

For Sale



Office/Warehouse with Fenced Oversized Yard

CLOSE PROXIMITY TO KIRTLAND AIR FORCE BASE



**±6,268 SF on ±0.75 Ac.
Available**

9600 Bell Ave. SE | Albuquerque, NM 87123

NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Riley McKee CCIM, SIOR
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PROPERTY

AVAILABLE

Building: $\pm 6,268$ SF
Land: ± 0.75 Acres

SALE PRICE

\$925,000

HIGHLIGHTS

- Fully-fenced, compacted yard with three gated access points
- Three grade-level overhead doors
- 12' warehouse clear height
- Excellent access to Kirtland AFB and I-40 via Eubank Blvd.
- Corner lot with multiple points of ingress/egress
- LED lights in the warehouse
- Protective window security bars
- In-place security system (alarm, cameras)

ZONING [NR-C](#)

LOCATION

SEC Bell Ave. & Moon St. NE

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NAISunVista

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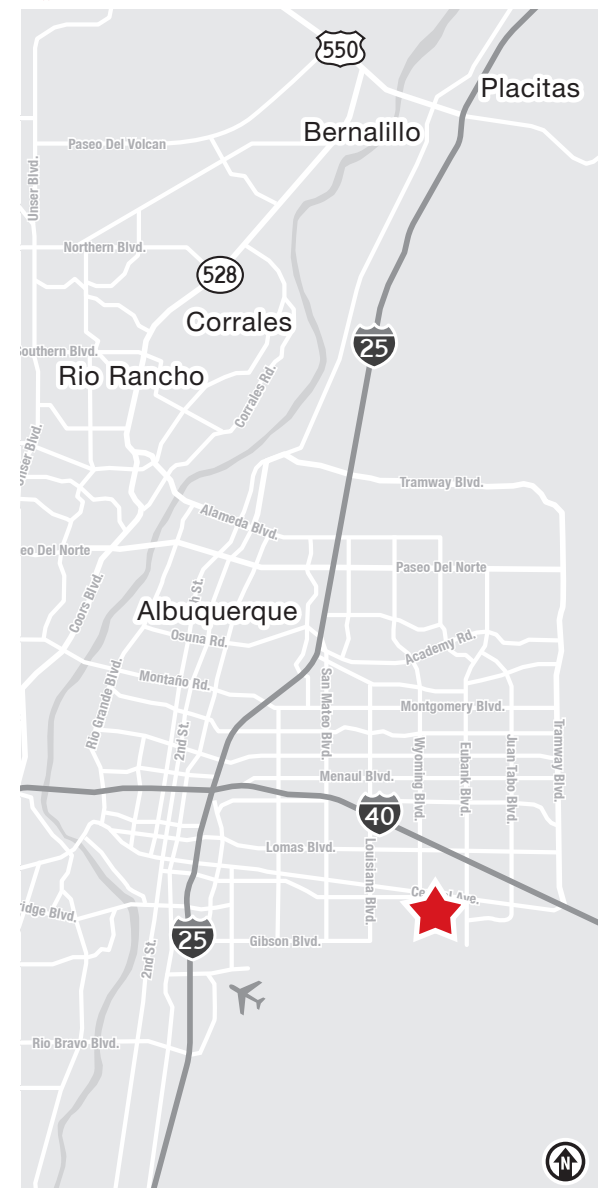
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HUB Zone [MORE INFO](#)



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FLOOR PLAN

±6,268 SF *Floor plan not to scale.*

