Industrial/Lab/Warehouse With Yard

HARD CORNER NEAR KIRTLAND AFB & SANDIA LABS



10921 Central Ave. NE | Albuquerque, NM 87123



Opening the Door to Commercial Real Estate Excellence

Todd Strickland

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INDUSTRIAL/LAB/WAREHOUSE WITH YARD

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PROPERTY

LEASE RATE

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

AVAILABLE

- Unit B: ±2,644 SF \$4,131.25/Mo. (Includes NNN)
- 2 12' x 8' drive-in-access roll-up doors
- Unit C: ±2,246 SF \$2,760.71/Mo. (Includes NNN)
- 2 10' x 8' mid-high-access roll-up doors
- Unit D: ±2.302 SF \$3,213.21/Mo. (Includes NNN)
- 2 10' x 8' mid-high-access roll-up doors
- Land: ±0.83 1.31 Acres

ZONING MX-H 減

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







INDUSTRIAL/LAB/WAREHOUSE WITH YARD

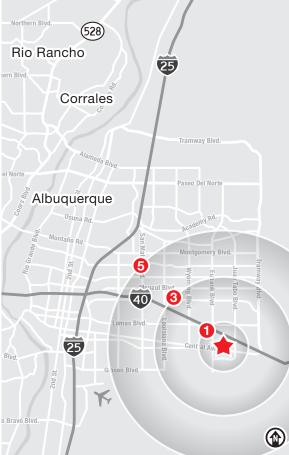
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LOCATION				
Demographics		1 Mile	3 Mile	5 Mile
Tota Popu	l ulation	15,311	109,114	204,723
Aver HH I	age ncome	\$84,770	\$82,604	\$89,029
Dayt Emp	ime loyment	8,596	43,604	90,470

2025 Forecasted by Esri

LOCATION





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FLOOR PLAN

- Unit B: ±2,644 SF \$4,131.25/Mo. (Includes NNN)
- Unit C: ±2,246 SF \$2,760.71/Mo. (Includes NNN)
- Unit D: ±2,302 SF \$3,213.21/Mo. (Includes NNN)





Elizabeth St.



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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