High-Bay Flex Space Available

±3,957-8,757 SF OF REMODELED/NEW CONSTRUCTION AVAILABLE

EASY ACCESS TO I-25

For Lease

Lease Rate
- $9.25/SF + $1.50 NNN
- $3,544/Mo. ($3050.18 + $494.36 NNN)

Available
Existing
- Building A: ±2,546 SF
- Building B: ±1,411 SF
- TOTAL: ±3,957 SF

Proposed Conceptual
- Proposed Additions: ±4,800 SF
- New Buildings A & B: ±8,757 SF
- Land: ±0.584 Acres

IDO Zoning  NR-LM

Property Highlights
- One 14’x10’ drive-in door plus up to five 14’x14’ drive-in doors
- New warehouse to have 18’ clear heights at the eves and 22’ clear heights at the peaks
- An abundance of natural light
- (400) amps - 3-phase power
- ±0.584 acres of secure yard
- Easy access to I-25 at Comanche Rd. and five minutes to I-40

For more information:
Todd Strickland
todd@gotspaceusa.com
505 450 1121
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Albuquerque, NM 87107
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LOCATION

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EXISTING BUILDING FLOORPLANS

Building A: ±2,546 SF
Building B: ±1,411 SF
TOTAL: ±3,957 SF

AVAILABLE

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CONCEPTUAL SITE
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High-Bay Flex Space Available

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PROPOSED SITEPLAN

Buildings: ±8,757 SF
Land: ±0.584 Acres

- Existing Building
- Proposed New Space

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NAI Maestas & Ward 505 878 0001

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Site Plan

Building A

Building B