

**For  
Lease**



## **Industrial Warehouse With Retail & Yard**

HARD CORNER NEAR KIRTLAND AFB & SANDIA LABS



**NEWLY REMODELED!**

**±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

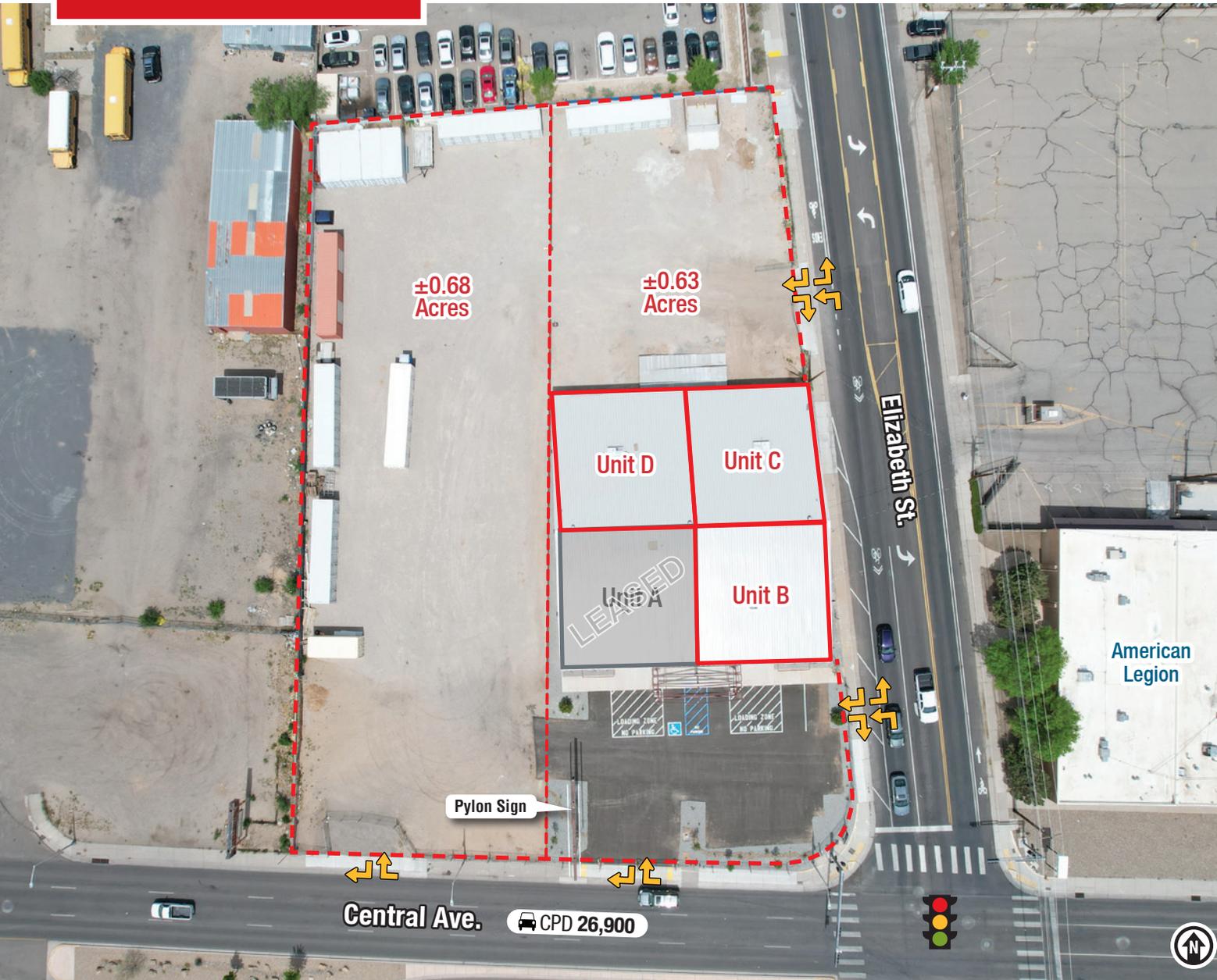
**Rob Bridges** CCIM

rob@sunvista.com | 505 977 5094

# For Lease

## INDUSTRIAL WAREHOUSE WITH RETAIL & YARD

10921 Central Ave. NE | Albuquerque, NM 87123



### 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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## INDUSTRIAL WAREHOUSE WITH RETAIL & YARD

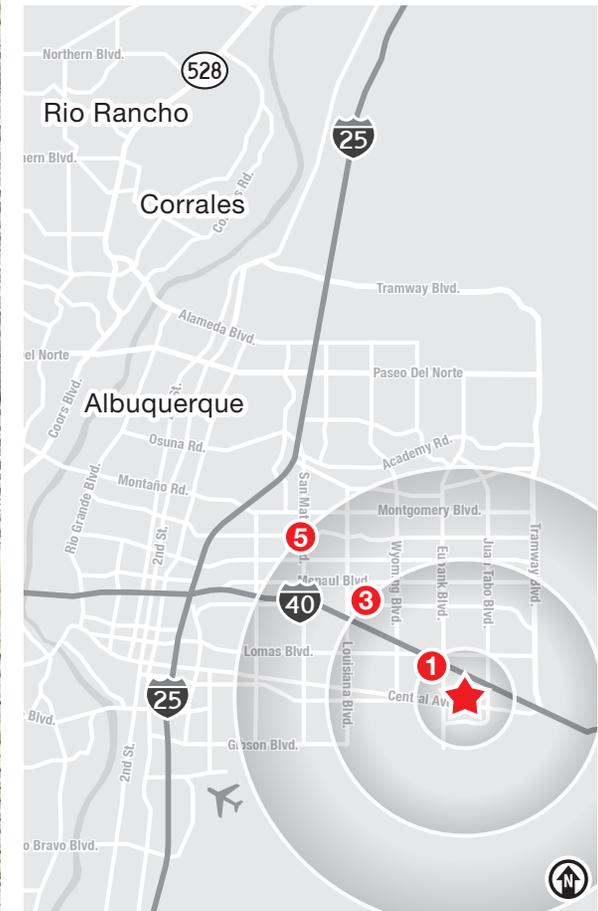
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### LOCATION

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  
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\$2,620.33/Mo. (Includes NNN)
- Unit D: ±2,302 SF  
\$2,685.67/Mo. (Includes NNN)

