

For Lease

Small Warehouse Spaces Near I-25

PERFECT FOR SMALL CLEAN USER

4709 Lumber Ave. NE | Albuquerque, NM 87109

SEQ Jefferson St. & McLeod Rd. NE



AVAILABLE

±1,510 SF -
±3,025 SF



LEASE RATE

\$16.00/SF + \$2.60 NNN
\$2,340.66 - \$2,348.28/Mo.
(Includes NNN)

- 10' x 10' drive-in door
- 12'-14' ceiling heights
- Secure yard for parking
- 1 office and 1 restroom in every suite
- IDO Zoning: NR-LM

NASunVista

got space™

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges
rob@sunvista.com
505 977 5094

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SITE

AVAILABLE

4709 Lumber Ave. NE

- Unit D: ±1,510 SF
\$2,340.66/Mo. (Includes \$2.60/SF NNN)
- Unit E: ±1,515 SF
\$2,348.28/Mo. (Includes \$2.60/SF NNN)
- Unit D & E: ±3,025 SF
\$4,688.94/Mo. (Includes \$2.60/SF NNN)

 **Non-Cannabis Property**
Management prefers non-cannabis business use.

 **HUB Zone** MORE INFO 

NAI SunVista

505 878 0001 | sunvista.com    
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

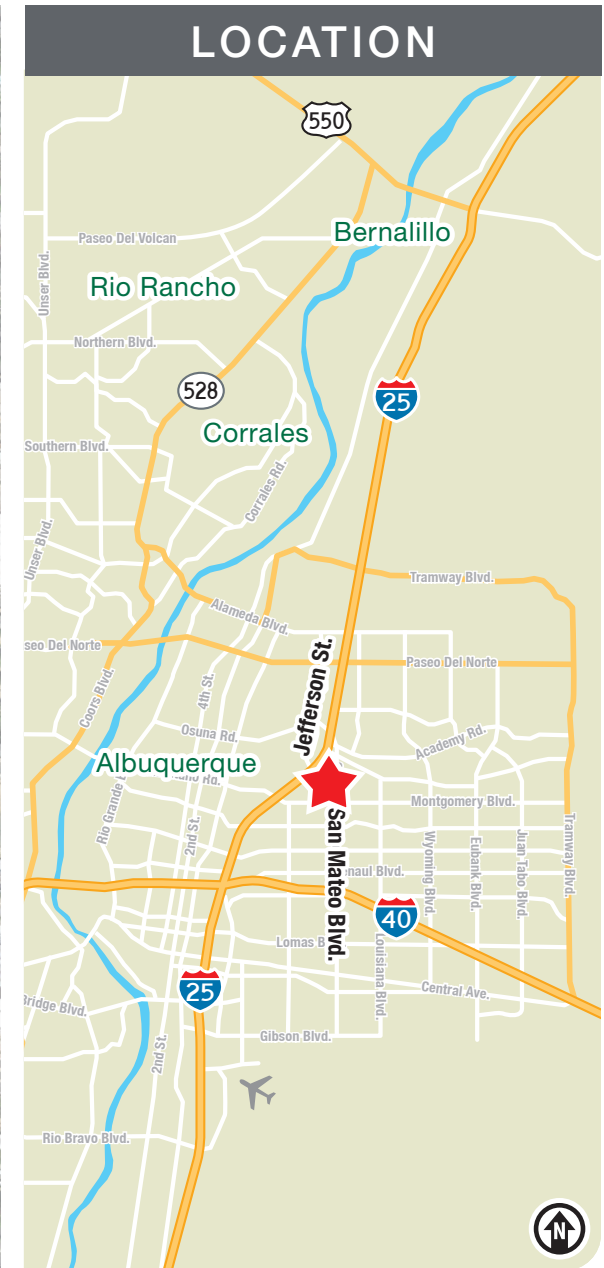
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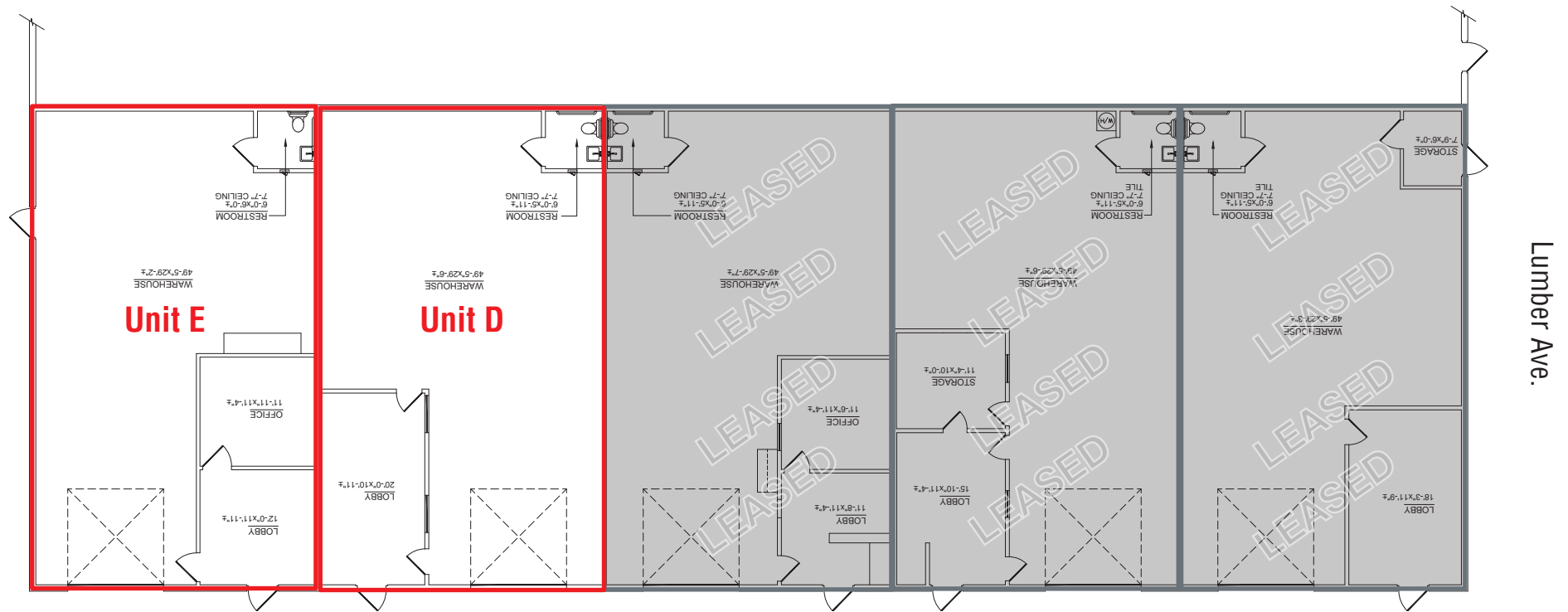
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FLOOR PLAN



4709 LUMBER AVE. NE

Unit D: ±1,510 SF

Unit E: ±1,515 SF

