

For Sale
or Lease

Large Warehouse with Office & Yard

CENTRALLY LOCATED WITH QUICK ACCESS TO I-25 & I-40



2211 Commercial St. NE | Albuquerque, NM 87102

SWQ Menaul Blvd. & Broadway Blvd. NE



AVAILABLE

±6,040 - 14,355 SF
±0.53 Acres



SALE PRICE

\$2,000,000
(\$139.00/SF)



LEASE RATE

\$10.70/SF
+ \$1.84/SF NNN

- Positioned just north of I-40 and west of I-25
- Small, fenced yard with parking
- Grade-level, truck and semi-truck loading docks

NASunVista

got space™

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges, CCIM
rob@sunvista.com
505 977 5094

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SITE

AVAILABLE

±6,040 - 14,355 SF
±0.53 Acres

IDO ZONING

▪ [MX-M](#) 

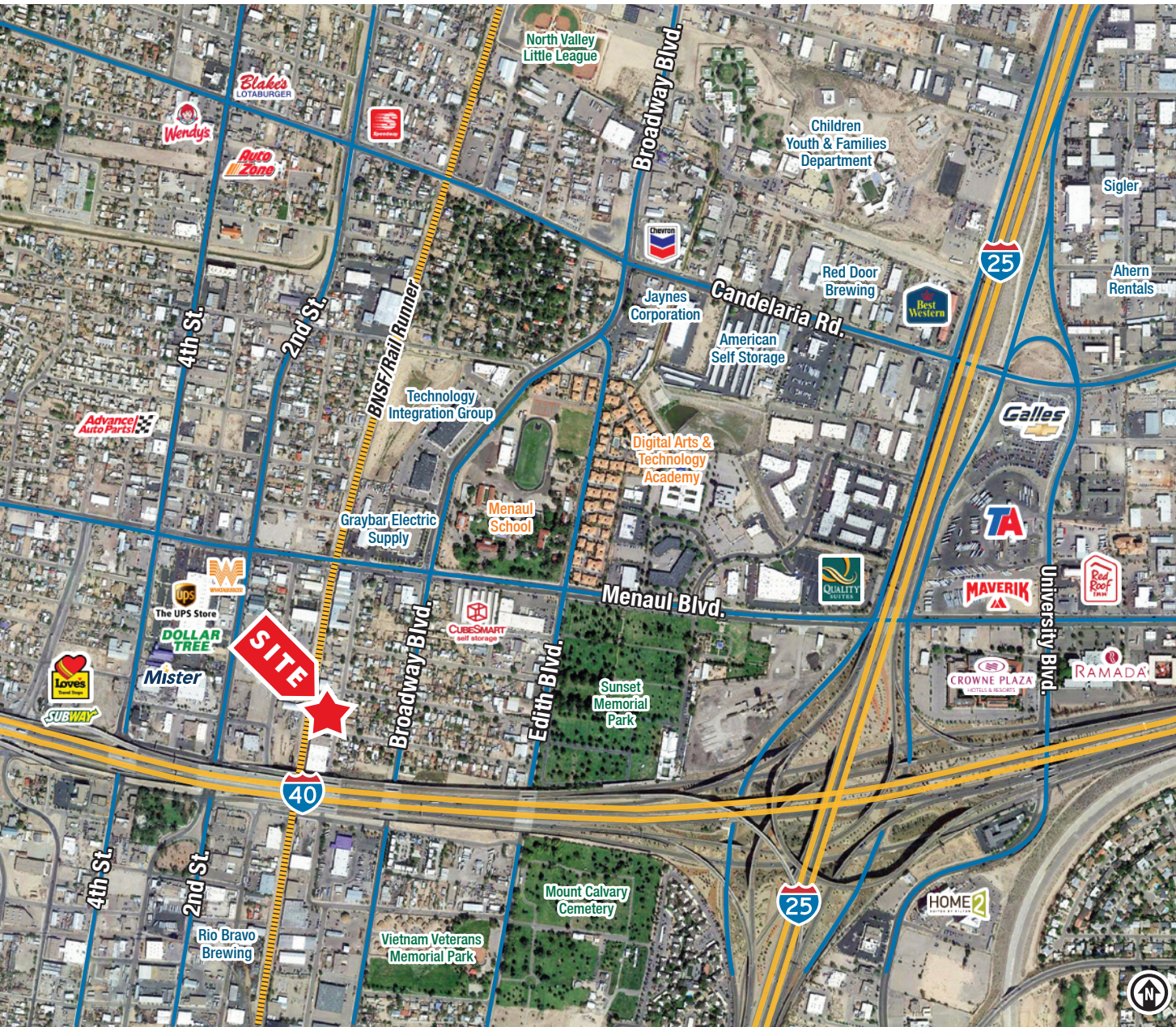
HIGHLIGHTS

- Positioned just north of I-40 and west of I-25
- Small, fenced yard with parking
- Grade-level, truck and semi-truck loading docks
- CMU and concrete construction
- Fully sprinklered
- Single-phase, 240-volt power
- 16' ceiling height (clear span)
- 4 - 12' roll-up doors
- Multiple offices with kitchenette/break room and 2 restrooms

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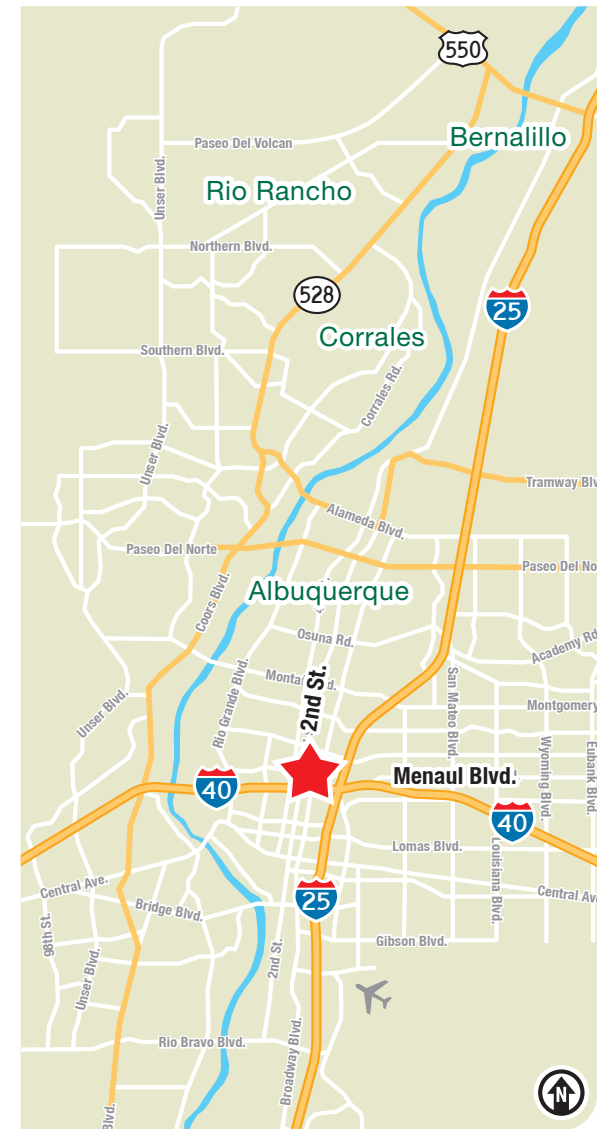
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LOCATION

HUB Zone MORE INFO



NAI SunVista

505 878 0001 | sunvista.com | 2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110



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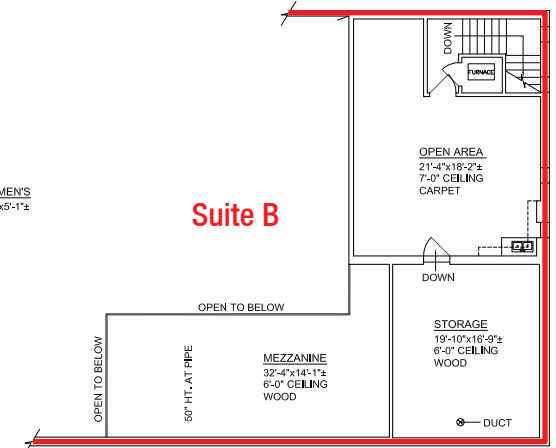
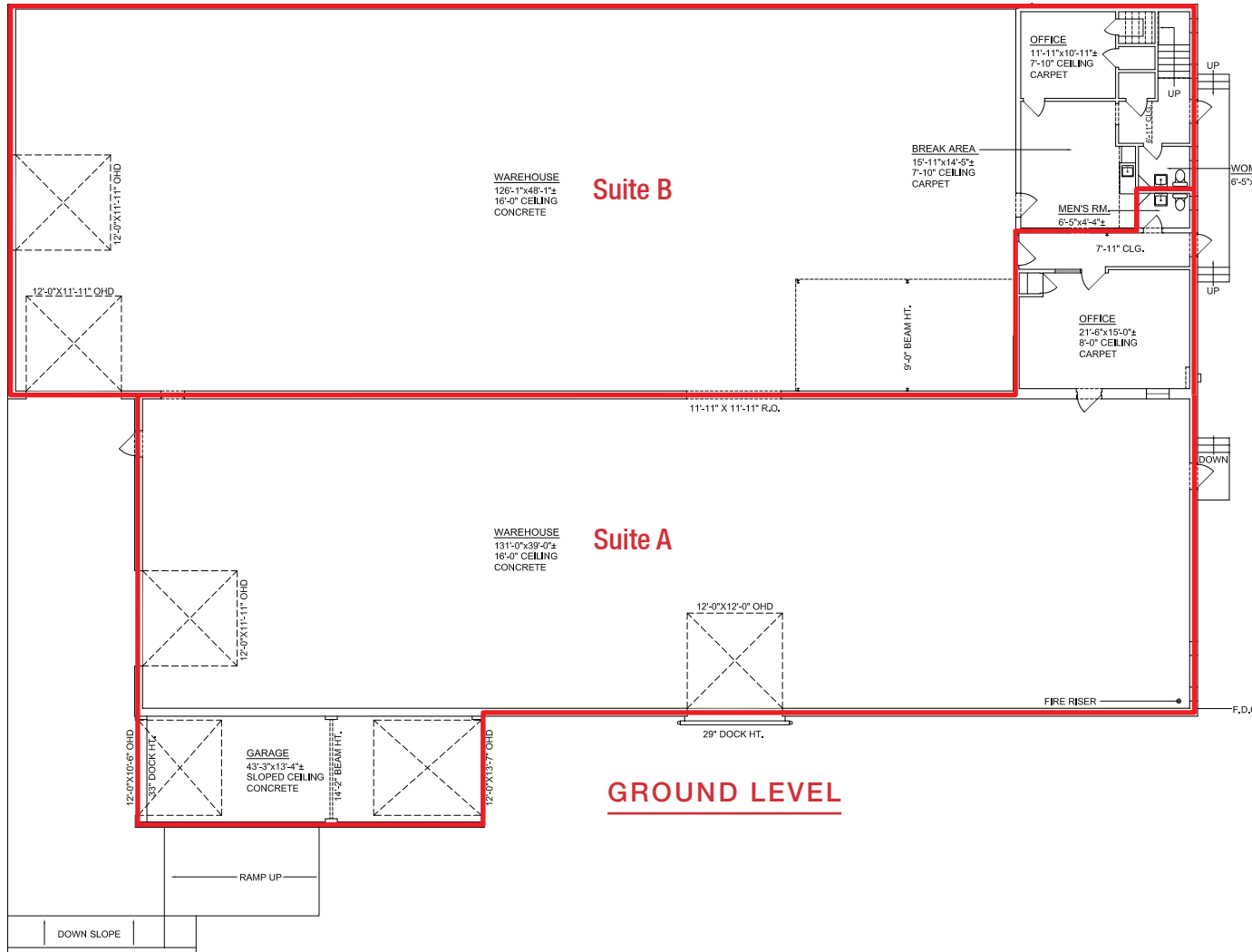
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AVAILABLE

Suite A: ±6,040 SF
 \$6,311.80/Mo.

Suite B: ±8,315 SF
 \$8,689.18/Mo.

Suites A&B: ±14,355 SF
 \$15,000/Mo.



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.

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