

**For Sale
or Lease**

Easy Access Live/Work in Moriarty

WAREHOUSE & APARTMENT LESS THAN 30 MINS FROM ABQ



PRICE REDUCED!

NEQ Route 66 & Georgia St. | Moriarty, NM 87035

**±1,638 SF on ±0.38 Ac.
Available**

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

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PROPERTY

AVAILABLE

Building: $\pm 1,638$ SF

Land: ± 0.38 Acres

SALE PRICE

~~\$160,000~~ **\$140,000**

LEASE RATE

\$2,000/Mo.

HIGHLIGHTS

- ± 900 SF warehouse with 1 bed/2 bath attached
- Excess yard space for parking and storage
- Excellent visibility on Route 66 frontage
- Approximately 30 miles east of Albuquerque
- Only 3 minutes to I-40

ZONING

- C-1

LOCATION

US Route 66 & Georgia St.



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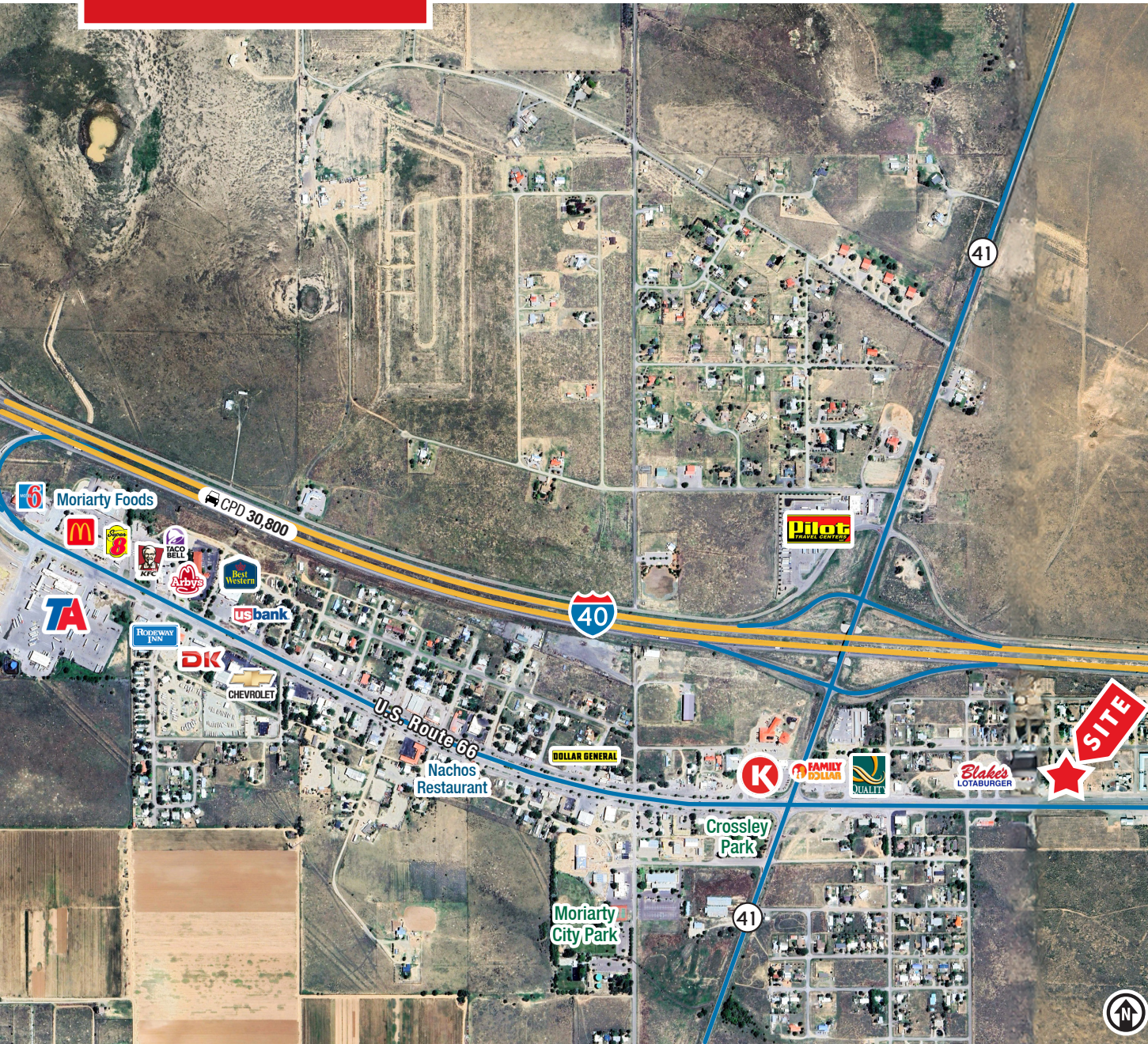
NAI SunVista

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LOCATION

Demographics	5 Mile	10 Mile	20 Mile
Total Population	6,017	17,557	40,977
Average HH Income	\$65,711	\$80,518	\$105,666
Daytime Employment	1,566	3,505	6,982

2025 Forecasted by Esri



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FLOOR PLAN

AVAILABLE

±1,638 SF

Floor plan not to scale.

