

**For  
Lease**



## **Industrial/Lab/Warehouse With Yard**

HARD CORNER NEAR KIRTLAND AFB & SANDIA LABS



**±2,246 - 7,192 SF Available**  
**\$2,760 - \$10,105/Month**

10921 Central Ave. NE | Albuquerque, NM 87123

**NAISunVista**  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**Todd Strickland**

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### PROPERTY

#### LEASE RATE

\$12.00 - \$16.00/SF + \$2.75 NNN

#### AVAILABLE

- Unit B:  $\pm 2,644$  SF  
\$4,131.25/Mo. (Includes NNN)
  - 2 - 12' x 8' drive-in-access roll-up doors
- Unit C:  $\pm 2,246$  SF  
\$2,760.71/Mo. (Includes NNN)
  - 2 - 10' x 8' mid-high-access roll-up doors
- Unit D:  $\pm 2,302$  SF  
\$3,213.21/Mo. (Includes NNN)
  - 2 - 10' x 8' mid-high-access roll-up doors
- Land:  $\pm 0.83 - 1.31$  Acres

#### ZONING [MX-H](#)

#### HIGHLIGHTS

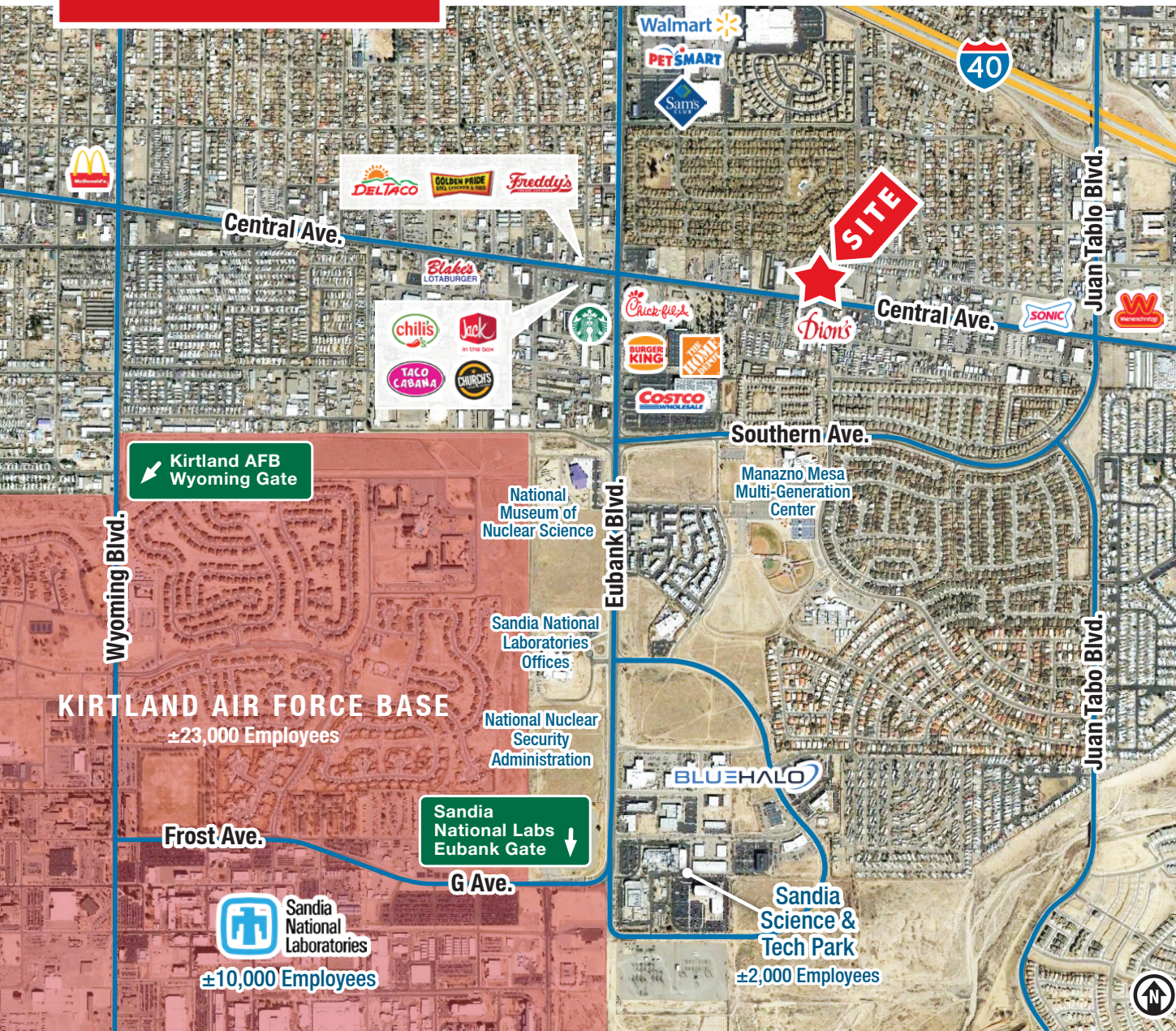
- 9' to 12' ceiling heights
- Newly remodeled
- New HVAC and electrical
- Up to 1,000 amp, 3-phase power
- Large pylon sign
- 3 minutes from I-40
- Within a research and development lab hub



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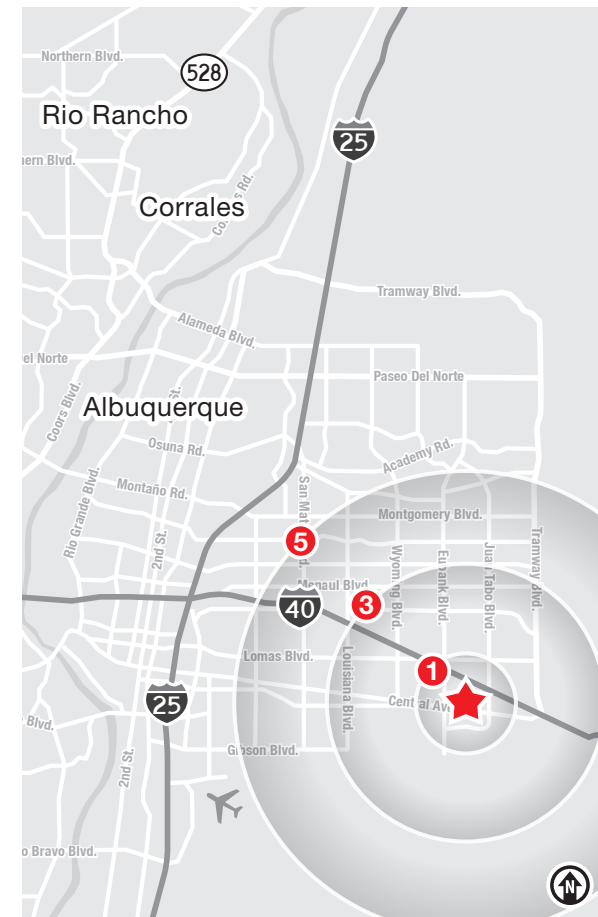
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### LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,311	109,114	204,723
Average HH Income	\$84,770	\$82,604	\$89,029
Daytime Employment	8,596	43,604	90,470

2025 Forecasted by Esri



**NAI SunVista**

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## FLOOR PLAN

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