

**For Sale
or Lease**

Sawmill District Warehouse

QUICK ACCESS TO I-40 VIA RIO GRANDE BLVD.



**±15,540 SF on 0.74 Ac.
Available**

2020 Zearing Ave. NW | Albuquerque, NM 87104

NAI SunVista] **Got Space™**

Riley McKee CCIM, SIOR

riley@sunvista.com | 505 379 1549

Alex Pulliam

alex@sunvista.com | 505 350 5729

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PROPERTY

AVAILABLE

Warehouse: ±9,450 SF
Showroom/Office (2-Story): ±6,000 SF
Total: ±15,540 SF
Land: ±0.74 Acres

SALE PRICE \$2,300,000

LEASE RATE \$12.50/SF + NNN

HIGHLIGHTS

- Clear Heights:
 - Main Warehouse: 21.4'
 - Warehouse Additions: 14' - 17.5'
- 1 - 12' x 12' dock-high door
- 1 - 20' x 12' grade-level door
- Clear-span buildings
- Excess land area for vehicle parking or outdoor storage
- Well-maintained showroom/ administrative office area
- Quick access to I-40 via Rio Grande Blvd.

IDO ZONING

- NR-LM 

LOCATION

- SEQ I-25 & Rio Grande Blvd. NW



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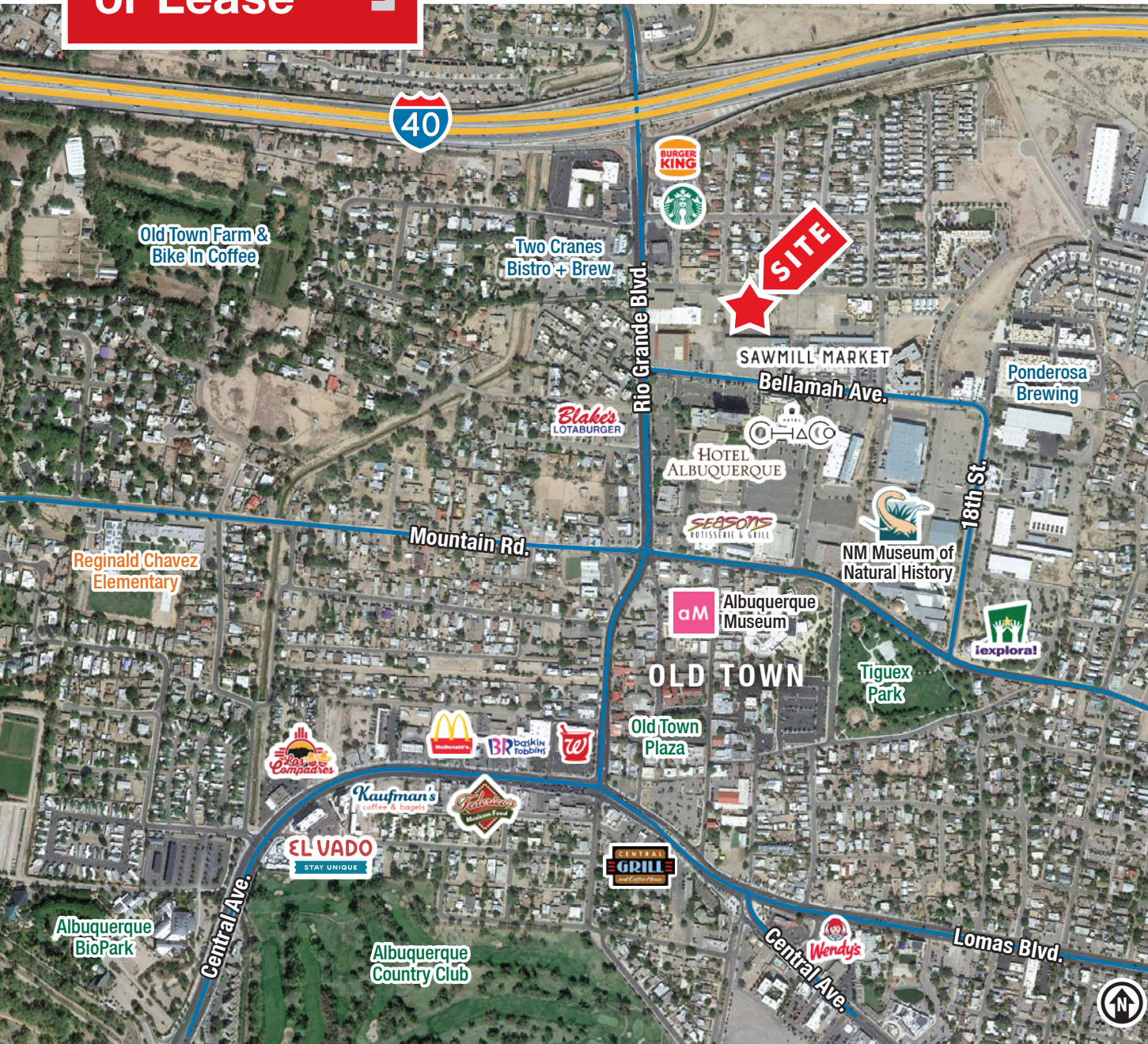
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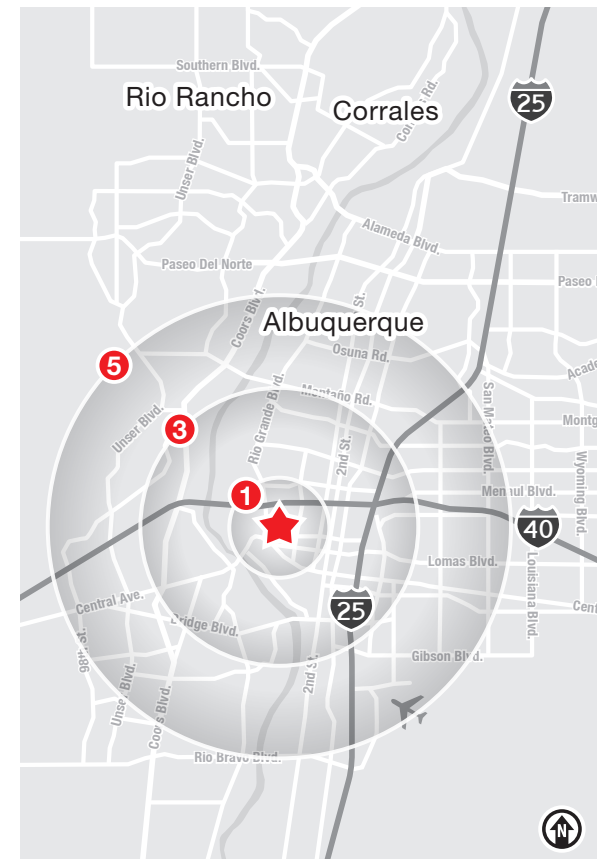
LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,824	91,966	243,252
Average HH Income	\$91,985	\$77,256	\$84,196
Daytime Employment	7,548	81,538	153,290

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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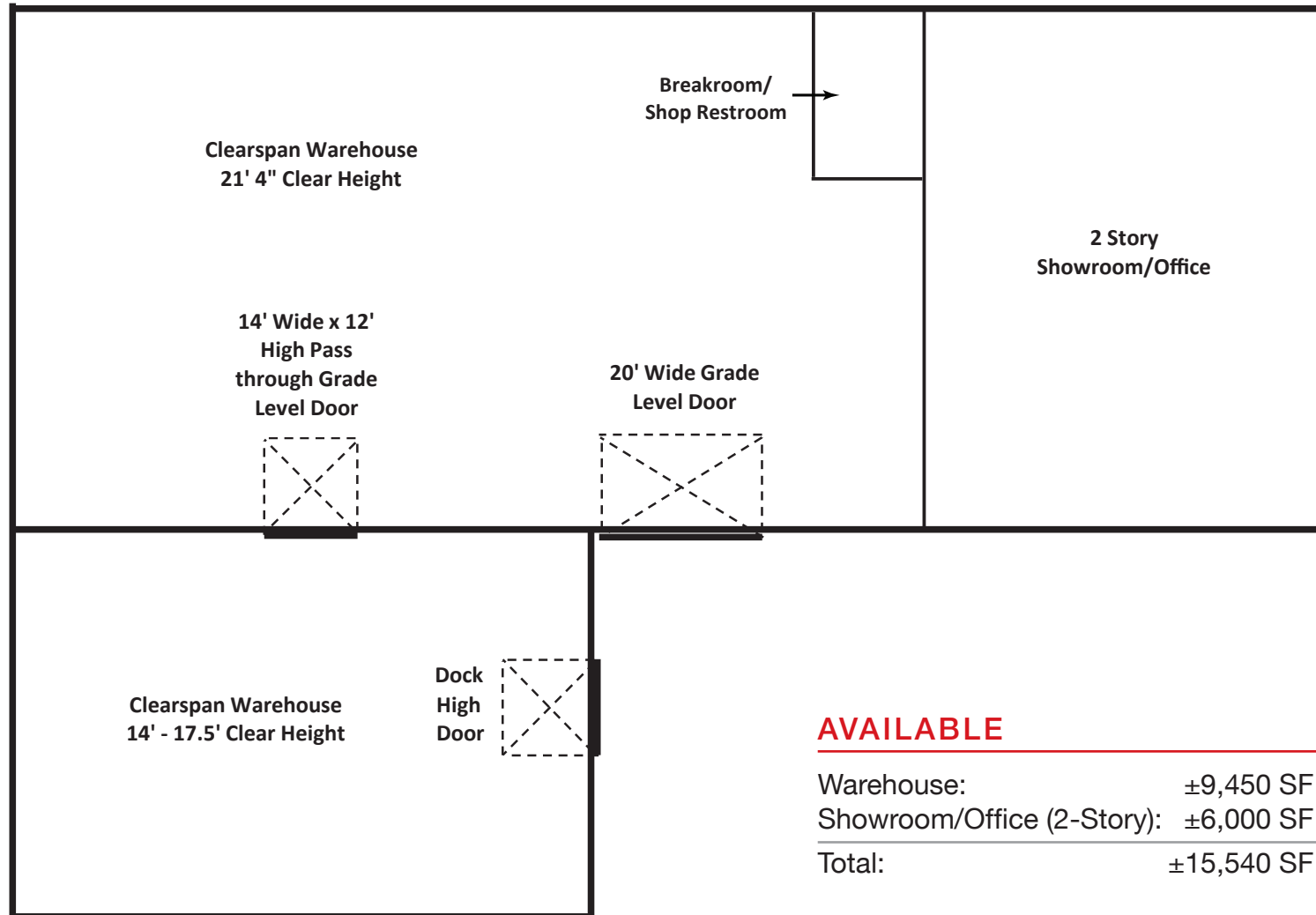
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FLOOR PLAN



Zearing Ave. NW

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