

For Lease

# 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

\$6,300/Mo.  
(Includes NNN)

- Store-front entry
- 3 - 10' x 10' grade-level doors
- Clear span of 9'-11"
- 200-amp, single-phase power
- ±0.5 acres of secure yard space
- Mobile phone tower not a part
- Flexible MX-M zoning allows a myriad of uses, [click here for more details.](#) 

**NA**SunVista

got space™

**Todd Strickland**

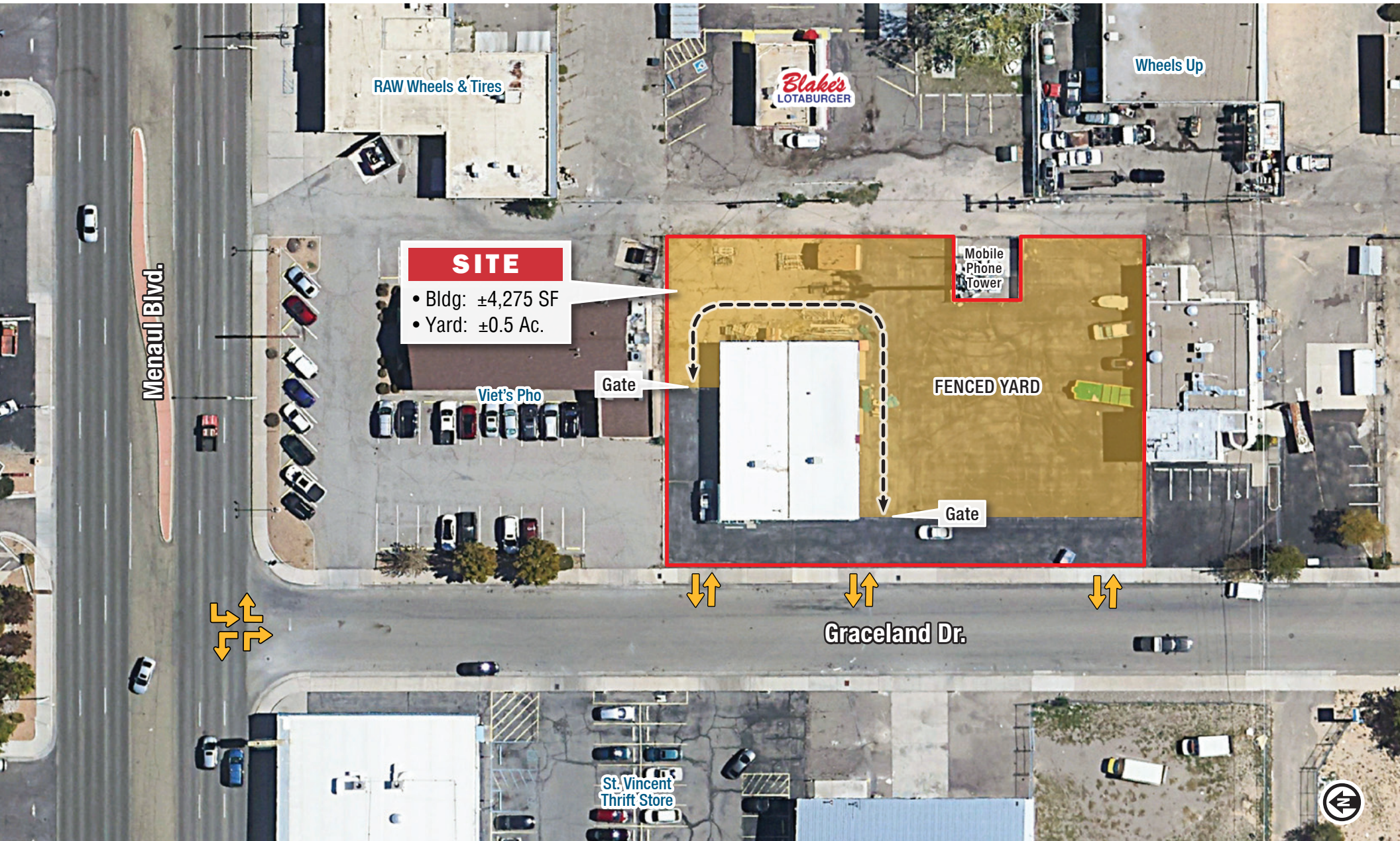
Owner/Broker

todd@sunvista.com | 505 450 1121

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**SITE**

- Bldg: ±4,275 SF
- Yard: ±0.5 Ac.

Mobile Phone Tower

Gate

FENCED YARD

Gate

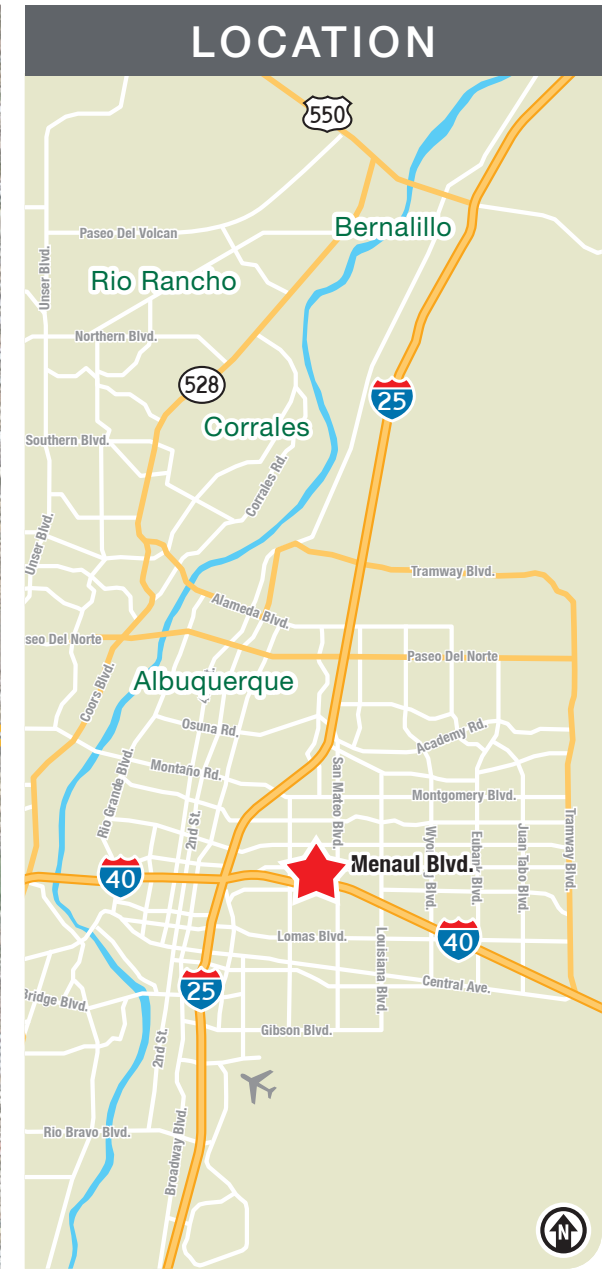
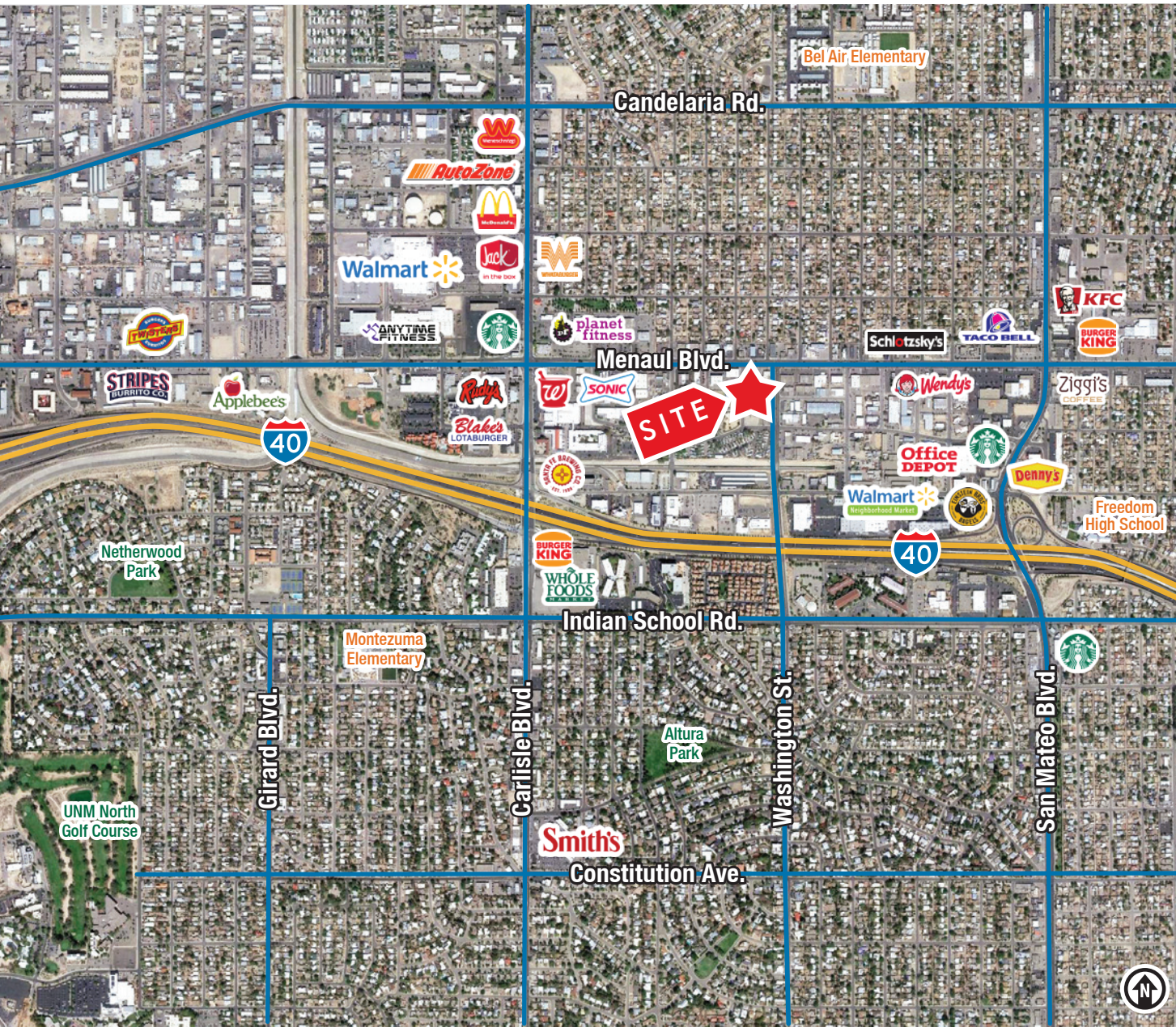


Graceland Dr.

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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.

