

For Lease

Route 66 Commercial/Industrial/Lab Annex

SIGNALIZED INTERSECTION ON CENTRAL AVE.

10921 Central Ave. NE | Albuquerque, NM 87123




AVAILABLE

Building:
±4,989 - 10,009 SF
Land:
±0.83 - 1.31 Acres

LEASE RATE

\$16.00/SF +
\$2.50 NNN
(\$7,691 -
\$15,431/Month)

- Completely remodeled
- New HVAC and electrical
- Up to 1,000 amp, 3-phase power
- 3 minutes from I-40
- Close to Sandia Labs and Kirtland AFB
- Research and development lab hub
- Secure, fenced yard with gated access
- 9' to 12' ceiling heights
- 2 - 12' x 8' drive-in-access roll-up doors
- 2 - 10' x 8' mid-high-access roll-up doors
- Open layout, new ADA restrooms
- Large monument sign
- Summer 2024 delivery
- IDO Zoning: [MX-H](#) 

NASunVista

got space™

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ROUTE 66 COMMERCIAL/INDUSTRIAL/LAB ANNEX

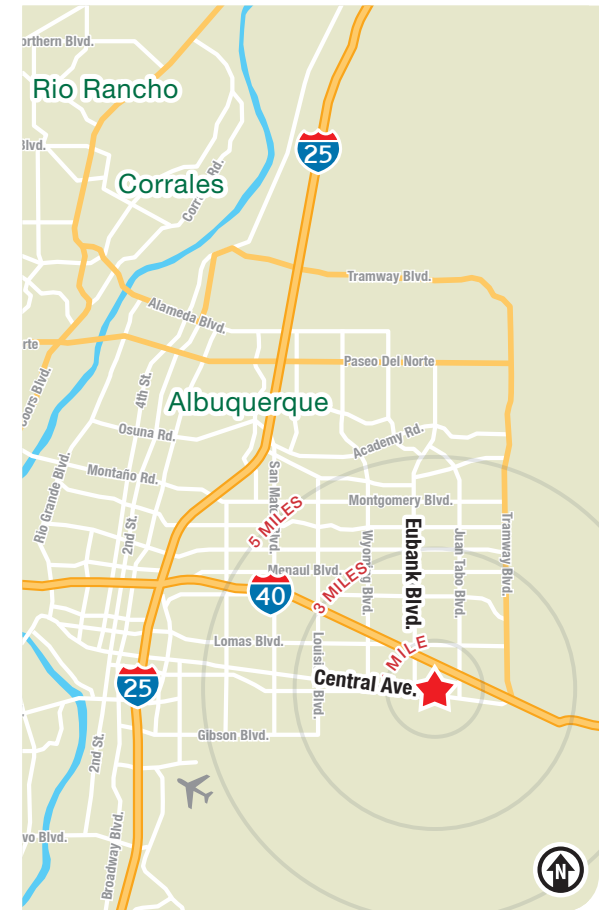
10921 Central Ave. NE | Albuquerque, NM 87123



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,574	109,836	205,999
Average HH Income	\$84,099	\$81,730	\$88,477
Daytime Employment	7,225	39,025	87,332

2023 Forecasted by Esri



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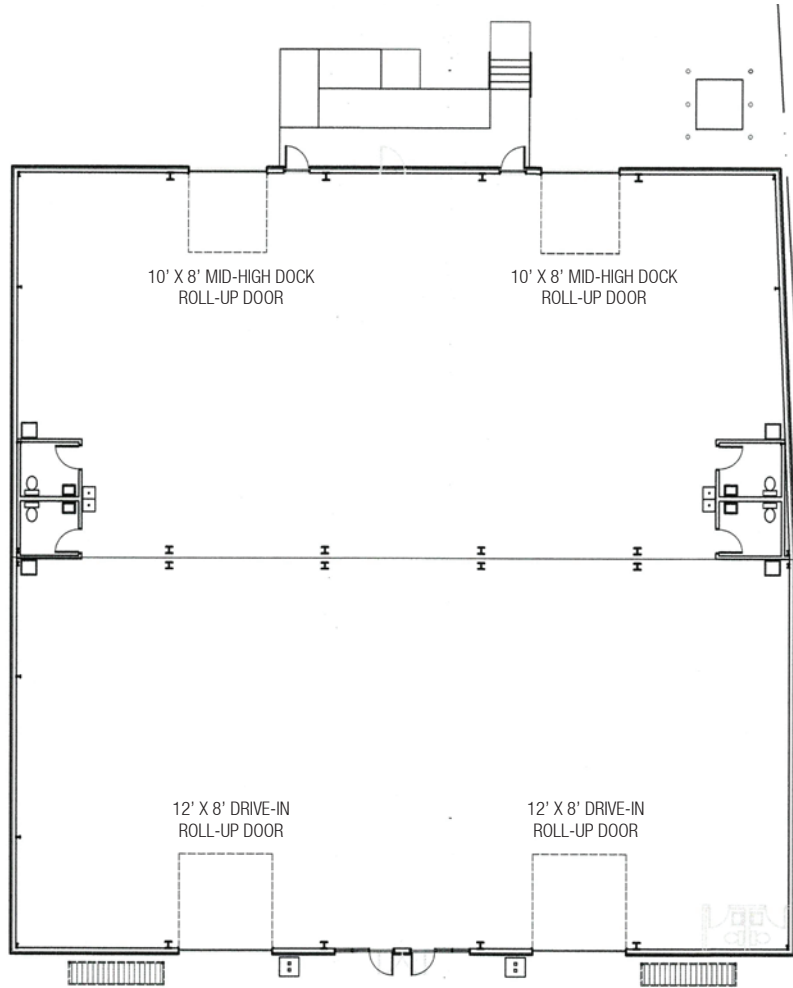


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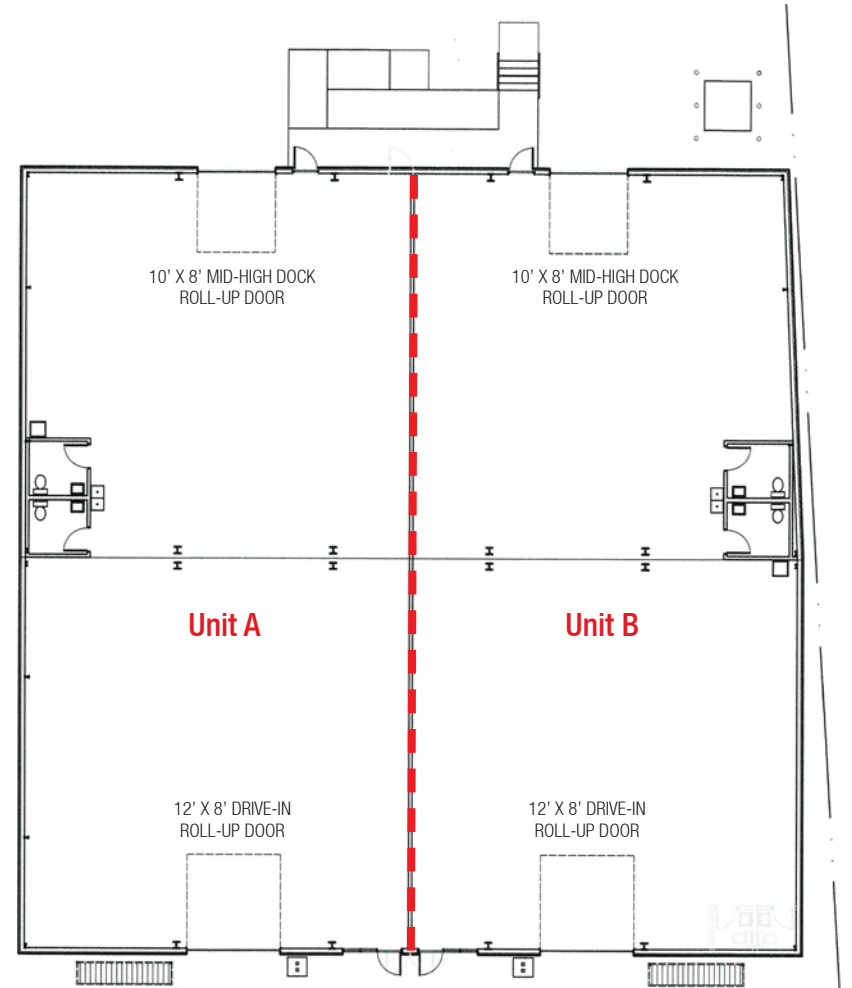
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CONCEPTUAL FLOORPLANS



1-TENANT CONCEPT

±10,009 SF



2-TENANT CONCEPT

Unit A: ±4,989 SF

Unit B: ±5,020 SF