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: ±2,246 - 9,807 SF Land: ±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







ickland Rob Bridges vista.com rob@sunvista.com 450 1121 505 977 5094

INDUSTRIAL/LAB/WAREHOUSE WITH YARD

10921 Central Ave. NE | Albuquerque, NM 87123



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





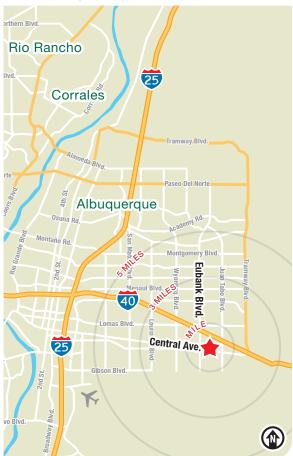
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LOCATION Demographics 1 mile 3 mile 5 mile Total 15,413 109,748 205,234 Population Average \$85,247 \$82,049 \$88,994 HH Income Daytime 95,982 8.835 44,947 Employment

2024 Forecasted by Esri





Todd Strickland

10921 Central Ave. NE Albuquerque, NM 87123

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

Elizabeth St.





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.

Todd Strickland

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