

For  
Sublease

# Bite-Sized Industrial Building

WITH COLLEGIATE-SIZED YARD | LOCATED NEAR I-40



2524 Graceland Dr. NE | Albuquerque, NM 87110

*SWQ Menaul Blvd. & Washington St. NE*



#### AVAILABLE

Building: ±4,275 SF  
Yard Space: ±0.5 Ac.



#### LEASE RATE

\$6,400/Mo.  
(Includes NNN)

- Store-front entry
- 2 - 10' x 10' grade-level doors
- 1 - 12' x 10' grade-level doors
- Clear span of 9'-11"
- 200-amp, single-phase power
- New upgrades throughout

**NA**SunVista

got space™

**Todd Strickland**

Owner/Broker

todd@sunvista.com | 505 450 1121

**Rob Bridges, CCIM**

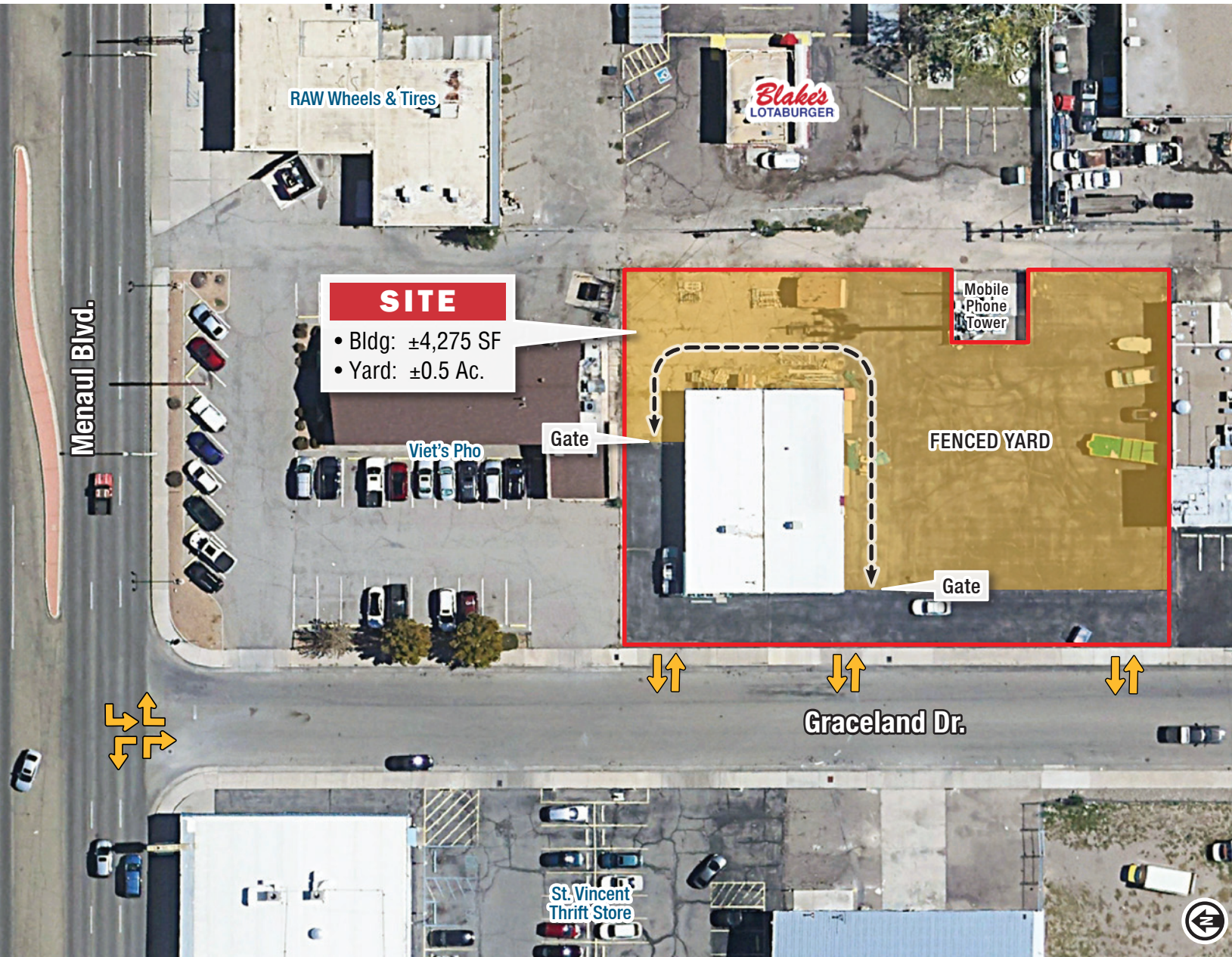
rob@sunvista.com

505 977 5094

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### SITE

#### AVAILABLE

Building: ±4,275 SF  
Yard Space: ±0.5 Ac.

#### HIGHLIGHTS

- Store-front entry
- 2 - 10' x 10' grade-level doors
- 1 - 12' x 10' grade-level doors
- Clear span of 9'-11"
- 200-amp, single-phase power
- ±0.5 acres of secure yard space
- Newly-sealed parking lot
- New insulation throughout
- New interior protective wainscoting
- New exterior paint (11/2024)
- Mobile phone tower not a part

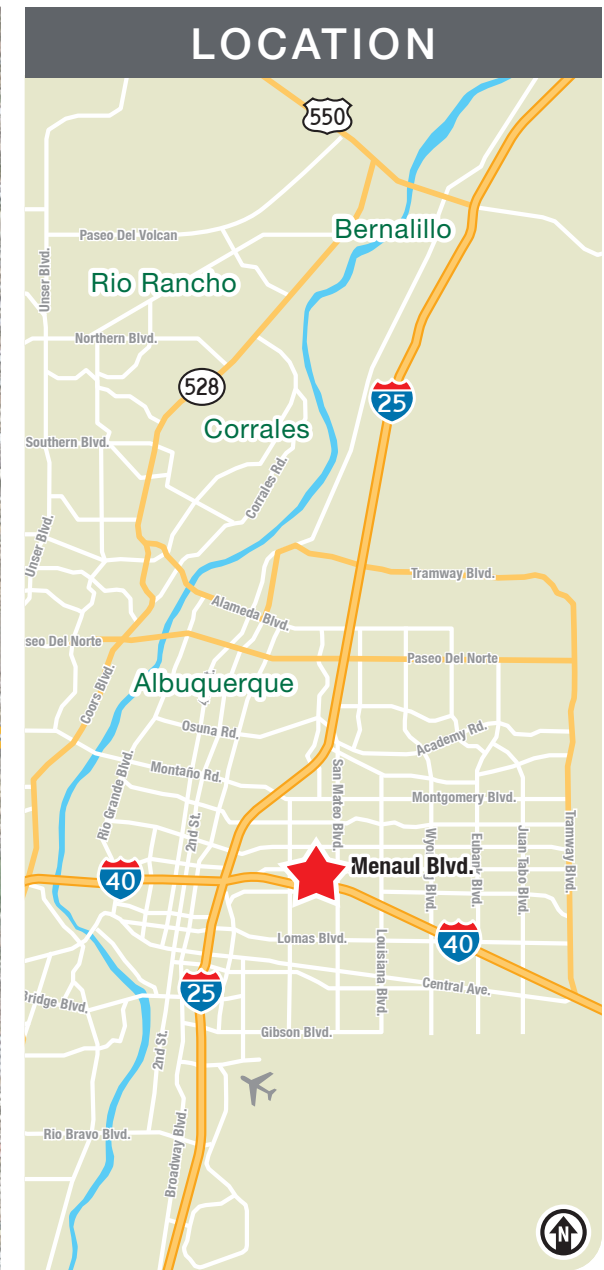
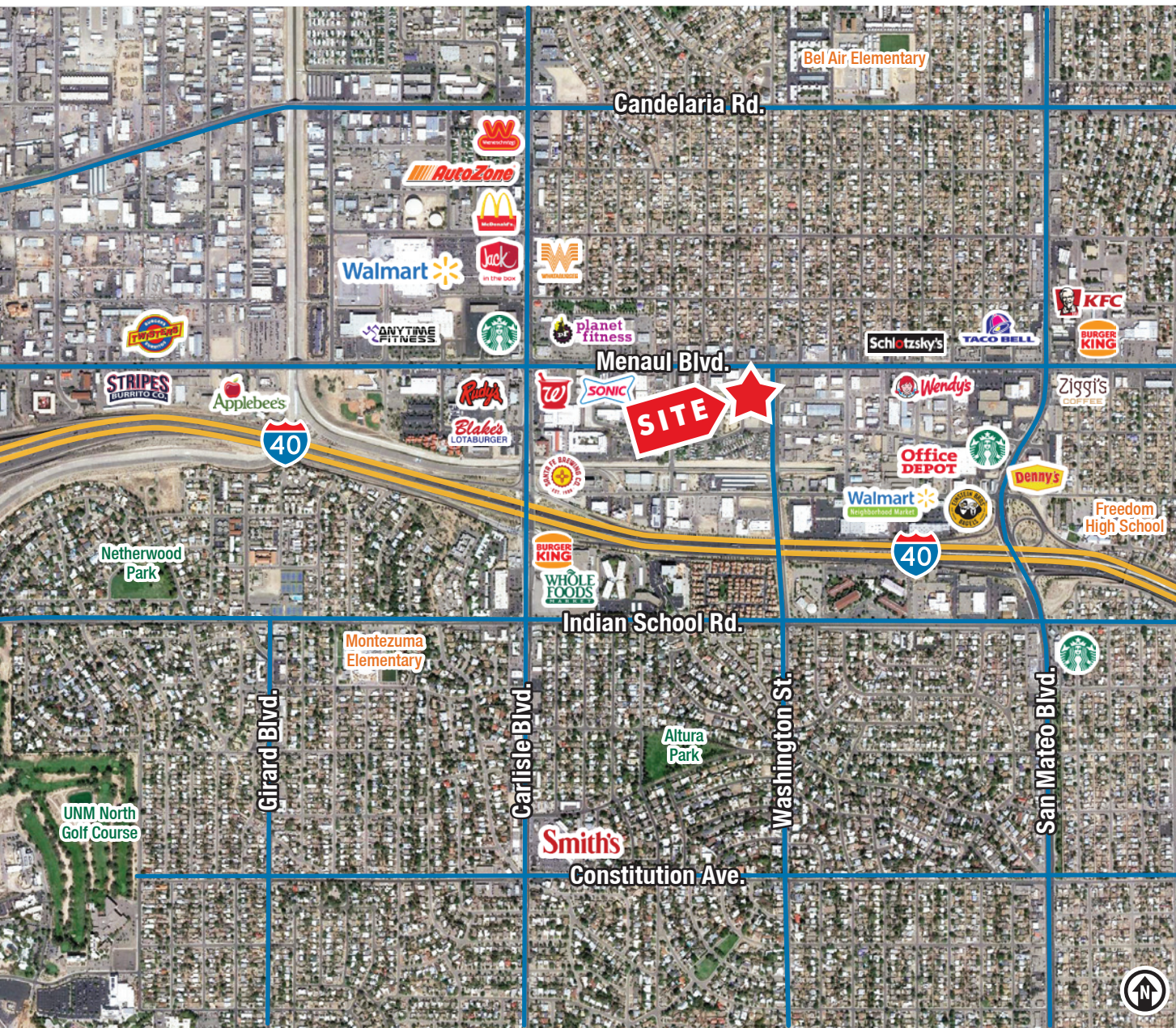
#### IDO ZONING MX-M

- Flexible zoning allows a myriad of uses, [click here for more details.](#)

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505 878 0001 | [sunvista.com](http://sunvista.com)      
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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### FLOOR PLAN

±4,275 SF

Graceland Dr.

MAIN ENTRANCE

