

For Sale

Freestanding Office/Warehouse with Yard

COVETED NORTH I-25 CORRIDOR LOCATION

4415 Anaheim Ave. NE | Albuquerque, NM 87113

NWQ Paseo del Norte & Jefferson St. NE



AVAILABLE

Buildings: ±5,400 SF
Land: ±0.38 Acres



SALE PRICE

\$749,000

IDO ZONING

- [NR-LM](#)

HIGHLIGHTS

- Office: ±500 SF
- Warehouse 1: ±4,000 SF
 - Clear height: 12' - 14'
 - 2 overhead doors (12' high)
 - 3-phase power
- Warehouse 2: ±900 SF
 - Clear height 14'
 - 1 overhead door (14' high)
- Fenced yard area

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LOCATION

- HUB Zone** [MORE INFO](#)
- Opportunity Zone** [MORE INFO](#)



NAISunVista

505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

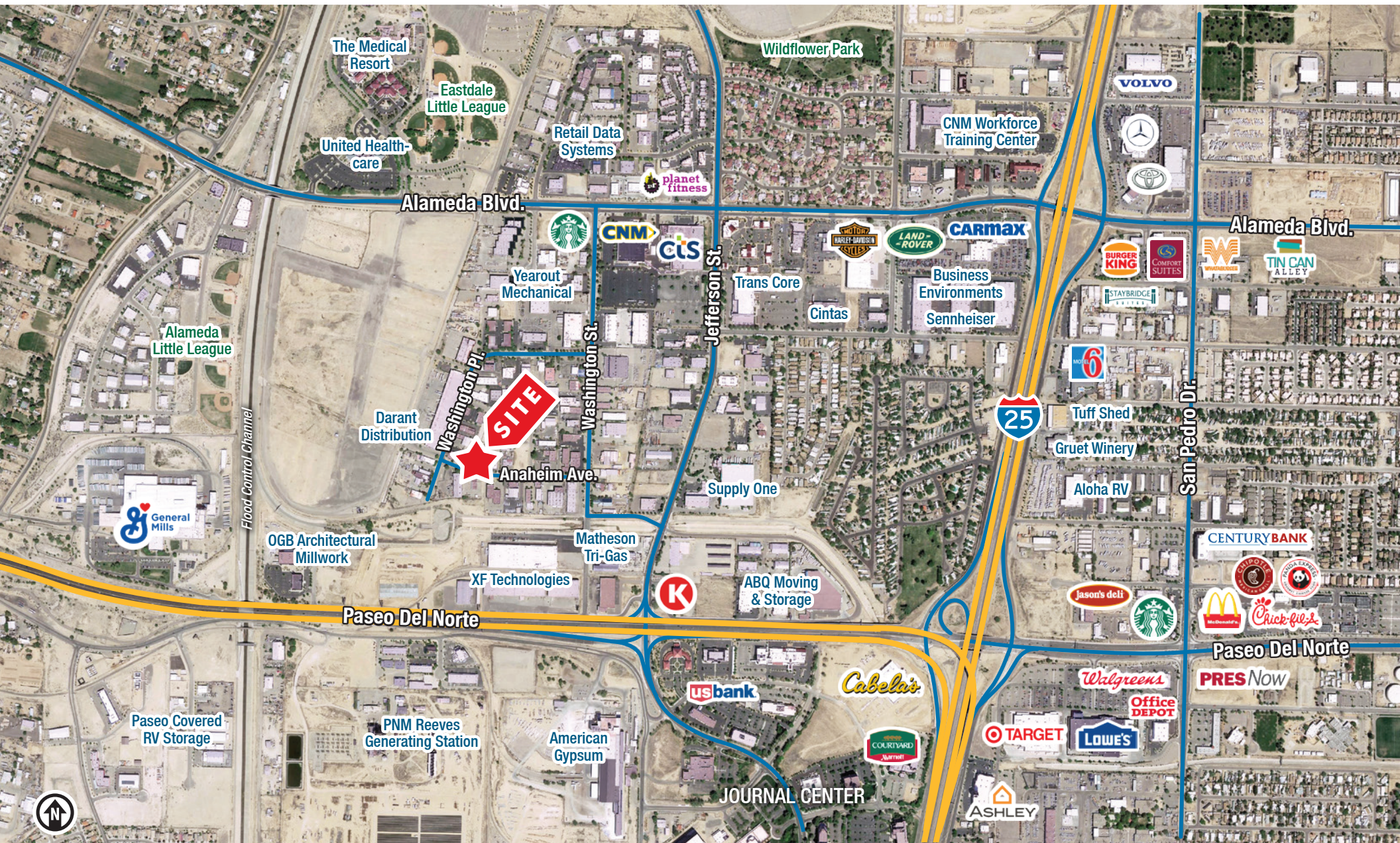
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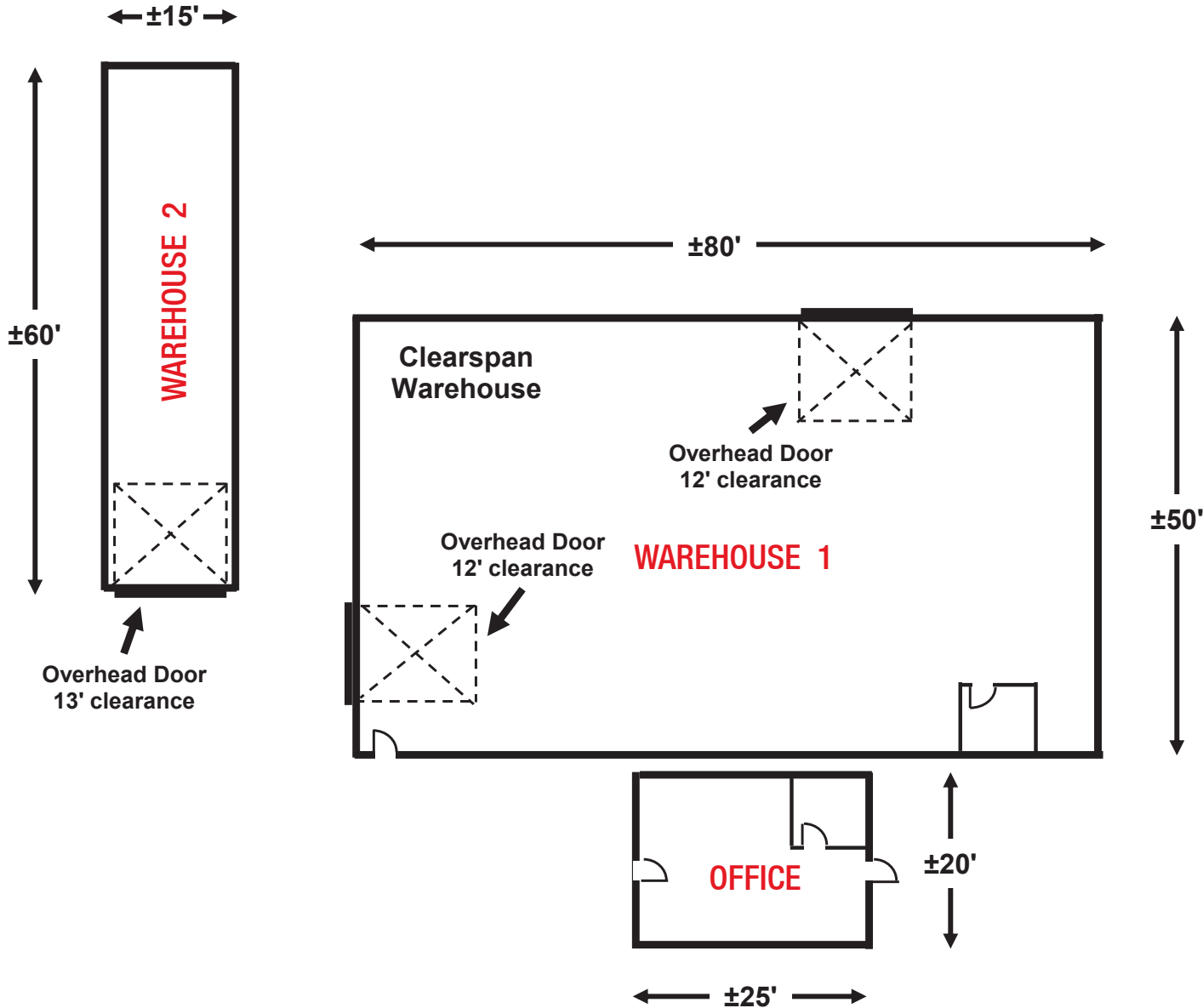
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FLOOR/SITE PLAN

- Office: ± 500 SF
- Warehouse 1: $\pm 4,000$ SF
 - Clear height: 12' - 14'
 - 2 overhead doors (12' high)
 - 3-phase, 480-volt power
- Warehouse 2: ± 900 SF
 - Clear height 14'
 - 1 overhead door (14' high)