

For Sale  
or Lease

# Office/Warehouse with Fenced Yard

CENTRALLY LOCATED WITH QUICK ACCESS TO BOTH I-25 & I-40

367 Arvada Ave. NE | Albuquerque, NM 87102

NWQ I-40 & Edith Blvd. NE



## AVAILABLE

Building: ±10,110 SF  
Land: ±0.60 Acres

## ZONING

IDO Zoning: MX-M

## SALE PRICE

\$995,000

## LEASE RATE

\$8,400/Mo. + NNN for ±9,600 SF Warehouse  
(residential unit not included in lease)

- ±1,800 SF finished office with updated flooring
- ±510 SF residential unit
- ±7,800 SF warehouse
- Roof replaced in 2020
- 3 grade-level vehicle doors
- Secure perimeter fencing
- Live/work opportunity
- Recent HVAC upgrades
- 13'-19' warehouse ceiling heights

**NA**SunVista

got space™

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**SITE**

- Bldgs:  $\pm 10,110$  SF
- Land:  $\pm 0.6$  Acres

Storage Shed

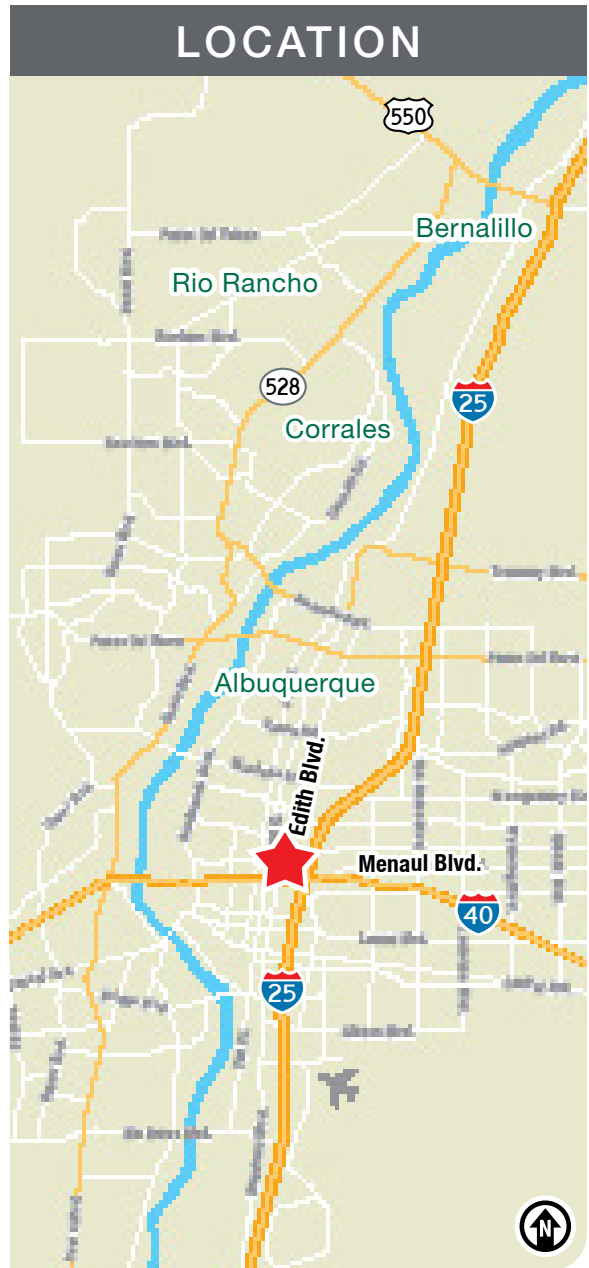
Gate

Fenced Yard

Gate

Arvada Ave.

Edith Blvd.



## LOCATION

Bernalillo

Rio Rancho

528

Corrales

Albuquerque

Edith Blvd.

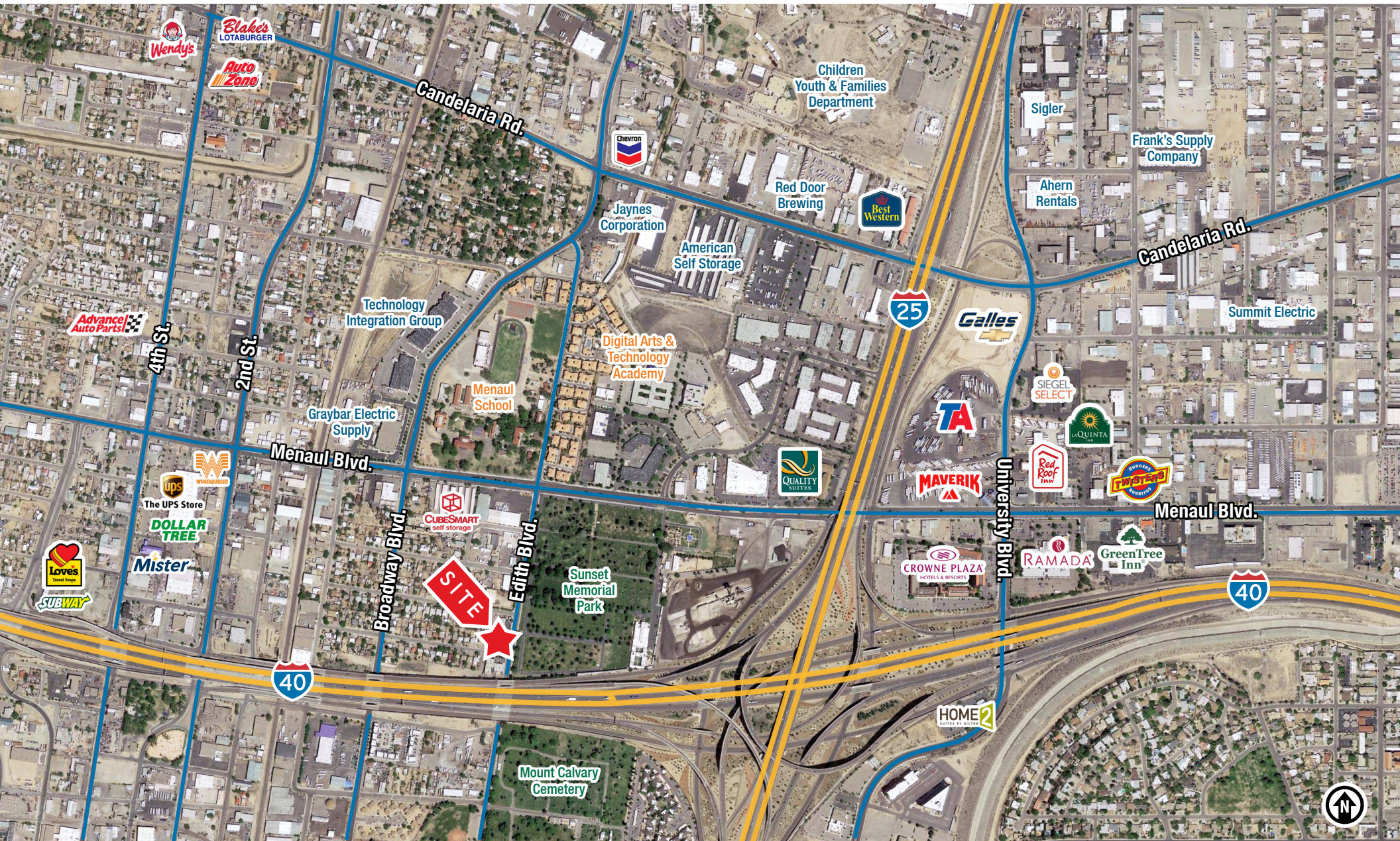
Menaul Blvd.



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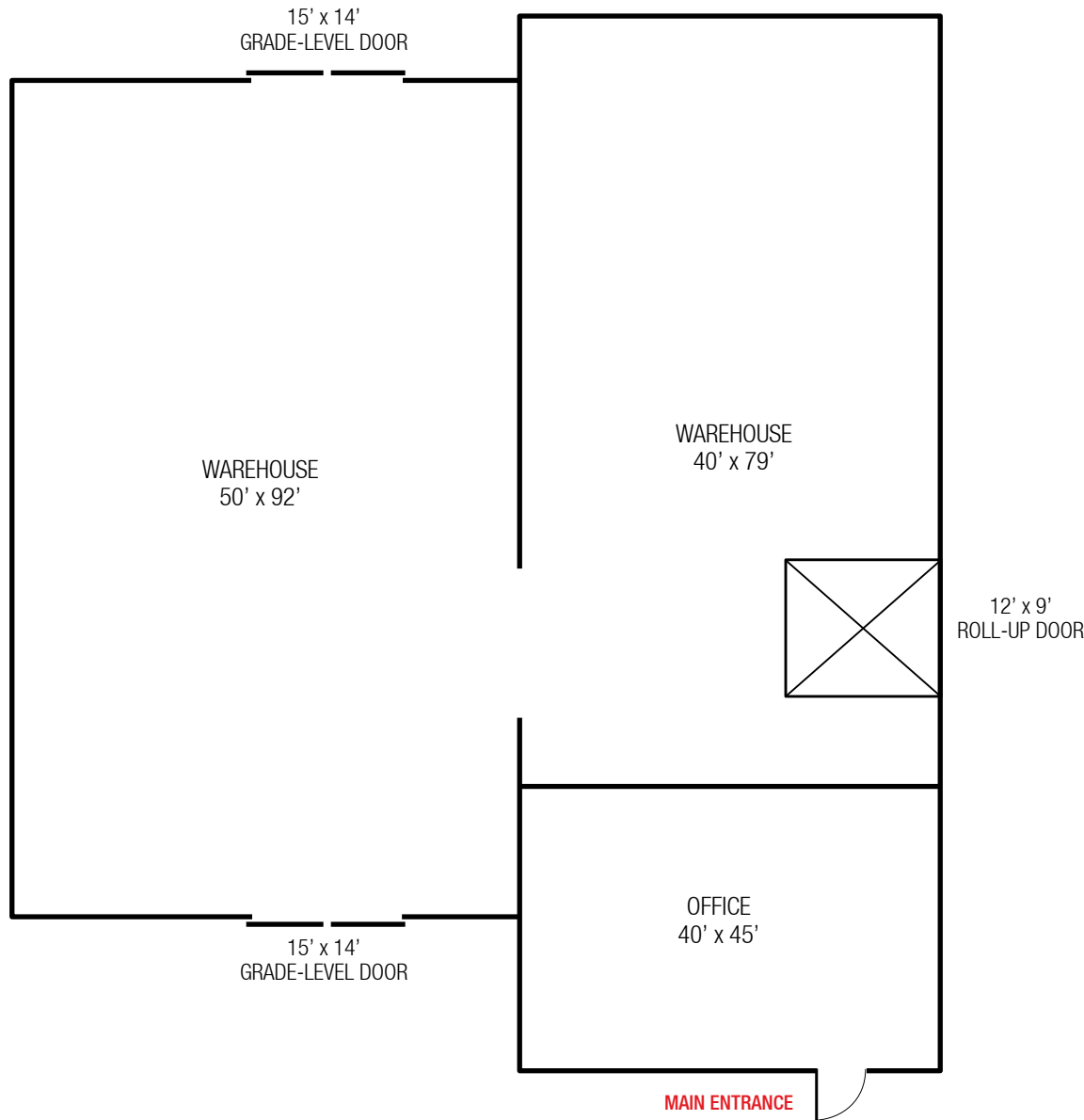
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## FLOOR PLAN

Office:	±1,800 SF
Warehouse:	±7,800 SF
Residential Unit	±510 SF
<b>Total:</b>	<b>±10,110 SF</b>

Floor plan not to scale.