

For Sale
or Lease

±20,000 SF Warehouse with Large Yard

ONLY 30 MINUTES FROM DOWNTOWN ALBUQUERQUE

1355 N.M. Hwy. 116 | Belen, NM 87002

SEQ I-25 & N.M. Hwy. 314

PRICE REDUCED!



SITE

- Bldg: ±19,500 SF
- Land: ±6.15 Ac.

AVAILABLE

Building: ±19,500 SF
Land: ±6.15 Acres

ZONING I-1

SALE PRICE

\$1,365,000 (\$70.00/SF)

LEASE RATE

\$6.00/SF + \$1.00/SF NNN

- Rapid access to I-25 and just 30 minutes to I-40
- New 600-amp, 3-phase power
- 16' - 22' ceiling heights
- 4 grade-level roll-up doors, possibility for 3 dock-high doors
- Renovations underway include new roof, LED lighting, new insulation, and new restrooms
- Cannabis friendly
- Tenant improvements available for office build-out and other tenant needs

NASunVista

got space™

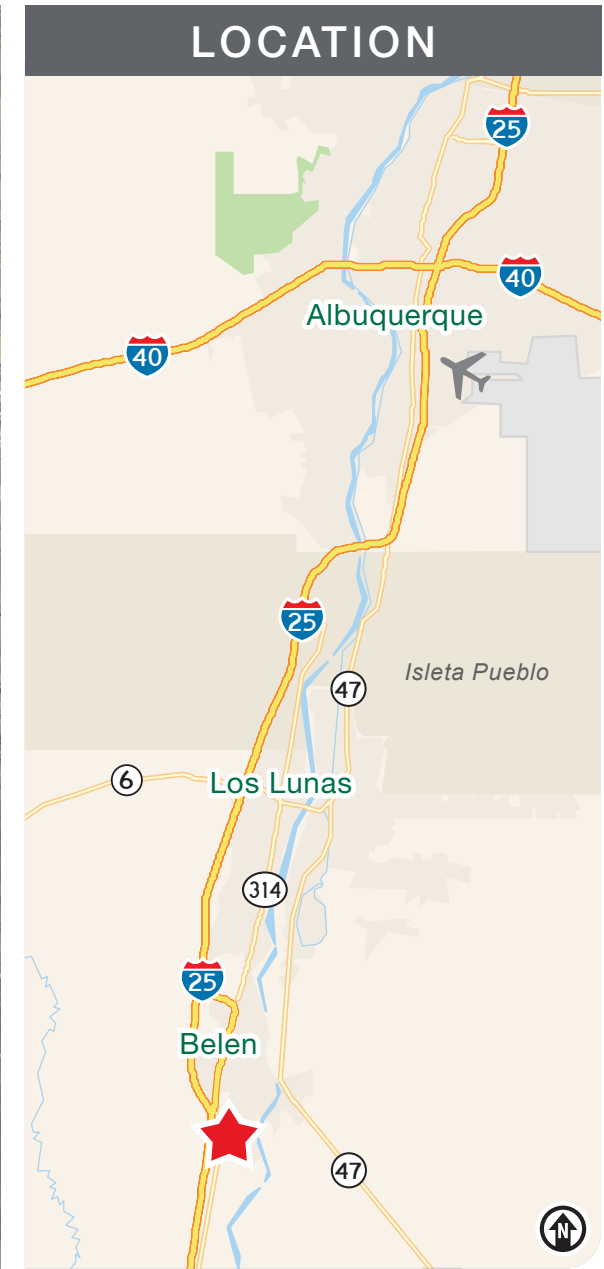
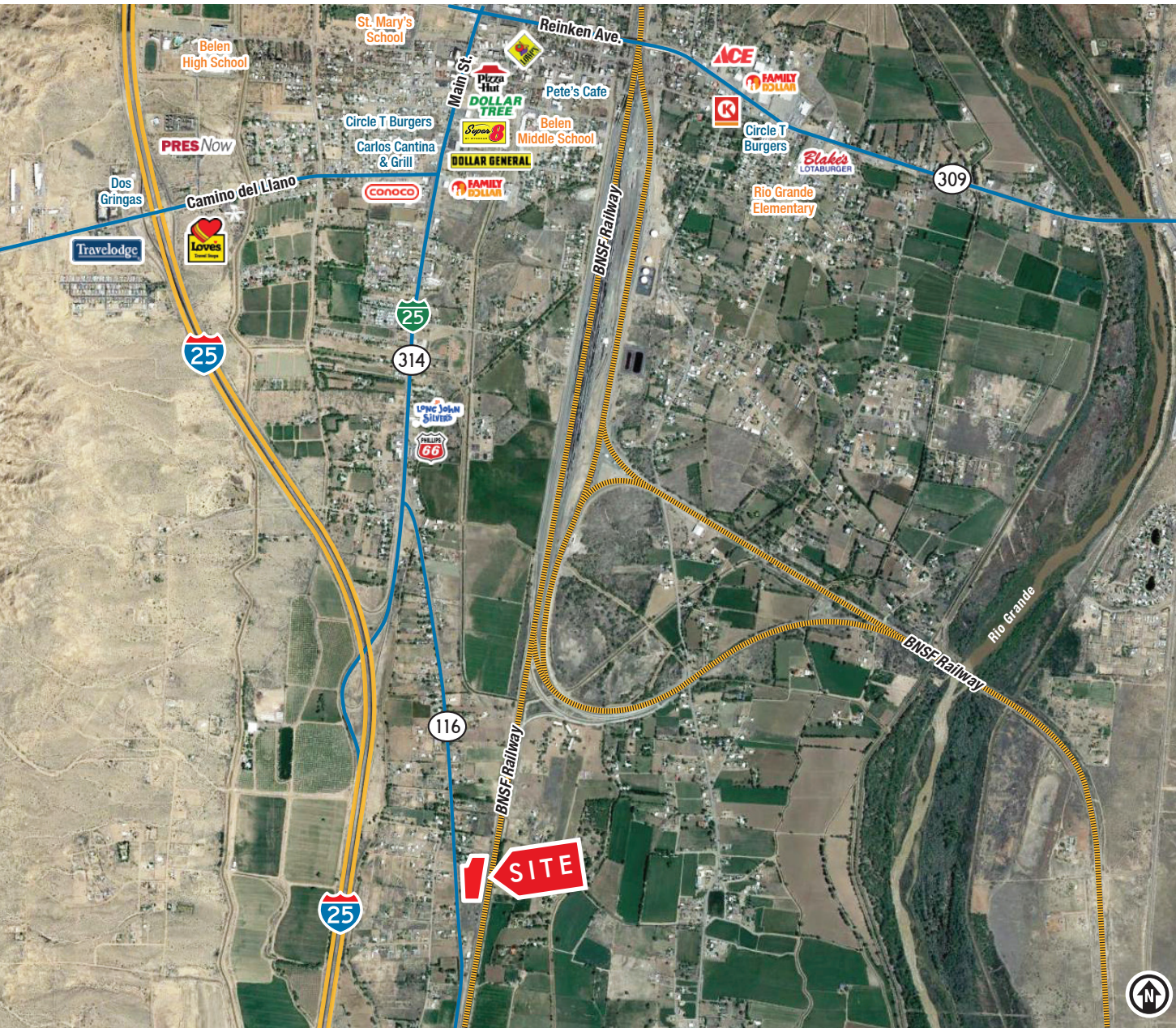
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