

For Lease

Industrial/Lab/Warehouse With Yard

HARD CORNER NEAR KIRTLAND AFB & SANDIA LABS



10921 Central Ave. NE | Albuquerque, NM 87123

NWC Central Ave. & Elizabeth St. NE



AVAILABLE

Space: \pm 2,246 - 9,807 SF
Land: \pm 0.83 - 1.31 Acres



LEASE RATE

\$16.00/SF + \$2.50 NNN
(\$3,462 - \$15,119/Month)

- Completely remodeled with new HVAC and electrical
- Fenced yard with gated access
- Additional private yard also available

NASunVista

got space™

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SITE

AVAILABLE

- Unit A: ±2,615 SF
\$4,031.46/Month
 - 2 - 12' x 8' drive-in-access roll-up doors
- Unit B: ±2,644 SF
\$4,076.17/Month
 - 2 - 12' x 8' drive-in-access roll-up doors
- Unit C: ±2,246 SF
\$3,462.58/Month
 - 2 - 10' x 8' mid-high-access roll-up doors
- Unit D: ±2,302 SF
\$3,548.92/Month
 - 2 - 10' x 8' mid-high-access roll-up doors

IDO ZONING

- MX-H 

HIGHLIGHTS

- 9' to 12' ceiling heights
- Newly remodeled
- New HVAC and electrical
- Up to 1,000 amp, 3-phase power
- Large pylon sign
- 3 minutes from I-40
- Within a research and development lab hub



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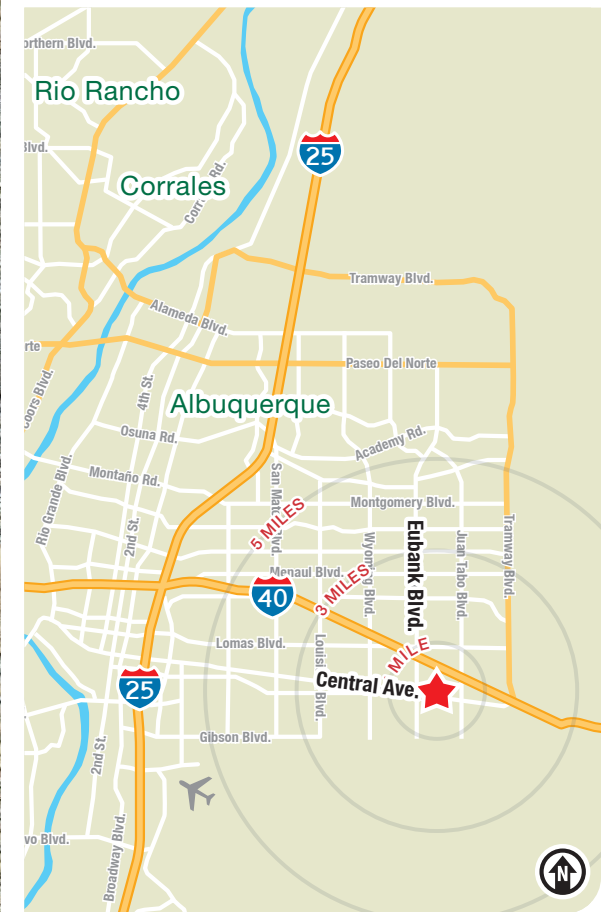
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,413	109,748	205,234
Average HH Income	\$85,247	\$82,049	\$88,994
Daytime Employment	8,835	44,947	95,982

2024 Forecasted by Esri



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FLOOR PLAN

- Unit A: ±2,615 SF
\$4,031.46/Month
- Unit B: ±2,644 SF
\$4,076.17/Month
- Unit C: ±2,246 SF
\$3,462.58/Month
- Unit D: ±2,302 SF
\$3,548.92/Month

