# Southwest Mesa Warehouse/Office

**305-309 Old Coors Dr. SW | Albuquerque, NM 87121**

**For Sale**

## PROMINENT FRONTAGE WITH FENCED YARD SPACE

*SWQ Old Coors Dr. & Churchill Rd. SW*

| | |
|---|---|
| **Sale Price** | $300,000 |
| **Available** | |
| Office: | ±895 SF |
| Warehouse: | ±4,355 SF |
| Total: | ±5,250 SF |
| Land: | ±0.36 Acres |
| **IDO Zoning** | NR-LM, Light Manufacturing |

### Property Highlights

- Fully-fenced yard with sliding front gate (26'L x 7.5'H)
- Front office portion includes reception area, 2 offices and an open work area
- Warehouse has 11' ceilings
- Large-bay receiving doors
- Street frontage on Old Coors Dr. one block south of Central Ave.
- Auxiliary storage building (17'x12')
- 400-amp single-phase and 240-amp 3-phase power
- Sky lights throughout
- 4 minutes from the El Vado Motel and BioPark


NAI Maestas & Ward
6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109
**505 878 0001** gotspaceusa.com

For more information:

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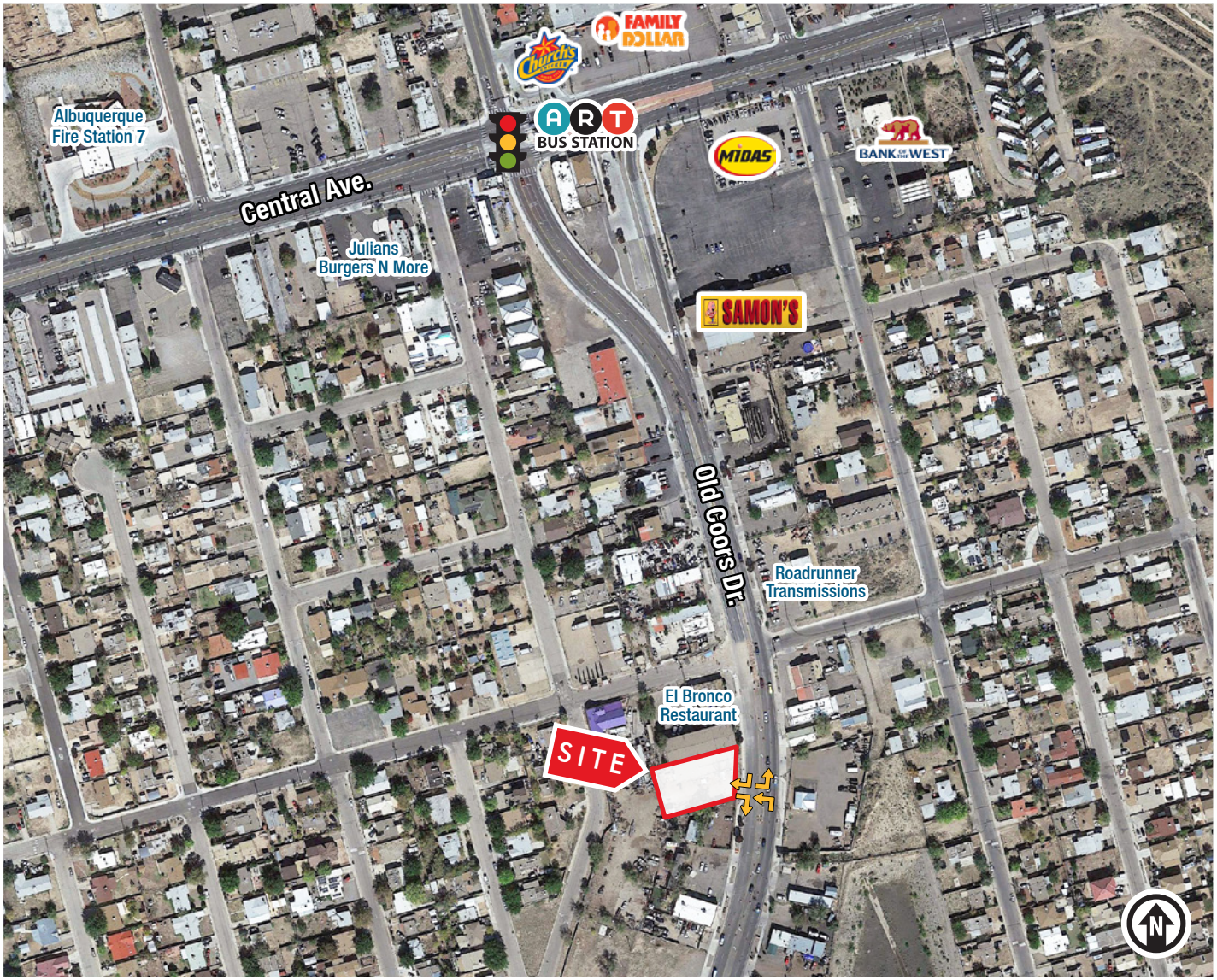
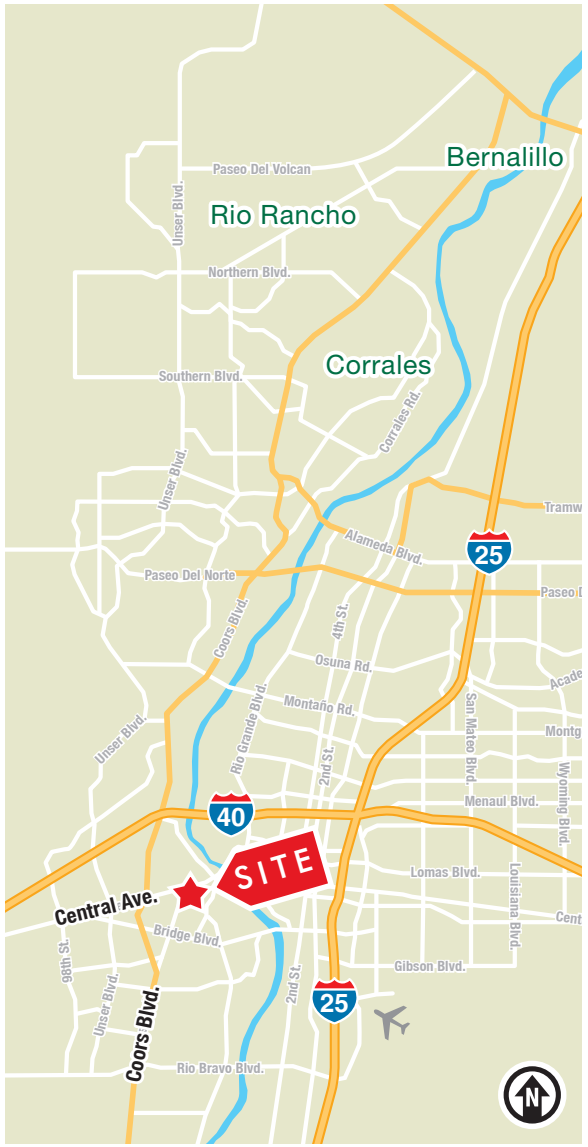
**LOCATION**

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**PHOTOS**

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**SITE PLAN**

### AVAILABLE

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|---|---|
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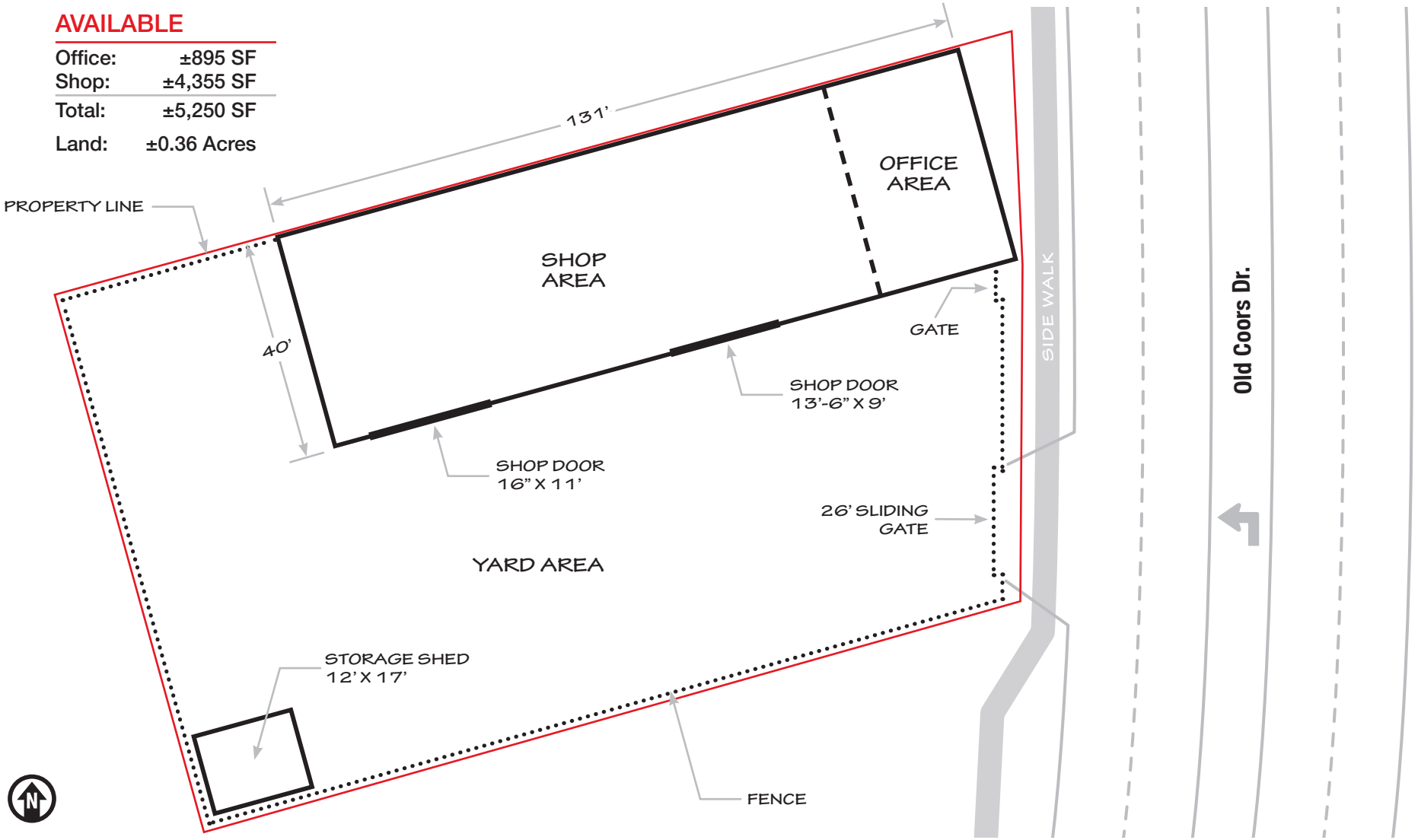



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**FLOOR PLAN**

### AVAILABLE

| | |
|---|---|
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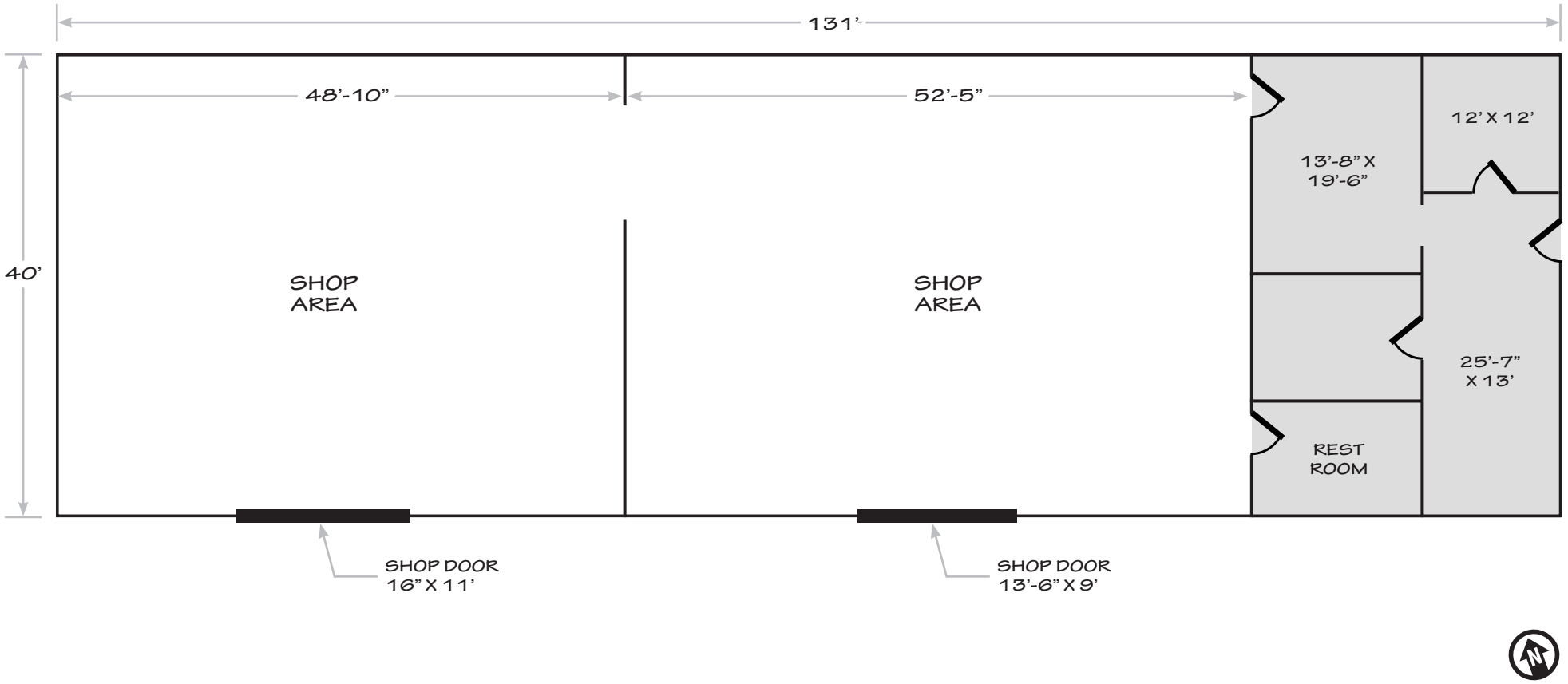



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