

Office/Warehouse at Unser Blvd & I-40

531 Gallatin Pl NW, Suite A & D, Albuquerque, NM 87121

www.cbre.com/abq



Available

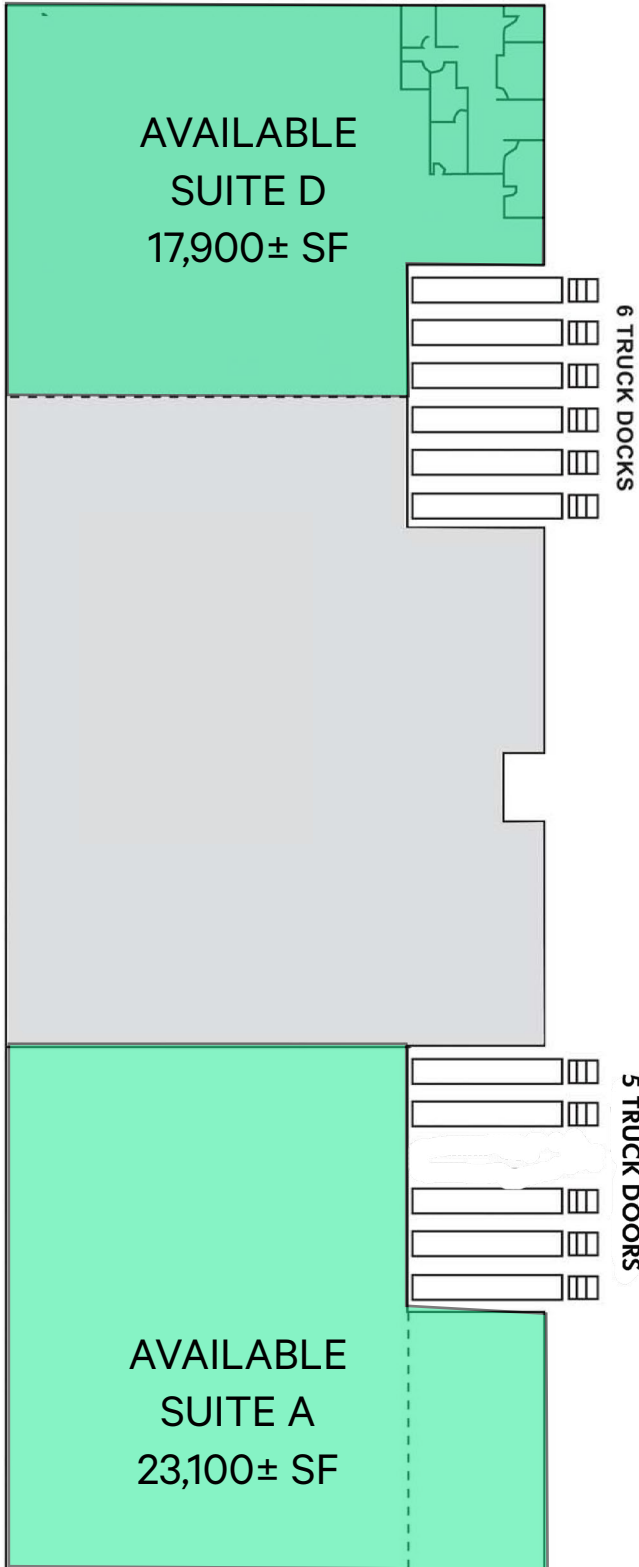
- + **Suite A** - 23,000± SF
 - + 1,000± SF Office
 - + 5 dock high doors two (2) w/levelers (9' X 10')
 - + 3 drive in doors (12' X 12')
- + **Suite D** - 17,900± SF
 - + 1,330± SF Office
 - + 3 dock high doors

+ **Lease Rate:** \$12.50/SF/YR/NNN

Property Highlights

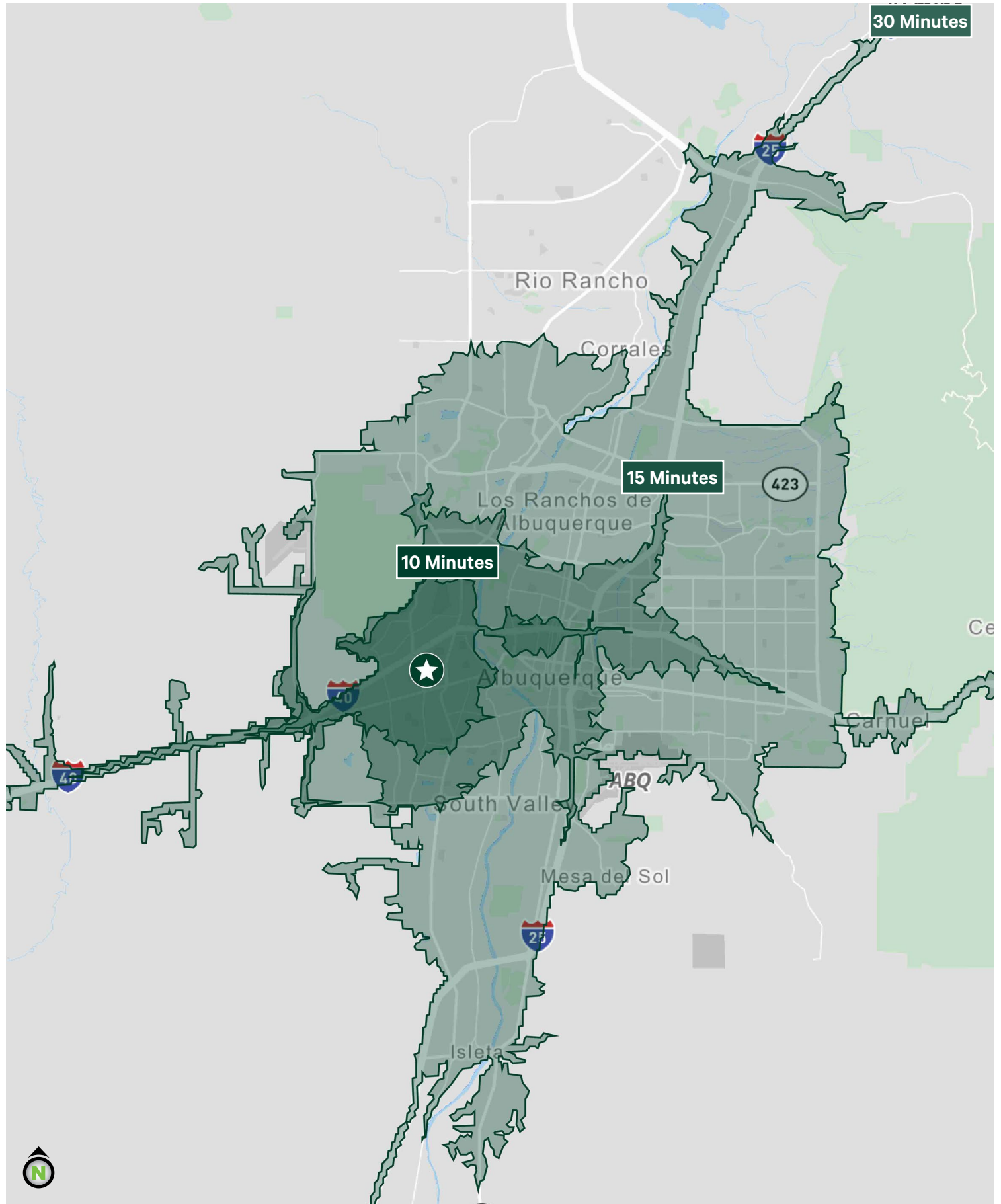
- + Easy access to I-40
- + 39' X 39' column spacing
- + 24' clear ceiling height
- + Sprinklers
- + 3-phase electrical, 277/480V 225 amp & 120/208V 200 amp
- + Skylights and windows in warehouse
- + Ample parking with paved lot
- + Warehouse: evaporative coolers and suspended gas space heaters
- + Office: HVAC
- + HUB Zone qualified
- + NR-BP Zoning (Business Park)

Floor Plan



Site Plan







Contact Us

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