

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:
±2,300 - 2,500 SF
Land:
±0.83 - 1.31 Acres

LEASE RATE

\$16.00/SF +
\$2.50 NNN
(\$3,545 -
\$15,431/Month)

- Completely remodeled
- New HVAC and electrical
- Up to 1,000 amp, 3-phase power
- 3 minutes from I-40
- Within a research and development lab hub
- Secure, fenced yard with gated access
- Open layout, new ADA restrooms
- 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
- Large monument sign
- IDO Zoning: [MX-H](#) 🗋️

NASunVista

got space™

Todd Strickland
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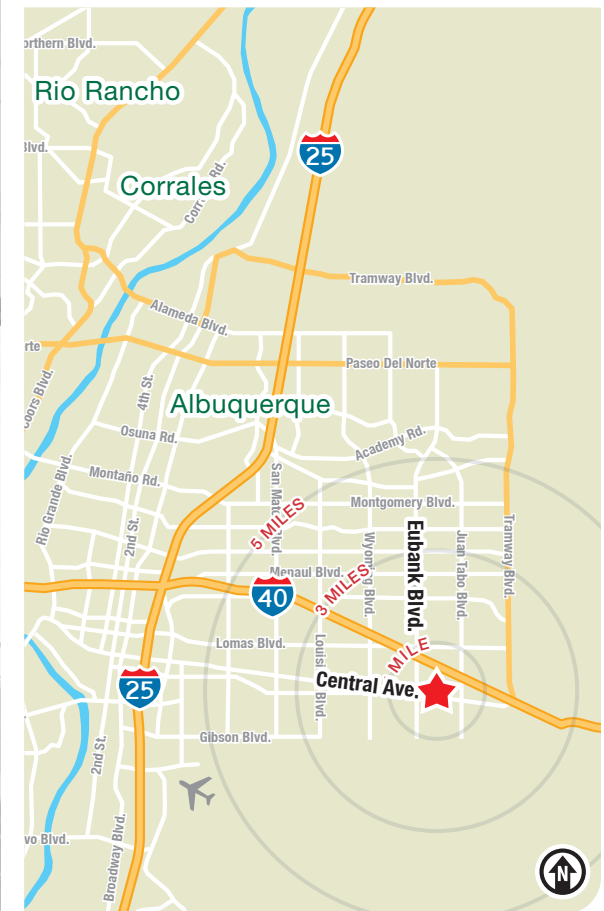


SITE
Space: ±2,300 - 2,500 SF
Land: ±0.63 - 1.31 Ac.

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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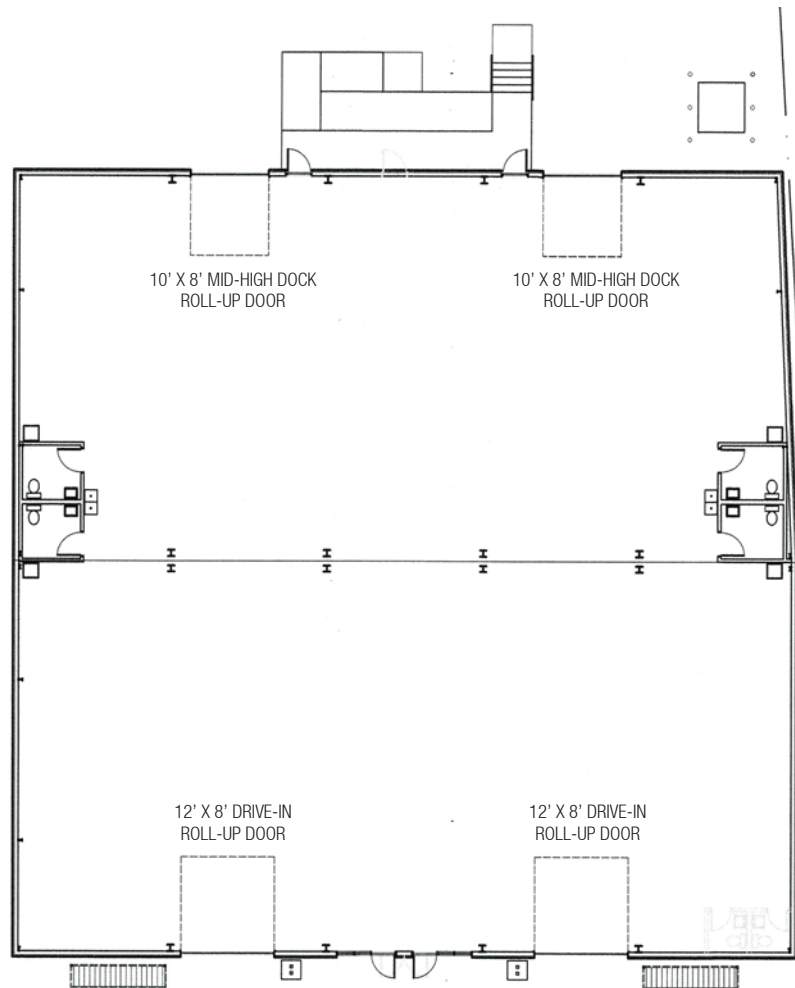


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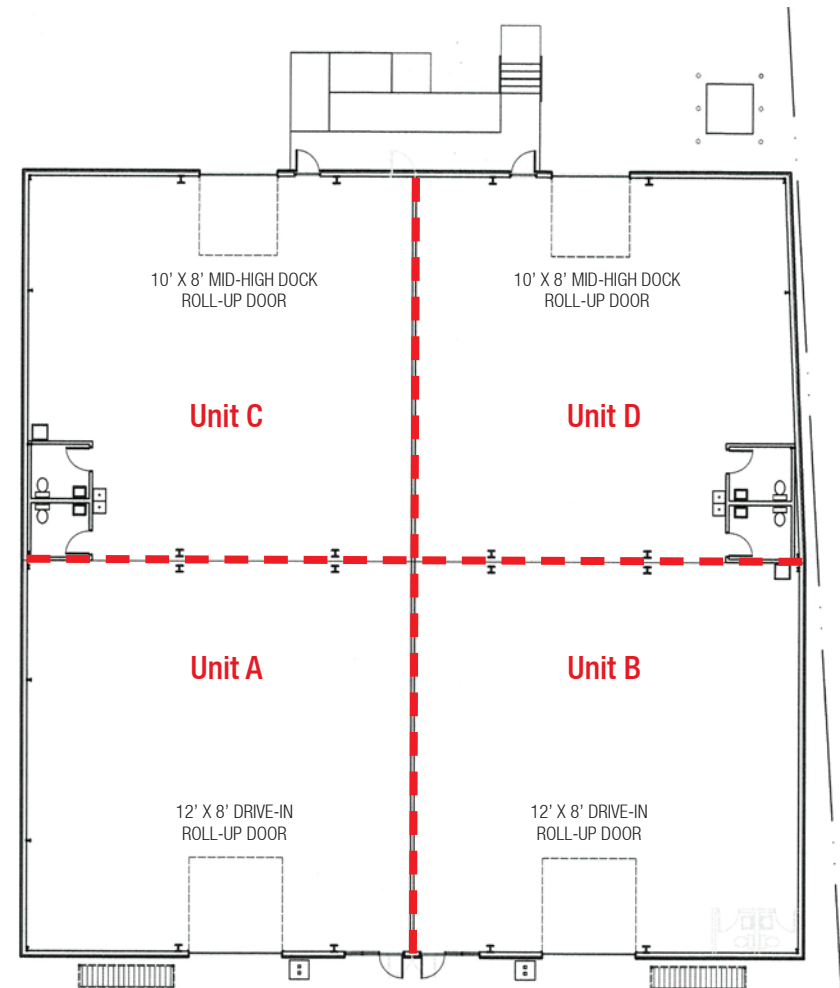
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CONCEPTUAL FLOORPLANS



1-TENANT CONCEPT

±10,009 SF



4-TENANT CONCEPT

Unit A: ±2,500 SF

Unit B: ±2,500 SF

Unit C: ±2,300 SF

Unit D: ±2,300 SF