

**For
Lease**



Industrial/Lab/Warehouse With Yard

HARD CORNER NEAR KIRTLAND AFB & SANDIA LABS



±2,246 - 7,192 SF Available
\$2,620 - \$8,390/Month

10921 Central Ave. NE | Albuquerque, NM 87123

NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Todd Strickland

todd@sunvista.com | 505 450 1121

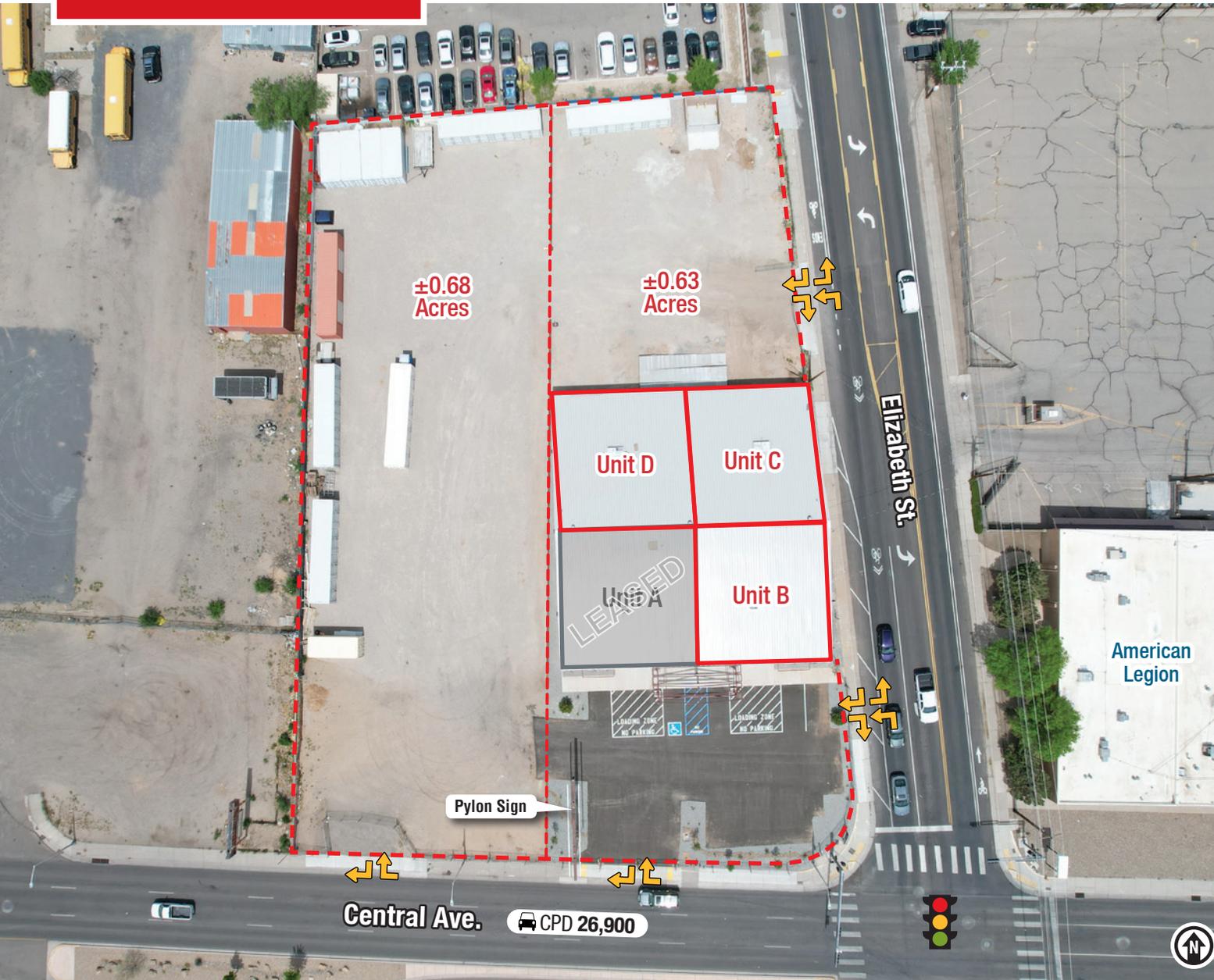
Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

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PROPERTY

LEASE RATE

\$11.25 + \$2.75 NNN

AVAILABLE

- Unit B: ±2,644 SF
\$3,084.67/Mo. (Includes NNN)
 - 2 - 12' x 8' drive-in-access roll-up doors
- Unit C: ±2,246 SF
\$2,620.33/Mo. (Includes NNN)
 - 2 - 10' x 8' mid-high-access roll-up doors
- Unit D: ±2,302 SF
\$2,685.67/Mo. (Includes NNN)
 - 2 - 10' x 8' mid-high-access roll-up doors
- Land: ±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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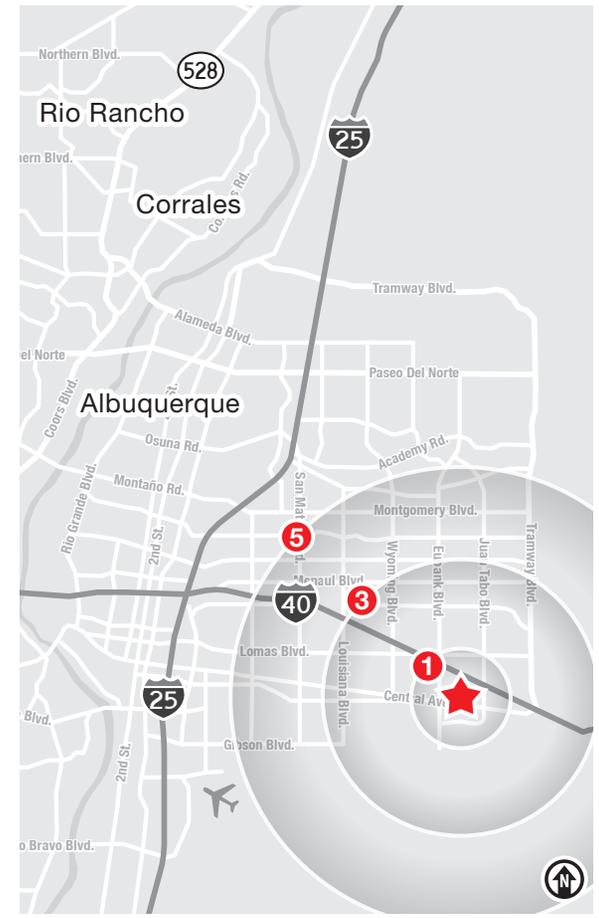
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LOCATION

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



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FLOOR PLAN

- Unit B: ±2,644 SF
\$3,084.67/Mo. (Includes NNN)
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\$2,620.33/Mo. (Includes NNN)
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