Immaculate Warehouse with Yard

ONE MILE NORTH OF I-40 ON EUBANK BLVD.



1714 Eubank Blvd. NE | Albuquerque, NM 87112



AVAILABLE Building: ±7,200 SF Land: ±0.58 Acres



\$9,600/Month

(Includes NNN)

SEQ Eubank Blvd. & Indian School Rd. NE

• ±1,120 SF office and ±6,080 SF warehouse on ±0.58 acres of secure yard

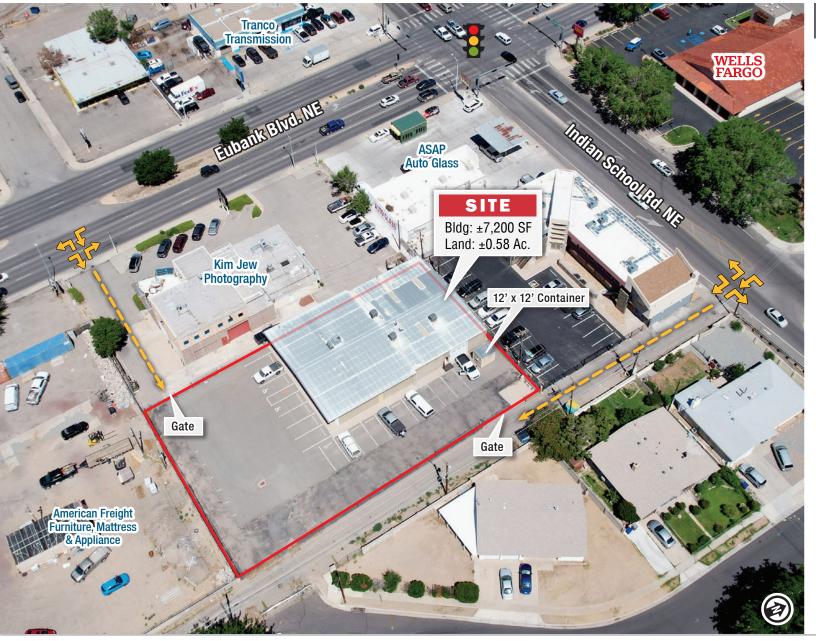
- Good access to property via two double-wide access points
- Ceiling heights are 12' at the eve and 14' at the peak
- See next page for additional highlights





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SITE

AVAILABLE

Office:	±1,120 SF
Warehouse:	±6,080 SF
Total:	±7,200 SF
Lander OFO Aaraa	

Land: ±0.58 Acres

IDO ZONING

- <u>MX-L</u> 流
- 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 12' at the eve and 14' 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 Owner/Broker todd@sunvista.com | 505 450 1121

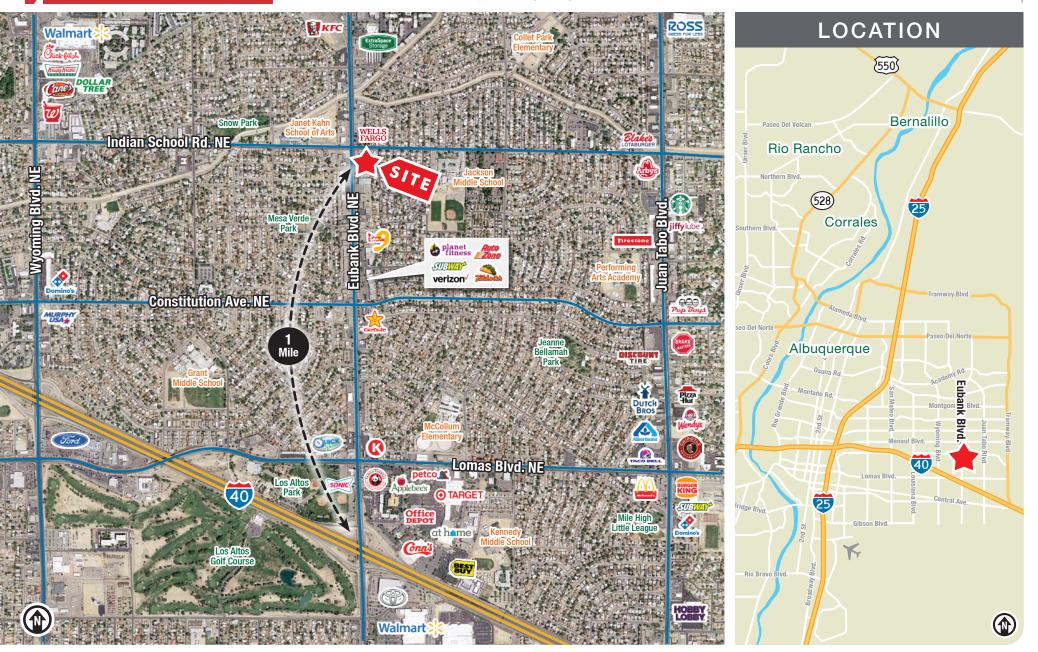


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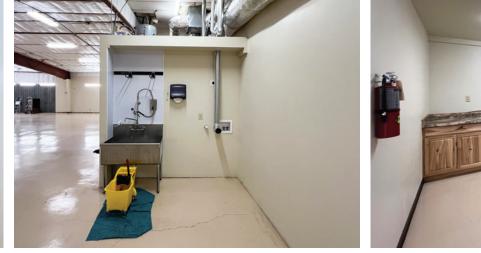
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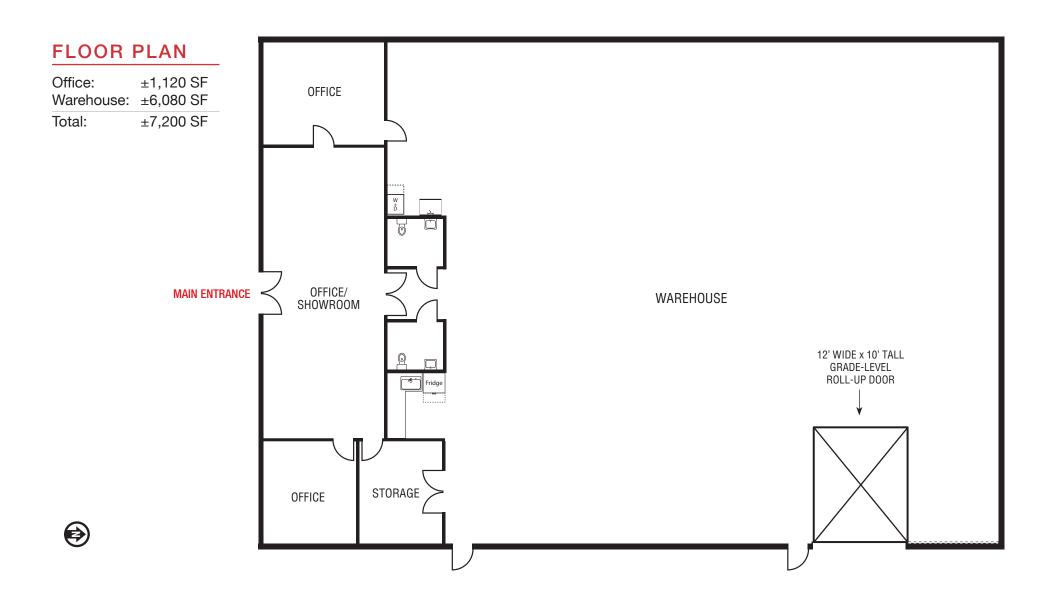


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