

For Sale

Office/Warehouse with Contractor Yard

IN WEST MESA INDUSTRIAL BUSINESS PARK OFF I-40



7700 Ouray Rd. NW | Albuquerque, NM 87120

NEQ Unser Blvd. & Ladera Dr. NW



AVAILABLE

Buildings: \pm 4,104 SF
Land: \pm 1.04 Acres



SALE PRICE

\$710,000

- Direct access to Unser Blvd. and I-40
- Low crime area in established neighborhood business park
- IDO Zoning: [NR-BP](#)

NASunVista

got space™

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HIGHLIGHTS

AVAILABLE

Office:	±1,710 SF
Warehouse:	±1,170 SF
Shop:	±1,221 SF
Total:	±4,104 SF

- Land: ±1.04 Acres

HIGHLIGHTS

- Office includes lobby, conference room, 3 large offices, and kitchen
- Small warehouse with one 8' roll-up door, 10'-12' ceiling, clear span, restroom
- 3-phase power, radiant heat & evaporative cooling in shop & warehouse
- Excess 1/2 acre of land that can support additional buildings or laydown yard
- Perimeter fencing & monument signage
- 3.2:1,000 parking ratio
- IDO Zoning: [NR-BP](#) 



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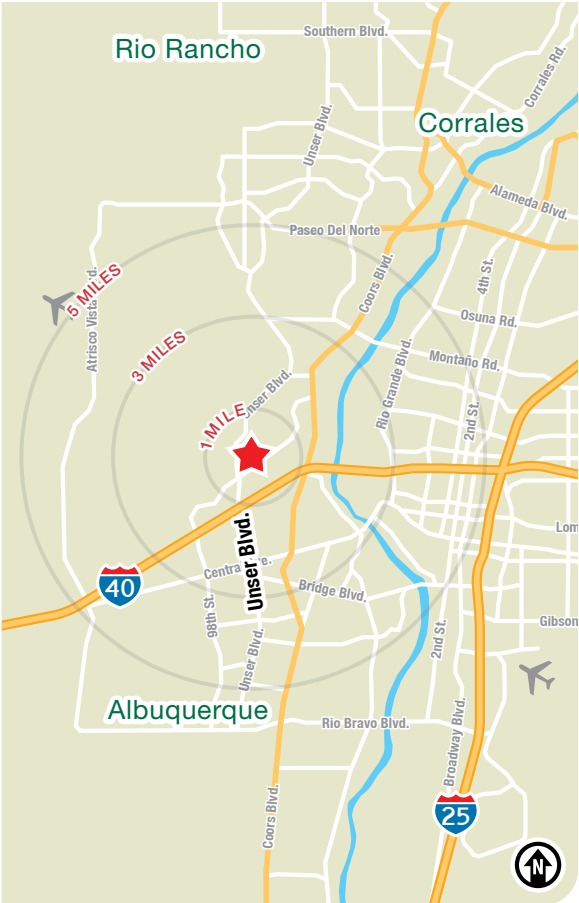
SITE

- Buildings: ±4,104 SF
- Land: ±1.04 Acres

LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,864	71,675	181,308
Average HH Income	\$84,705	\$94,526	\$89,819
Daytime Employment	1,309	14,768	70,073

2023 Forecasted by Esri



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