

**For Sale
or Lease**

Flexibly-Sized Office/Warehouse Space

±7,510 SF OFFICE AND ±45,735 SF WAREHOUSE



±3,885-53,245 SF Available

500 Broadway Blvd. SE | Albuquerque, NM 87102

Todd Strickland

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NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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500 Broadway Blvd. SE | Albuquerque, NM 87102

PROPERTY

FOR SALE

Total Buildings: ±53,245 SF

Land: ±2.07 Acres

Sale Price: \$4,792,050 (\$90.00/SF)

ZONING NR-C 

LEASE RATE

\$12.00/SF + \$2.50/SF NNN

FOR LEASE

Building 1: ±5,044 SF Office/Warehouse

▪ \$6,094.83/Month

Building 2: ±8,315 SF Warehouse

▪ \$10,047.29/Month

▪ Dock-high access, 21' ceilings and an extra ±1,600 SF of mezzanine not included in SF

Building 3: ±12,293 SF Warehouse

▪ \$14,854.04/Month

▪ Former kitchen with dock-high access and a ±2,431 basement not included in the SF

Building 4: ±8,832 SF Warehouse

▪ \$10,672.00/Month

▪ With cooler walls, dock-high access, and potential access to Building 5

Building 5: ±12,410 SF Warehouse

▪ \$14,995.42/Month

▪ With cooler walls and potential access to Building 4

Building 6: ±3,884 SF Warehouse

▪ \$4,693.17/Month

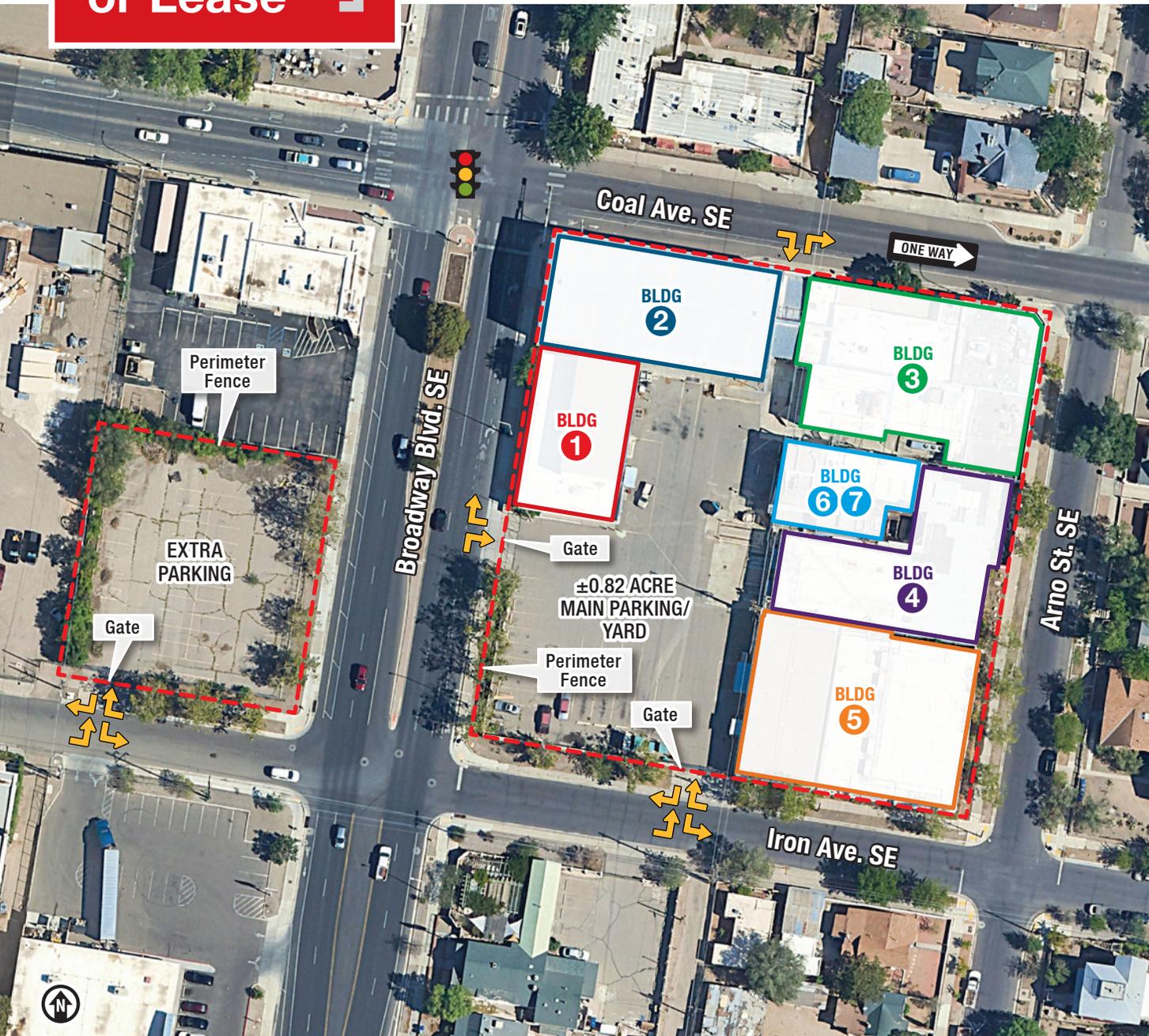
Building 7: ±2,466 SF Office

▪ \$2,979.75/Month

▪ Just above Building 6, can be leased together

HIGHLIGHTS

- Warehouse ceiling heights: 12'-5" to 21'
- New 3-phase power with 800 amps at Bldgs 1 & 2 and 400 amps at Bldgs 3, 5, and 6/7
- Extra parking (Across Broadway): 43 additional parking spaces

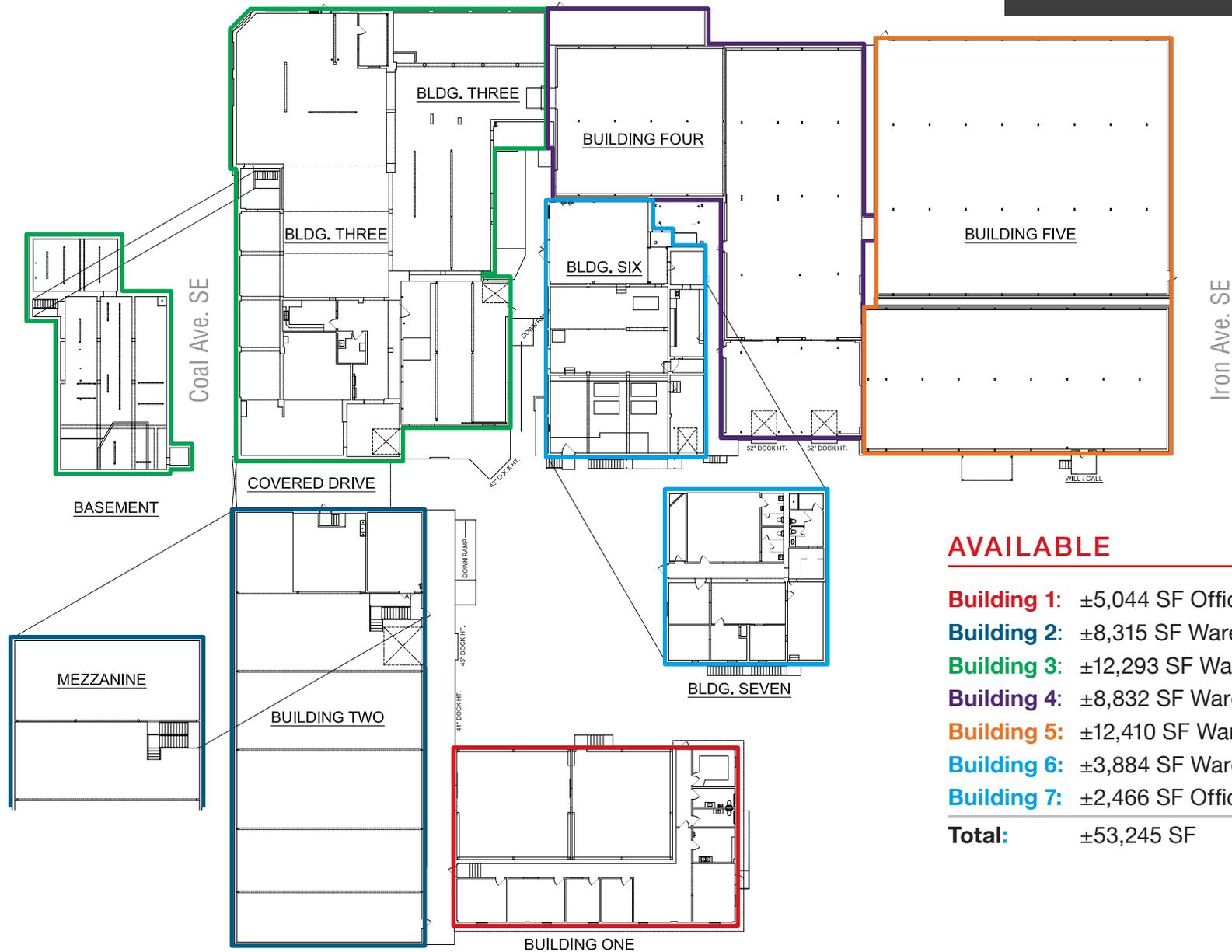


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Arno St. SE

FLOOR PLAN



AVAILABLE

- Building 1:** ±5,044 SF Office/Warehouse
- Building 2:** ±8,315 SF Warehouse
- Building 3:** ±12,293 SF Warehouse
- Building 4:** ±8,832 SF Warehouse
- Building 5:** ±12,410 SF Warehouse
- Building 6:** ±3,884 SF Warehouse
- Building 7:** ±2,466 SF Office
- Total:** ±53,245 SF

Broadway Blvd. SE

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Buildings 1 & 2



Building 4



Building 1



Building 2

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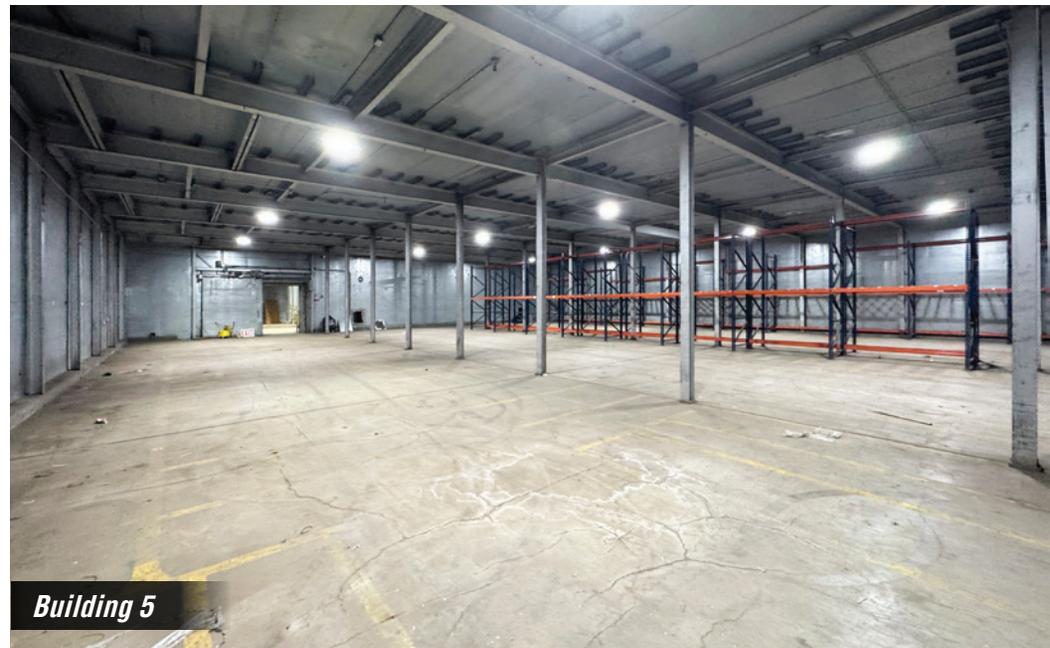
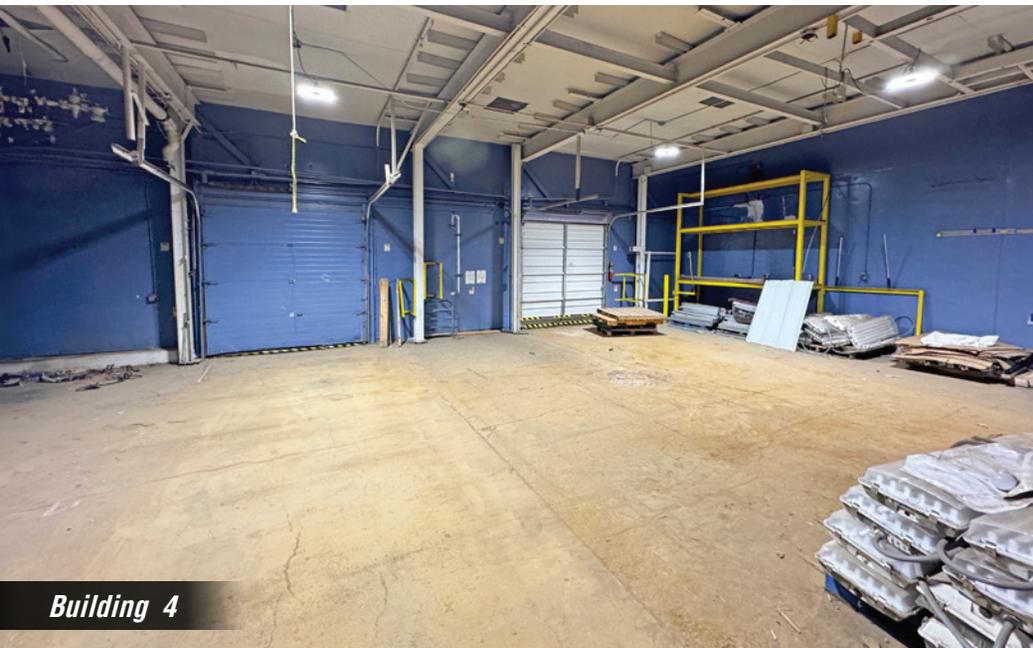
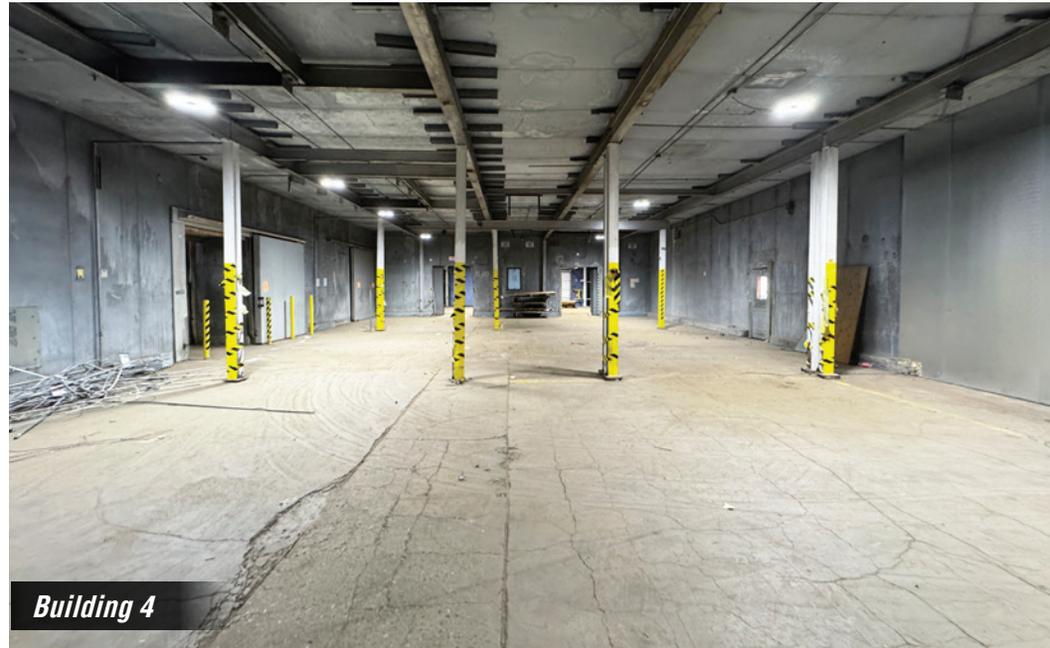
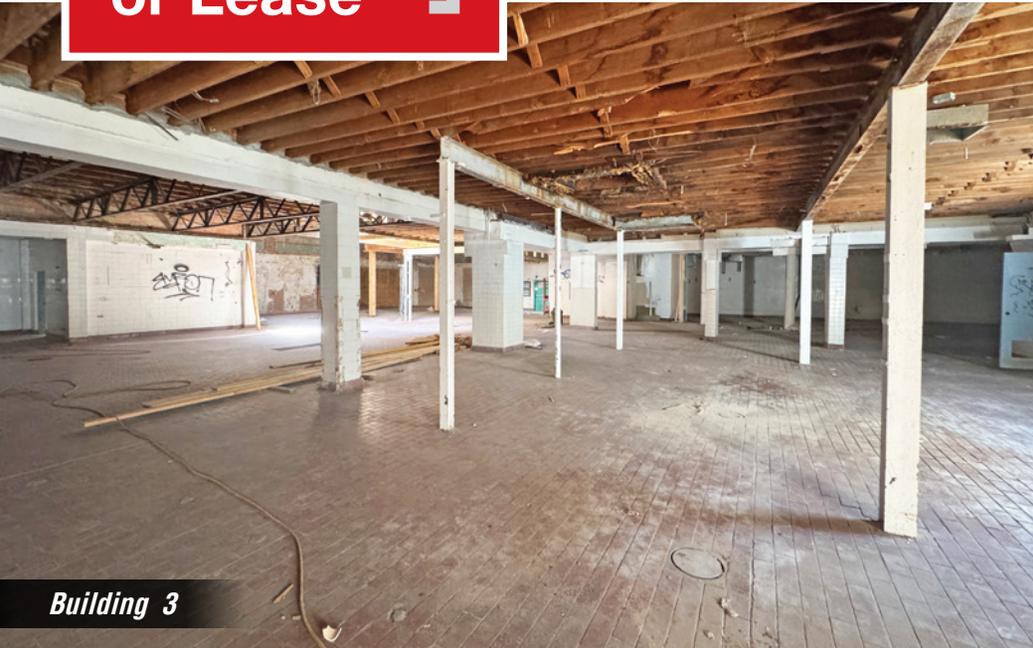
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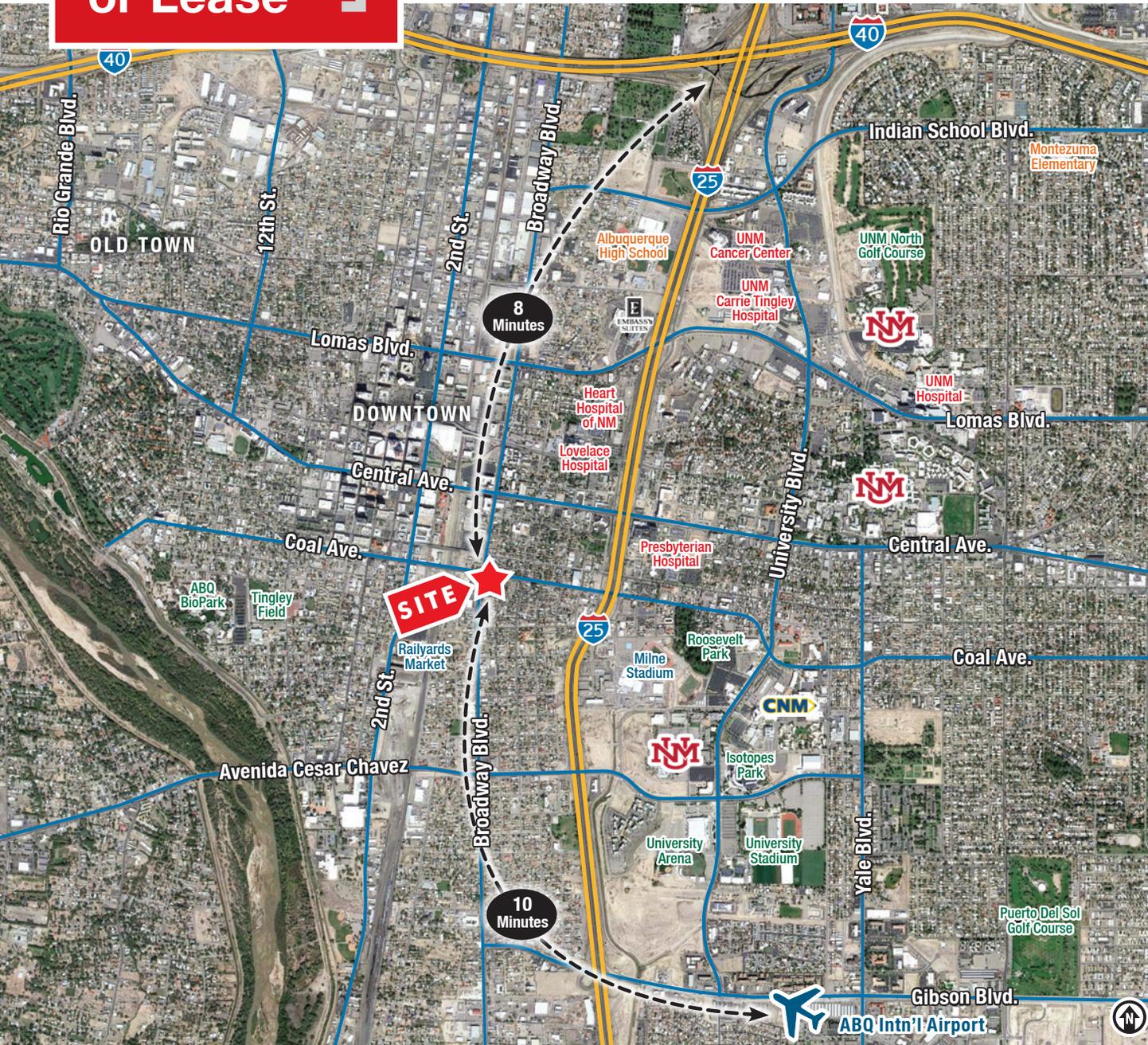
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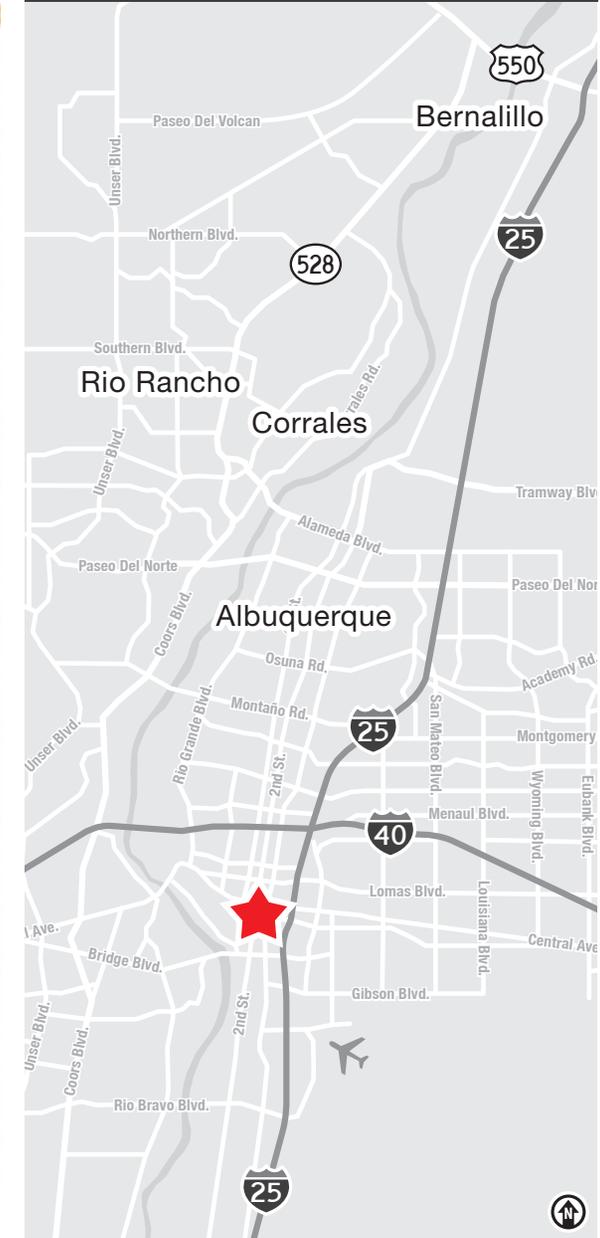
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LOCATION



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