

# For Lease

## Office/Warehouse with Oversized Yard

QUICK ACCESS TO BROADWAY BLVD. AND I-25

1001 Prosperity Ave. SE | Albuquerque, NM 87105

NEQ Broadway Blvd. & Prosperity Ave. SE



### AVAILABLE

Office:	±1,750 SF
Shop:	±2,240 SF
Warehouse:	±3,000 SF
Total:	±6,990 SF

### LEASE RATE

\$6,500/Mo. (\$11.16/SF)  
+ NNN

### ZONING

- M-2, Bernalillo County

### HIGHLIGHTS

- Fenced and gated property on ±1.4 acres
- Shop clear height: 12'
- Warehouse clear height: 15'
- Newly-renovated office
- 3-phase power
- Less than 1-mile to I-25
- Excellent access to Broadway Blvd.



**NAI SunVista**

got space™

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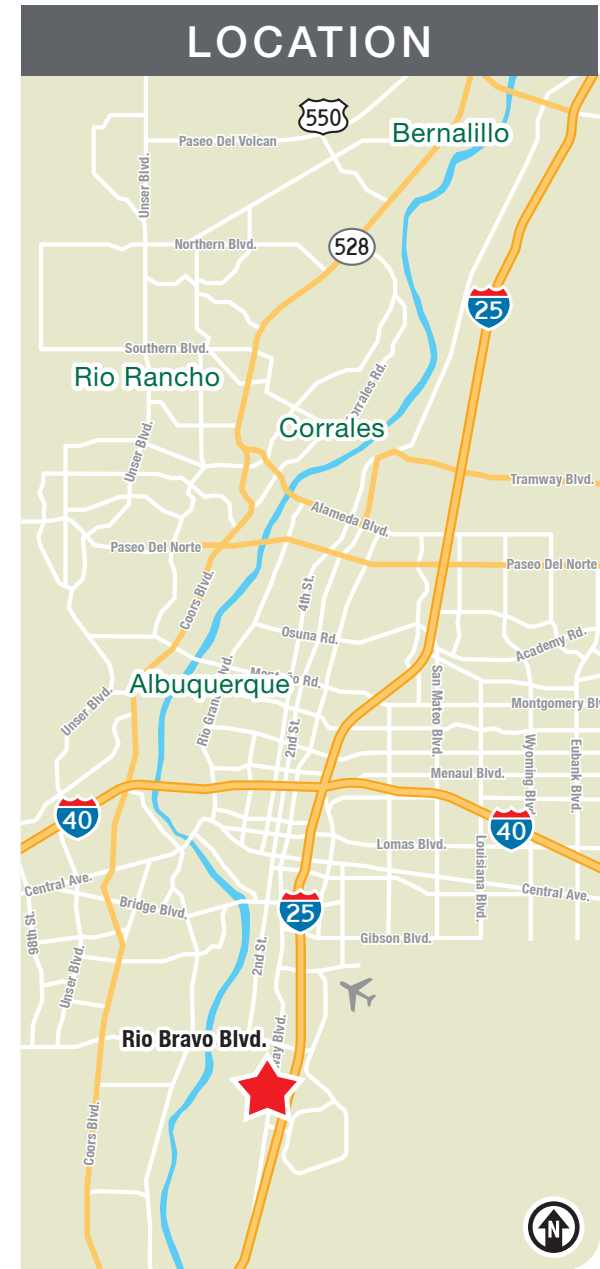
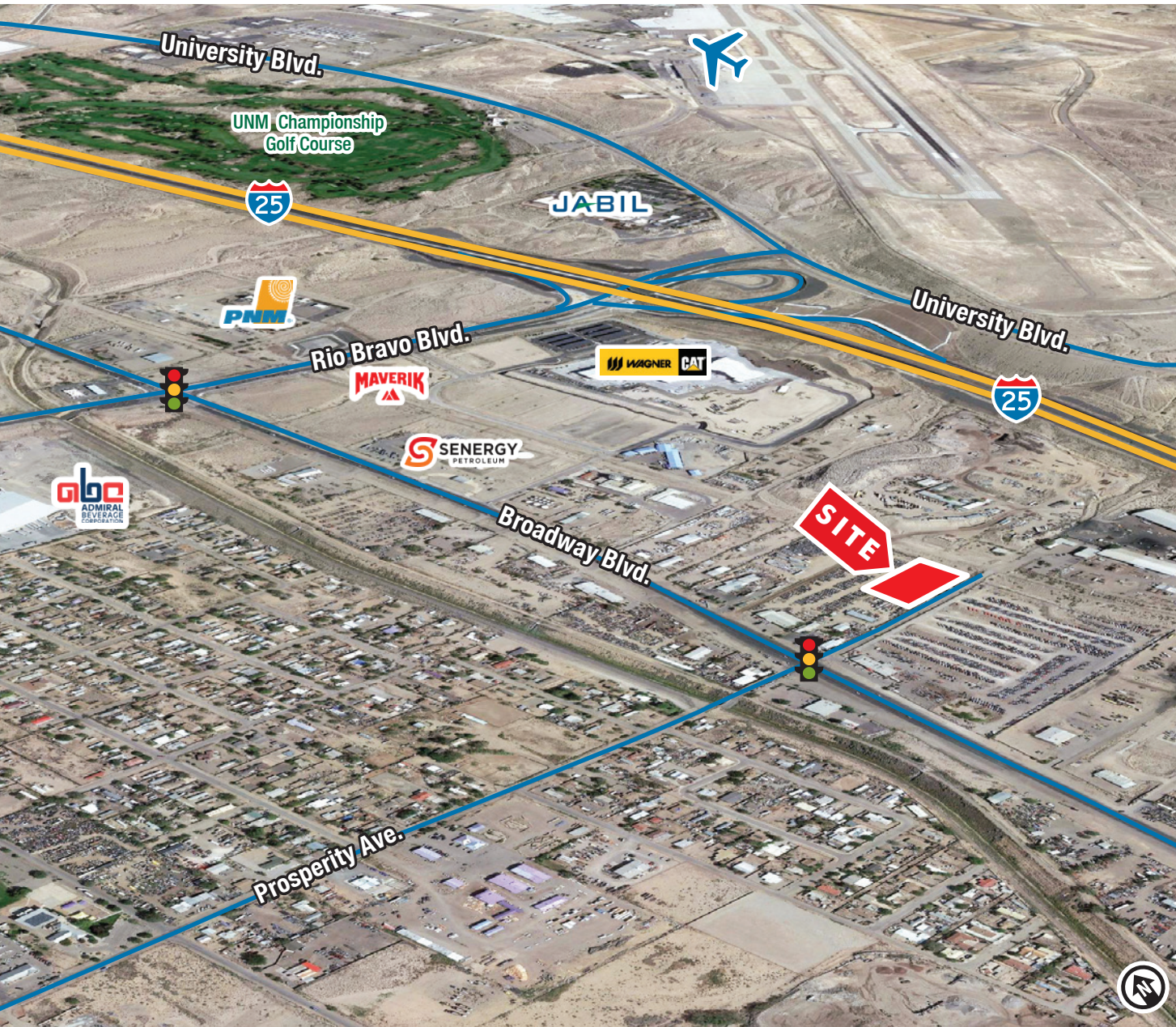
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Office/Shop



Warehouse



Stairs to Upper Yard



Upper Yard Gate and Shed



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*Shop*



*Warehouse*



*Office*



*Office*



*Office*



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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