

For Lease

Well-Maintained Warehouse Campus

VERSATILE LAYOUT | JUST OFF I-25



808 Gibson Blvd. SE | Albuquerque, NM 87102

SWQ I-25 & Gibson Blvd. SE



AVAILABLE

Buildings: ±20,902 SF
Land: ±1.41 Acres



LEASE RATE

\$10.75 + \$1.45 NNN
(\$21,250/Month)

- 3-building campus
- ±2,000 SF of office space
- 9 offices and a break room
- Fenced truck yard with good circulation
- Warehouse ceiling heights: 9' to 12'-3"
- 1 drive-in door, 1 mid-high dock door and 1 dock-high door
- 800 amp, 3-phase power
- IDO Zoning: [NR-C](#)

NASunVista

got space™

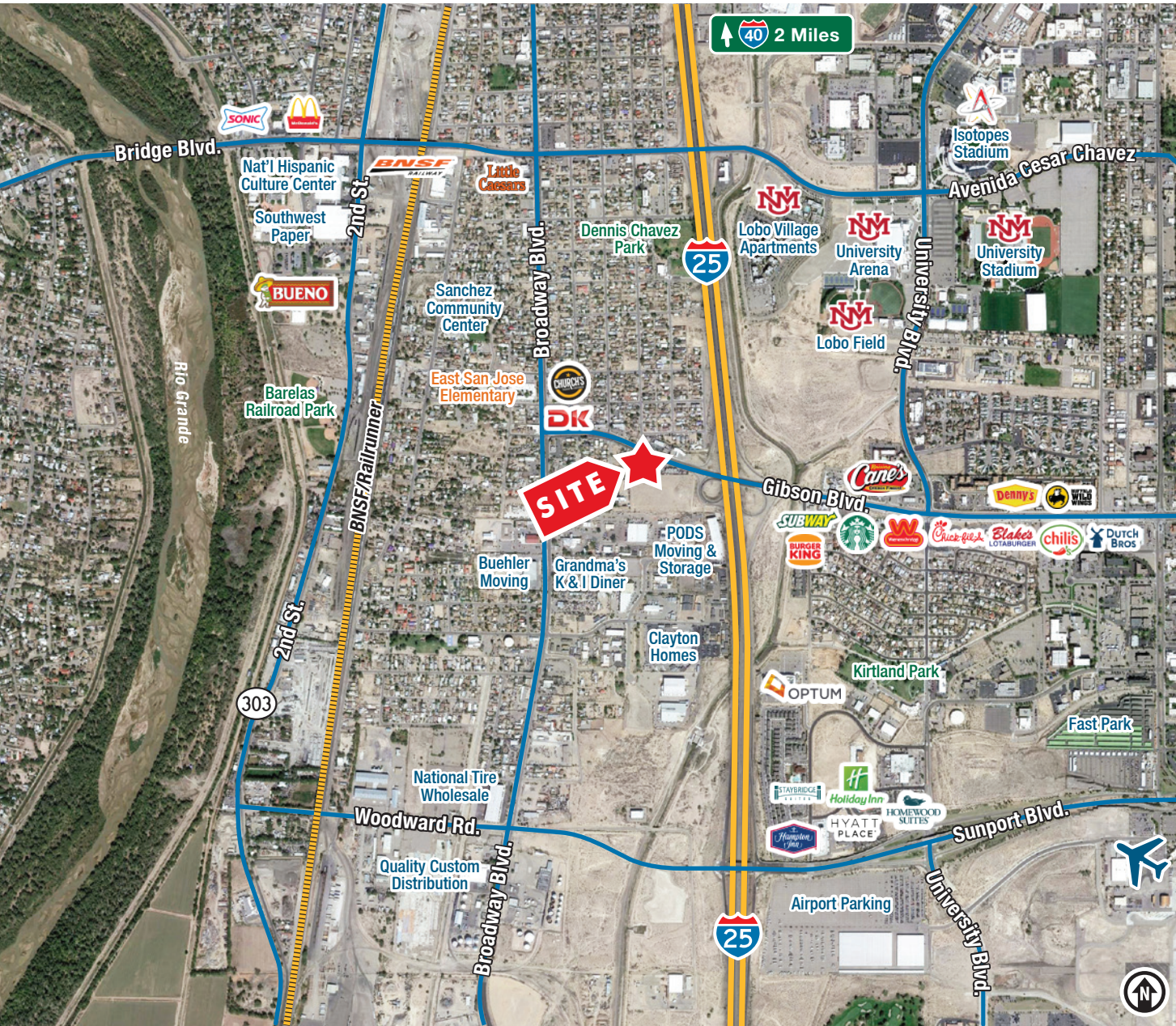
Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges, CCIM
rob@sunvista.com
505 977 5094

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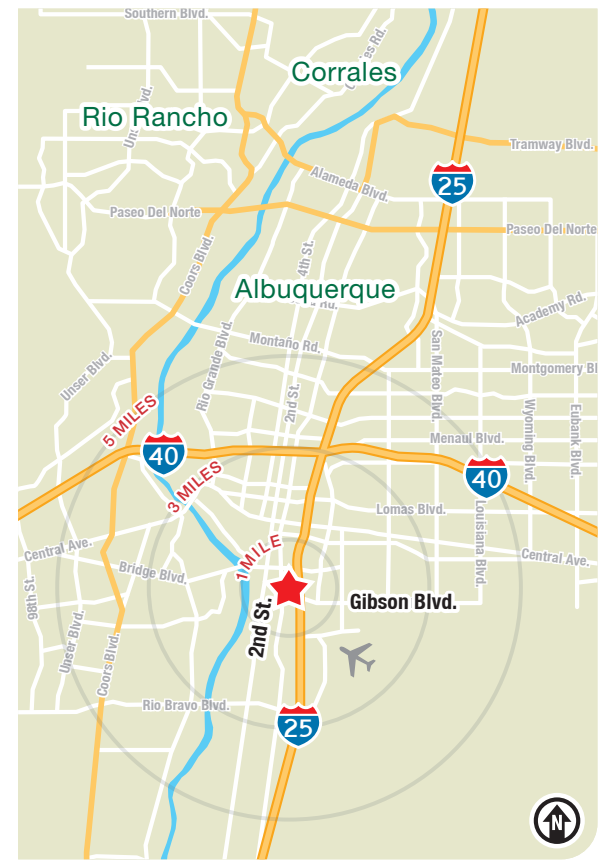


LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	8,339	70,549	200,018
Average HH Income	\$63,298	\$73,007	\$72,791
Daytime Employment	6,304	81,918	153,131

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)



NAI SunVista

505 878 0001 | sunvista.com
 2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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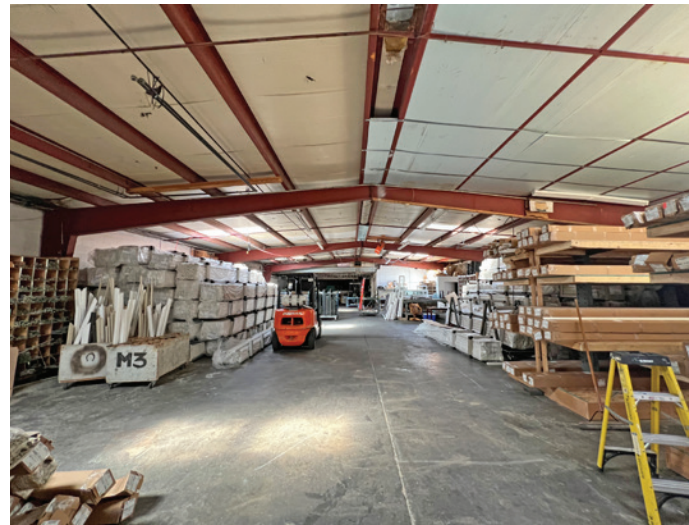
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NAISunVista

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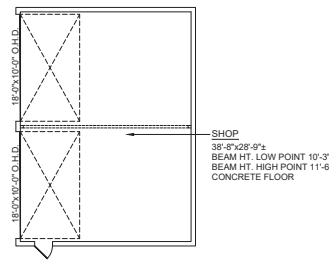
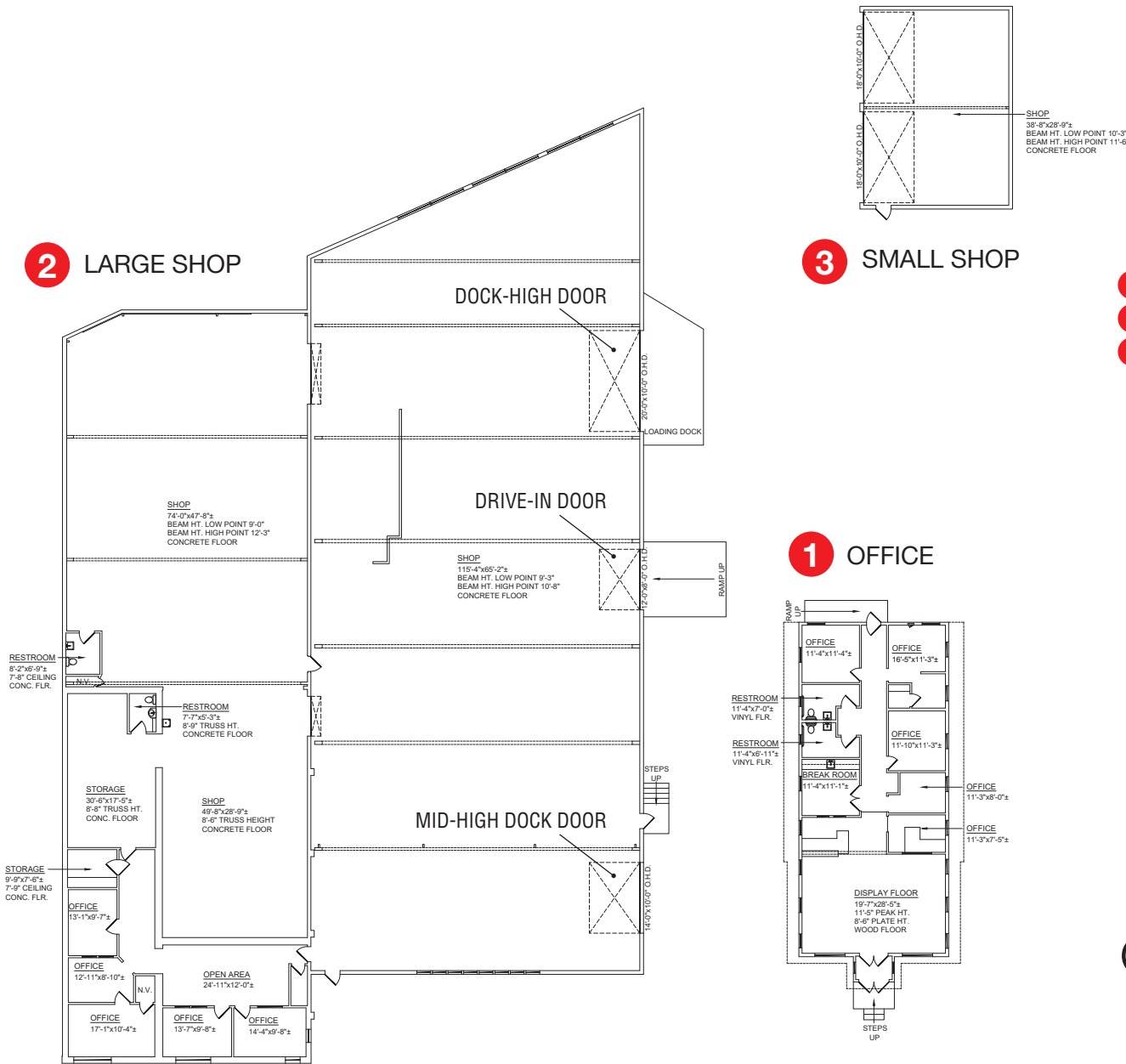
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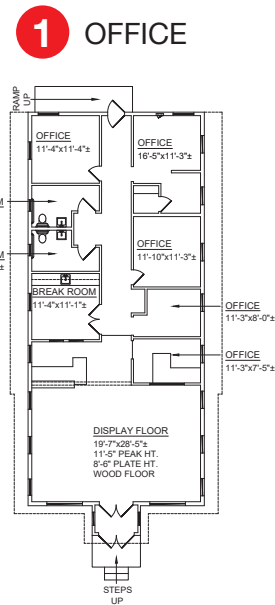
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FLOOR PLAN

1 Office:	±2,006 SF
2 Large Shop:	±17,681 SF
3 Small Shop:	±1,215 SF
Total:	±20,902 SF



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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