

For Lease
or Sale

New-Construction Warehouse w/Large Yard

IN WEST MESA INDUSTRIAL BUSINESS PARK OFF I-40

SHELL COMPLETE
Parking Lot/Driveway
Now in Progress



3050 Todos Santos St. NW | Albuquerque, NM 87120

NEQ I-40 & Unser Blvd. NW



AVAILABLE

Building: ±1,500-6,000 SF
Land: ±1.27 Acres



LEASE RATE

\$15.00-\$16.00/SF
+ \$2.00/SF NNN



SALE PRICE

See Advisors

- Convenient access to Unser Blvd. and I-40
- Established neighborhood business park
- Large yard for vehicles or lay-down yard

NA SunVista

got space™

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NEW-CONSTRUCTION WAREHOUSE W/LARGE YARD

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SITE

AVAILABLE

Building: \pm 1,500-6,000 SF
Land: \pm 1.27 Acres

IDO ZONING

▪ NR-BP 

HIGHLIGHTS

- Convenient access to Unser Blvd. and I-40
- Low-crime area in established neighborhood business park
- Large yard for vehicles or lay-down yard
- Cold-shell delivery with tenant improvement funds in place for tenant buildout
- Modern warehouse with:
 - 3-phase power
 - 20' ceiling heights
 - 4 - 14'x12' grade-level roll-up doors
- Ideal for a vehicle repair, showroom/warehouse, contractor yard, artisan manufacturing, cannabis cultivation and light manufacturing



SITE

\pm 1.27 Acres
Conceptual site plan,
subject to change.

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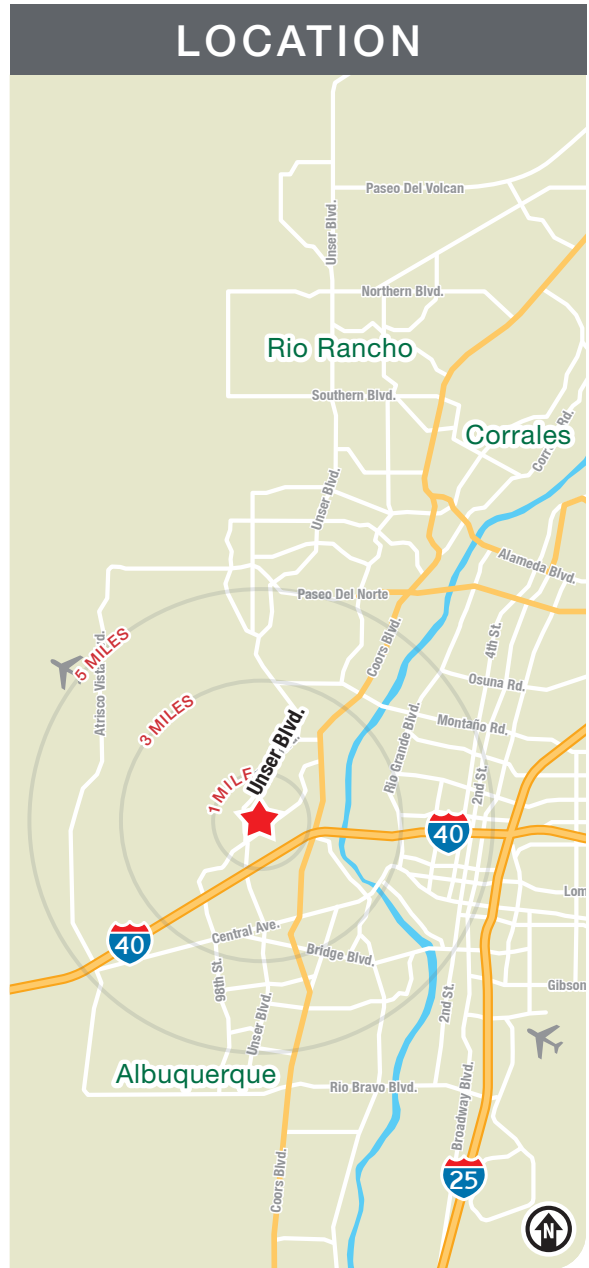
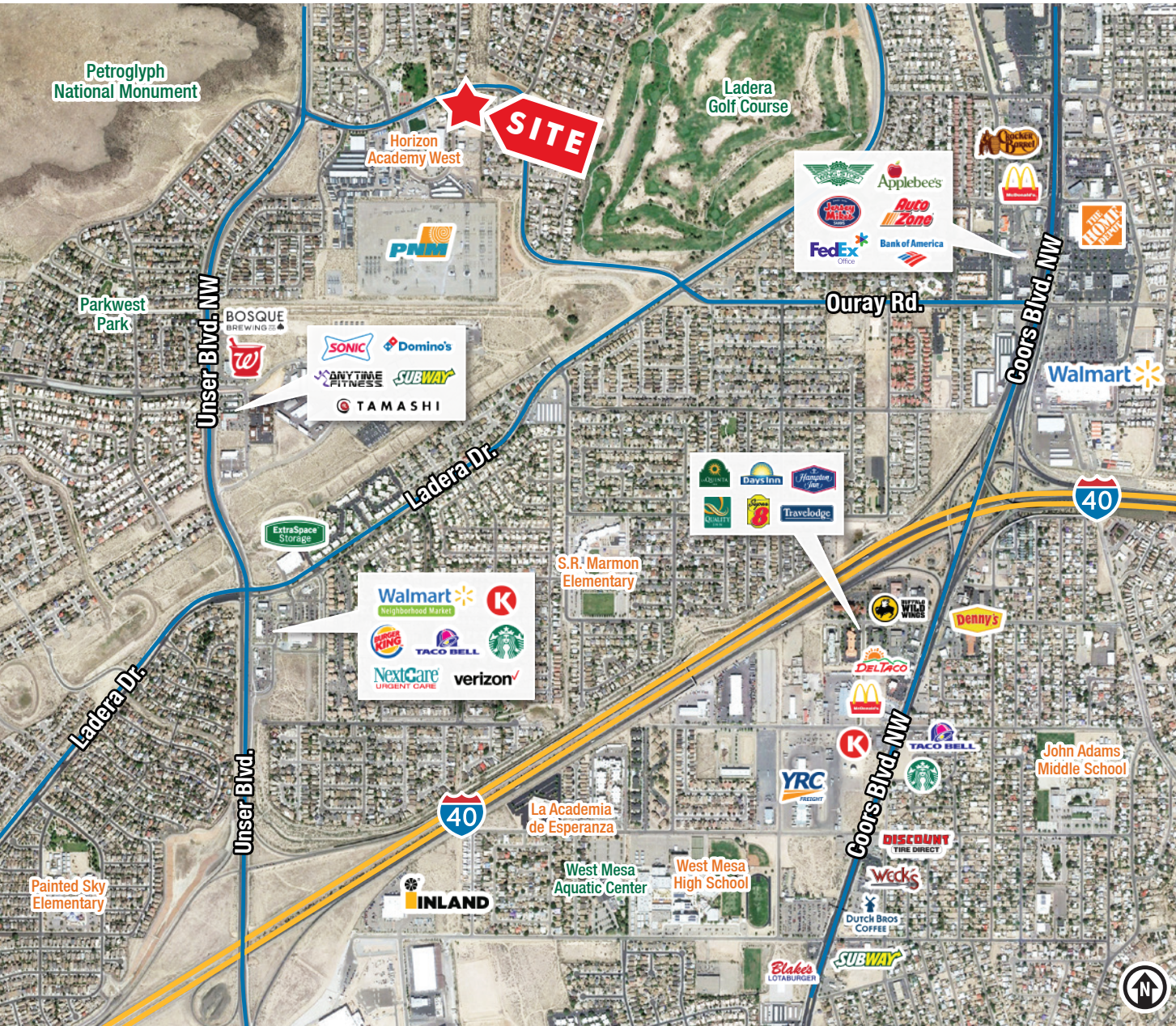
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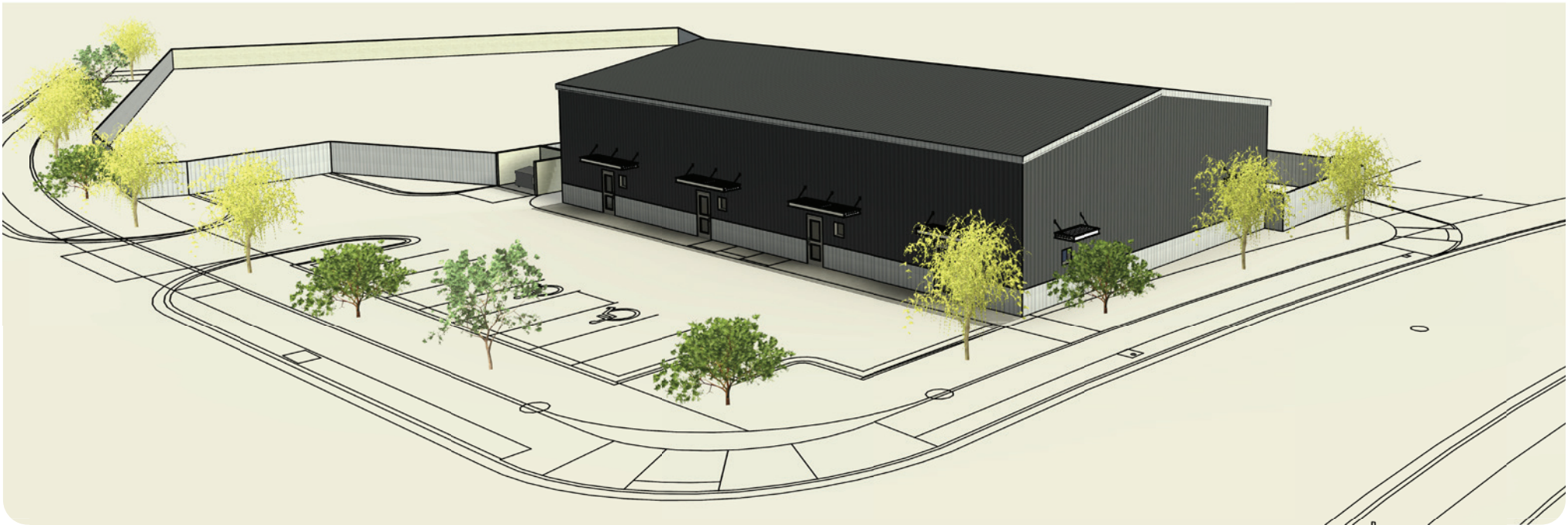
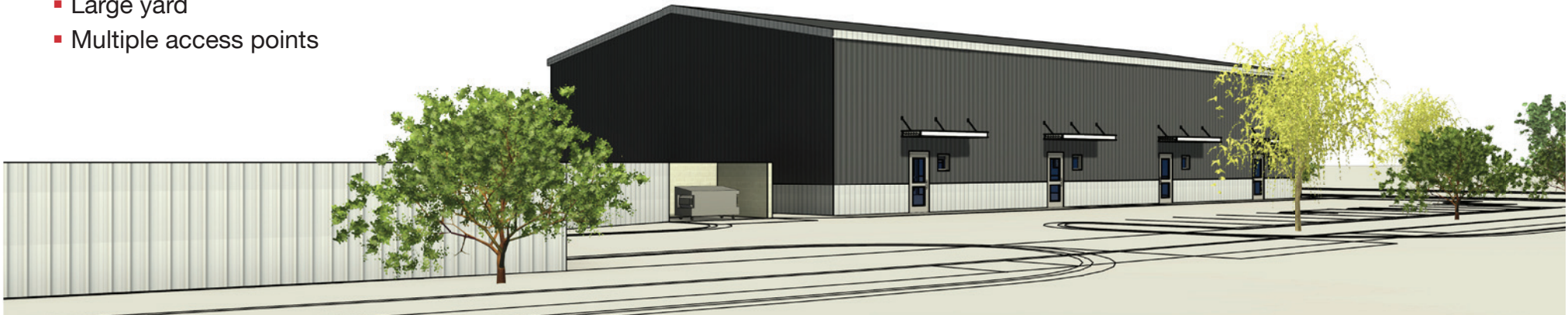
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CONCEPTUAL RENDERINGS

- Up to ±6,000 SF
- Large yard
- Multiple access points



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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