

North I-25 Industrial Condo

OFFICE | LAB SPACE | WAREHOUSE

For Sale



6901 Gruber Ave. NE | Suite G | Albuquerque, NM 87109

**±8,127 SF on ±0.14 Ac.
Available**

NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Clay Azar CCIM

clay@sunvista.com | 505 480 9777

For Sale

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PROPERTY

AVAILABLE

Office	±4,190 SF
Lab Space:	±1,040 SF
Warehouse:	±2,897 SF
Total:	±8,127 SF
Land:	±0.14 Acres

SALE PRICE
\$1,619,000 (\$199.00/SF)

- HIGHLIGHTS**
- 2 dock-high doors
 - 1 grade-level door
 - 400-amp, 3-phase power
 - 18' ceiling height in warehouse
 - Lab space with chemical fumigation hoods
 - Ample parking
 - One block to I-25 Frontage Rd. near Osuna Rd.

ZONING
▪ [NR-LM](#)

LOCATION
NWQ I-25 & Osuna Rd. NE

Take a Virtual Tour

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NAI SunVista

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

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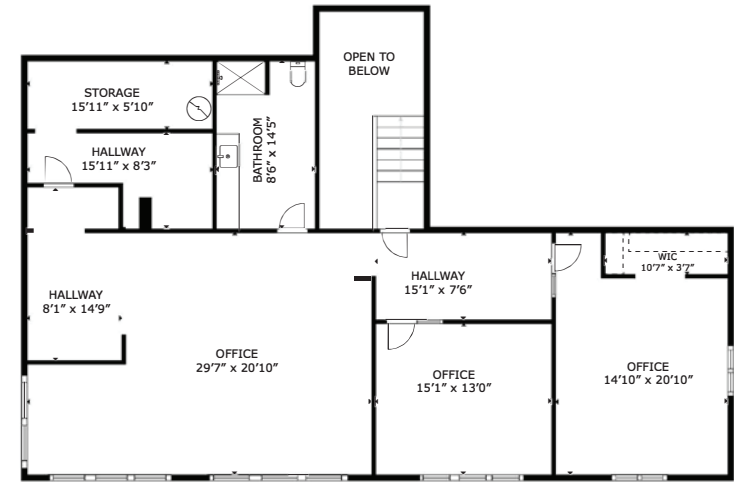
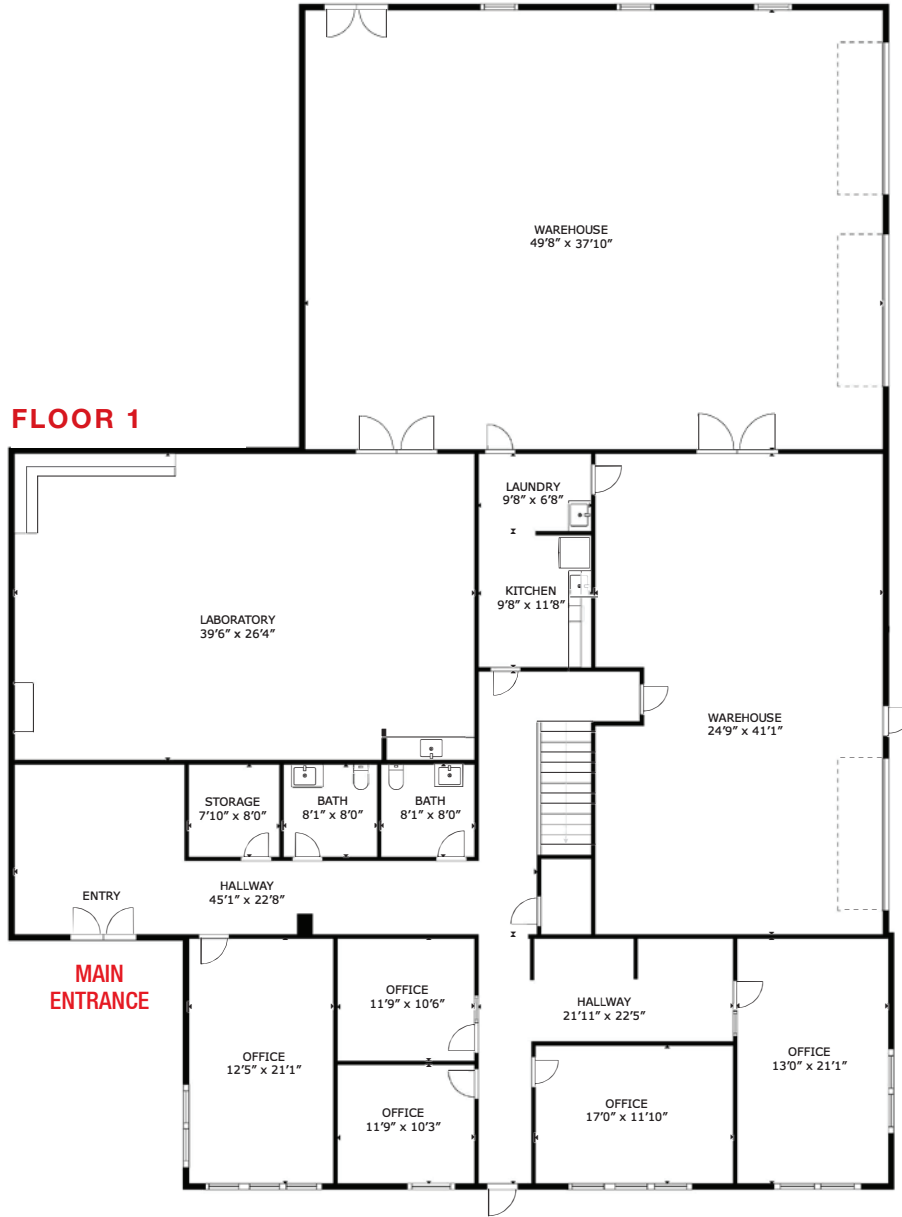
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FLOOR PLAN

AVAILABLE

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FLOOR 1



FLOOR 2

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,996	89,495	213,547
Average HH Income	\$72,374	\$105,669	\$112,782
Daytime Employment	23,938	85,411	162,392

2026 Forecasted by Esri

