Immaculate Warehouse with Yard

ONE MILE NORTH OF I-40 ON EUBANK BLVD.



1714 Eubank Blvd. NE

Albuquerque, NM 87112

SEQ Eubank Blvd. & Indian School Rd. NE



AVAILABLE

Building: ±7,200 SF Land: ±0.58 Acres



LEASE RATE

\$9,600/Month (Includes NNN)

- ±1,120 SF office and ±6,080 SF warehouse on ±0.58 acres of secure yard
- Good access to property via two double-wide access points
- Ceiling heights are 11'-4" at the eve and 13'-9" at the peak
- See next page for additional highlights



got space™

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SITE

AVAILABLE

Office: $\pm 1,120 \text{ SF}$ Warehouse: $\pm 6,080 \text{ SF}$ Total: $\pm 7,200 \text{ SF}$

Land: ±0.58 Acres

IDO ZONING

- MX-L ※
- Provides for a myriad of uses

HIGHLIGHTS

- Good egress & ingress to property via two double-wide access points on Eubank Blvd. and an easement to Indian School Rd.
- Office has refrigerated air
- Warehouse has three Breezair units that are less than 5 years old
- Ceiling heights are 11'-4" at the eve and 13'-9" at the peak
- 200 amps of single-phase power with 3-phase power 30' away
- Well-maintained property (New insulation & LED lighting installed 3 years ago)
- Generously-sized yard for easy deliveries
- 12' x 12' container is also available for outdoor storage

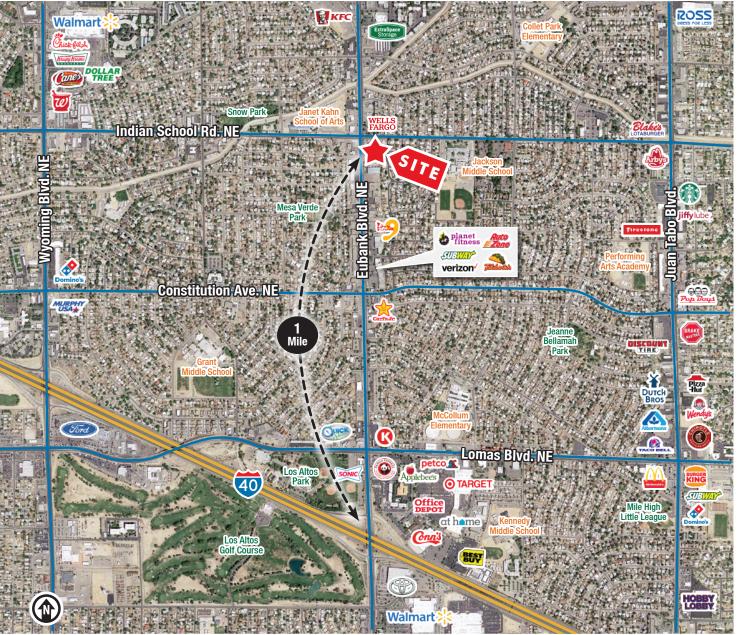




Todd Strickland

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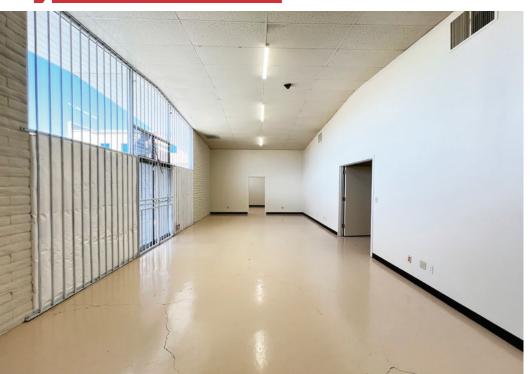




Todd Strickland Owner/Broker

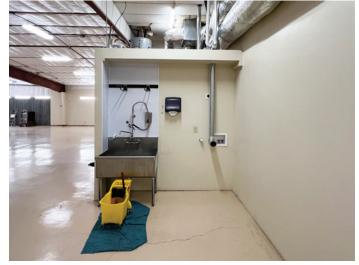
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