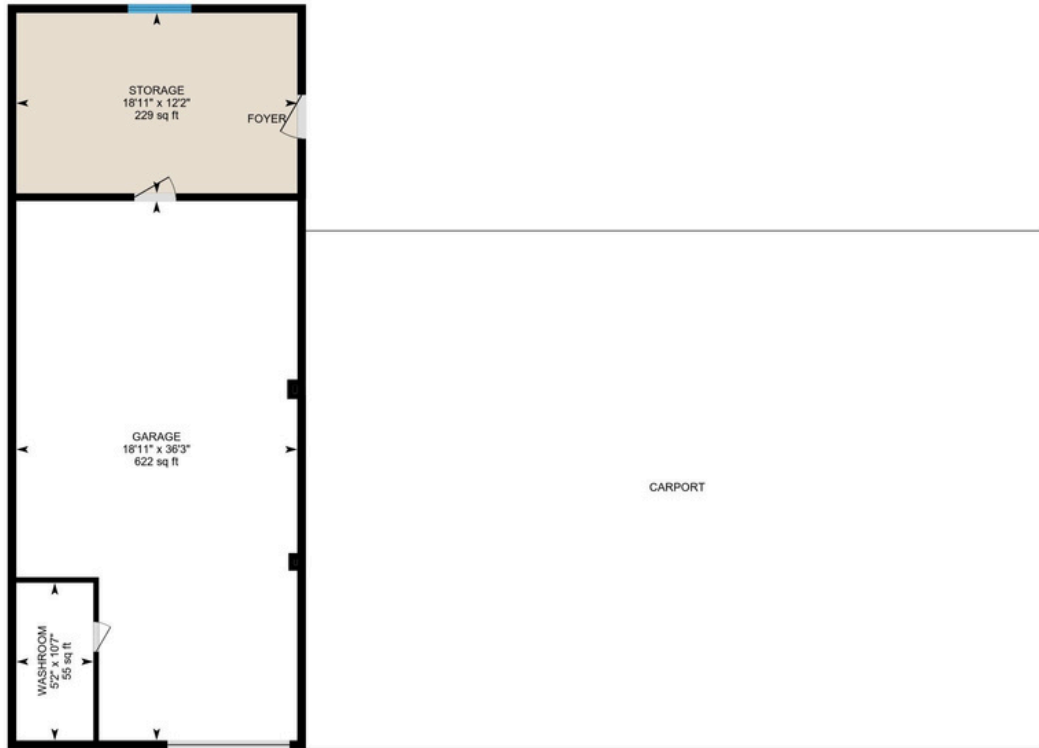
RAYREGAN@RAYREGAN.COM

WWW.ATLASCOMMERCIALBROKERAGE.COM



THIS OFFERING MEMORANDUM ("MEMORANDUM") HAS BEEN PREPARED BY ATLAS COMMERCIAL BROKERAGE ("ATLAS") AND IS PROVIDED SOLELY FOR EVALUATING THE POTENTIAL ACQUISITION OF THE PROPERTY DESCRIBED HEREIN (THE "PROPERTY"). THE INFORMATION CONTAINED IS CONFIDENTIAL AND INTENDED ONLY FOR THE DESIGNATED RECIPIENT. REPRODUCTION OR DISTRIBUTION WITHOUT PRIOR WRITTEN CONSENT FROM ATLAS IS PROHIBITED. ATLAS MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. RECIPIENTS ARE RESPONSIBLE FOR CONDUCTING THEIR OWN DUE DILIGENCE. THIS MEMORANDUM DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION TO BUY. ANY TRANSACTION IS SUBJECT TO A DEFINITIVE AGREEMENT. BY ACCEPTING THIS MEMORANDUM, THE RECIPIENT AGREES TO THE TERMS SET FORTH HEREIN.

FLOOR PLAN



NICOLE VILLAREAL

SENIOR ADVISOR

505.400.4891

NICOLE@NICOLEVILLAREAL.COM

WWW.ATLASCOMMERCIALBROKERAGE.COM

RAY REGAN, CCIM

QUALIFYING BROKER

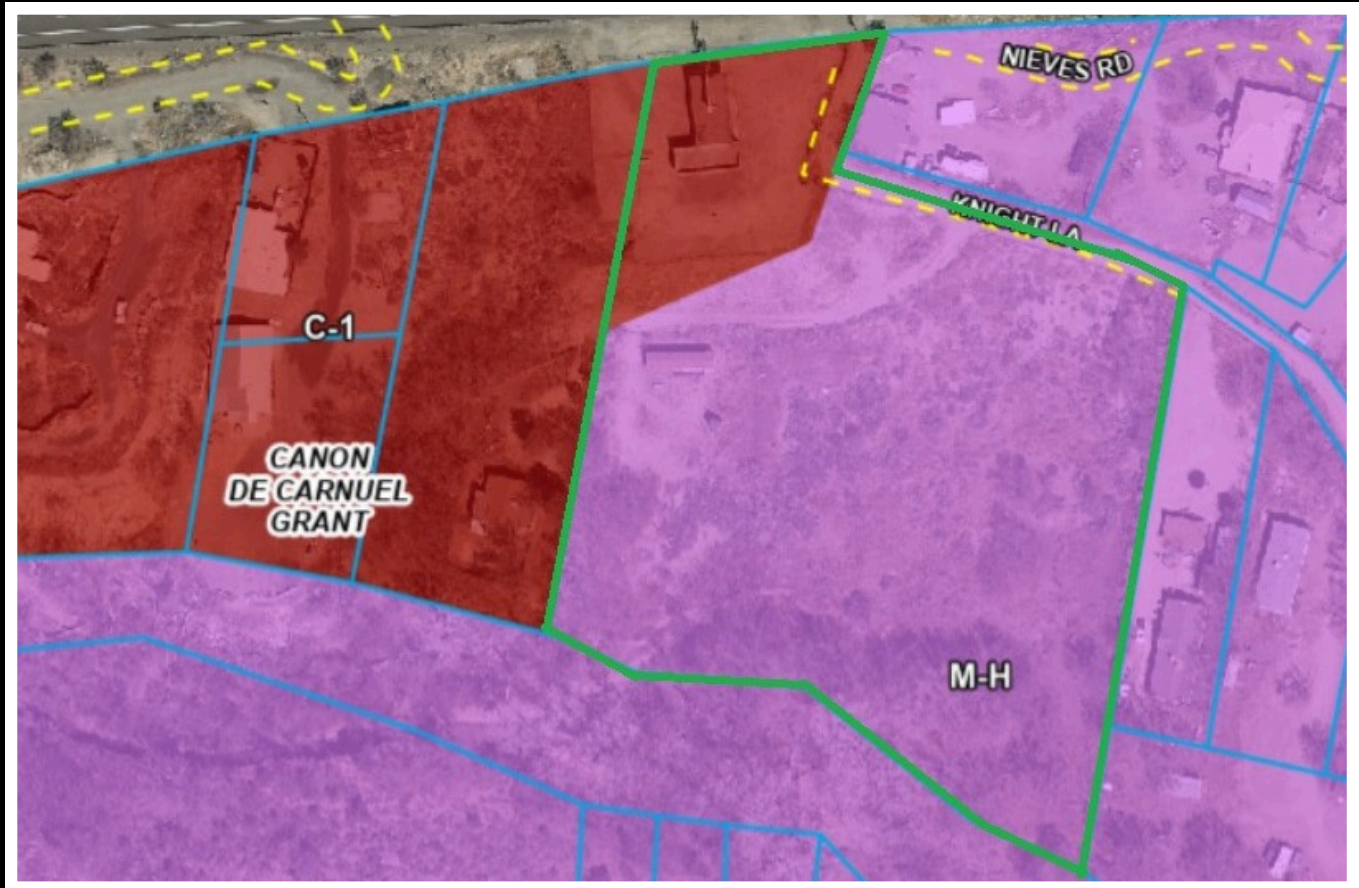
505.220.0460

RAYREGAN@RAYREGAN.COM

WWW.ATLASCOMMERCIALBROKERAGE.COM



AERIALS



NICOLE VILLAREAL

SENIOR ADVISOR

505.400.4891

NICOLE@NICOLEVILLAREAL.COM

WWW.ATLASCOMMERCIALBROKERAGE.COM

RAY REGAN, CCIM

QUALIFYING BROKER

505.220.0460

RAYREGAN@RAYREGAN.COM

WWW.ATLASCOMMERCIALBROKERAGE.COM



THIS OFFERING MEMORANDUM ("MEMORANDUM") HAS BEEN PREPARED BY ATLAS COMMERCIAL BROKERAGE ("ATLAS") AND IS PROVIDED SOLELY FOR EVALUATING THE POTENTIAL ACQUISITION OF THE PROPERTY DESCRIBED HEREIN (THE "PROPERTY"). THE INFORMATION CONTAINED IS CONFIDENTIAL AND INTENDED ONLY FOR THE DESIGNATED RECIPIENT. REPRODUCTION OR DISTRIBUTION WITHOUT PRIOR WRITTEN CONSENT FROM ATLAS IS PROHIBITED. ATLAS MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. RECIPIENTS ARE RESPONSIBLE FOR CONDUCTING THEIR OWN DUE DILIGENCE. THIS MEMORANDUM DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION TO BUY. ANY TRANSACTION IS SUBJECT TO A DEFINITIVE AGREEMENT. BY ACCEPTING THIS MEMORANDUM, THE RECIPIENT AGREES TO THE TERMS SET FORTH HEREIN.