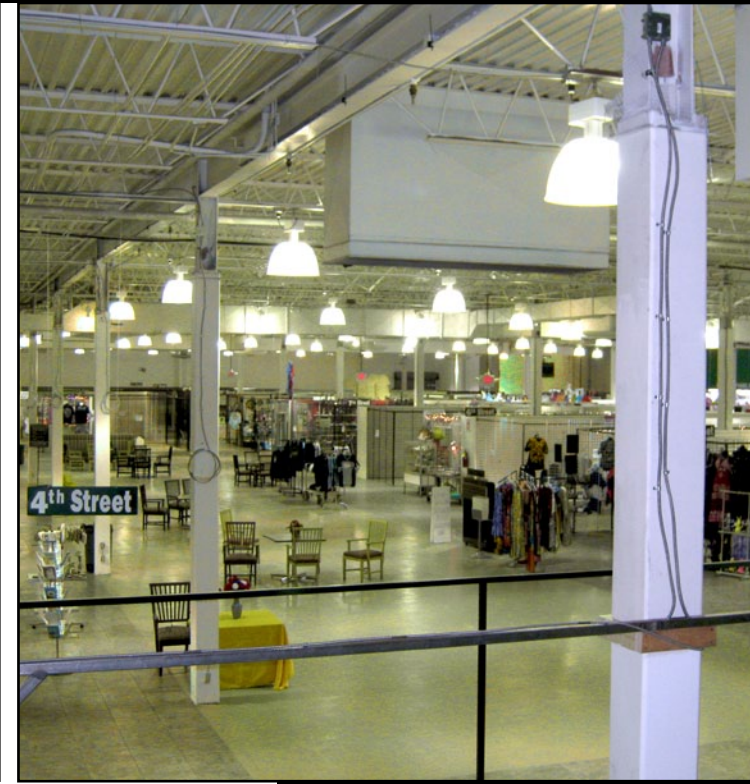


**FINALLY!**

# Big Box In The Northeast Heights **CHEAP!!**

**FOR SALE**

SEC Louisiana Blvd. & Lomas Blvd. | Albuquerque, NM



## PROPERTY DETAILS

ADDRESS	800 Louisiana Blvd. NE Albuquerque, NM 87110
SALE PRICE	\$2,200,000 (\$20.75/sf)
BUILDING	±100,779 sf <i>Main Floor</i> ± 5,314 sf <i>Office &amp; Mezzanine</i> ±106,000 sf <b>Total</b>
LAND	±7.1 ac
ZONING	C-2

- BENEFITS**
- Ideal for retail, warehousing, or charter school
  - 1 Dock door with double width dock
  - 2 Roll-up doors
  - 3 Phase power
  - Fully sprinkled
  - Fenced yard
  - 17'9" Ceiling height to deck
  - Full city utilities
  - ±573.5' of frontage along Louisiana Blvd.

For more information please contact:  
**KEITH MEYER, CCIM, SIOR**  
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505 715 3228

**JIM WIBLE, CCIM**  
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[www.gotspaceusa.com](http://www.gotspaceusa.com)

6801 Jefferson NE, Suite 200  
Albuquerque, NM 87109

**505.878.0001**

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.

**NAI Maestas & Ward**  
Commercial Real Estate Services, Worldwide.

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AERIAL

800 LOUISIANA BLVD. NE | ALBUQUERQUE, NM



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## FLOOR PLAN

800 LOUISIANA BLVD. NE | ALBUQUERQUE, NM

### DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
2010 Population	17,939	131,080	281,614
2010 Average HH Income	\$44,798	\$54,412	\$57,684
2010 Daytime Employment	11,669	90,590	226,436
'10- '15 Growth	0.52%	0.80%	0.99%

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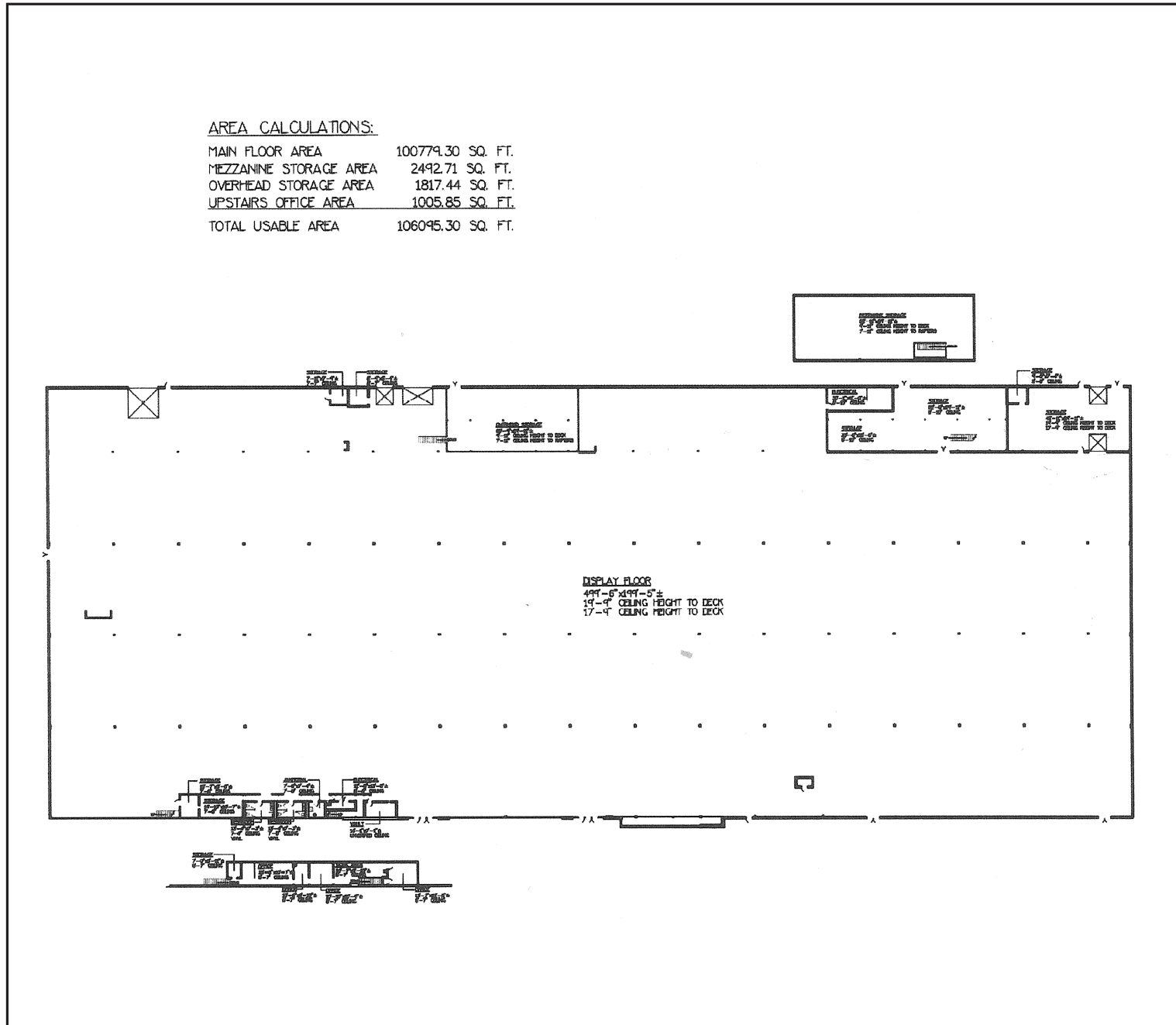
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#### AREA CALCULATIONS:

MAIN FLOOR AREA	100779.30 SQ. FT.
MEZZANINE STORAGE AREA	2492.71 SQ. FT.
OVERHEAD STORAGE AREA	1817.44 SQ. FT.
UPSTAIRS OFFICE AREA	1005.85 SQ. FT.
TOTAL USABLE AREA	106095.30 SQ. FT.



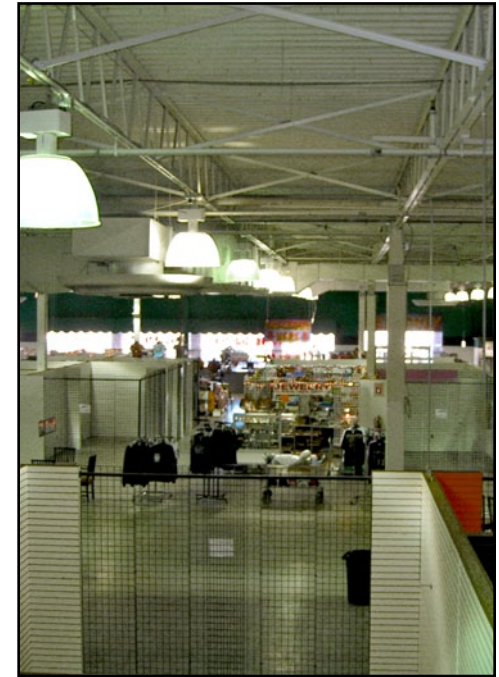
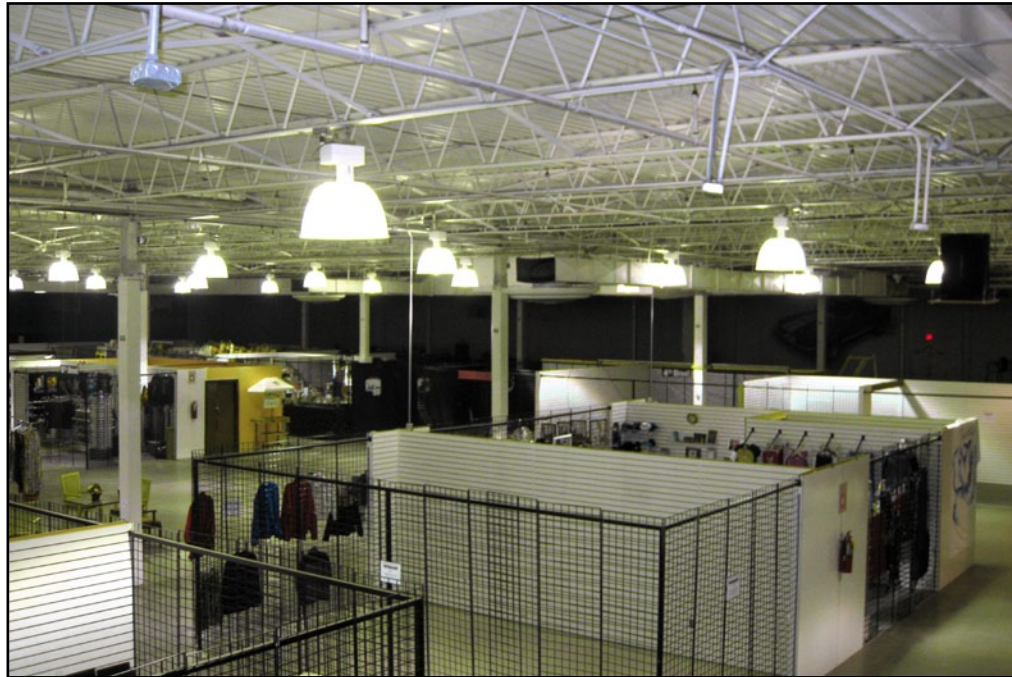
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PHOTOS

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