

**For  
Sublease** ]

# Northeast Heights Warehouse

WITH GENEROUSLY-SIZED YARD



**±4,725 SF on ±0.5 Ac.  
Available**

2524 Graceland Dr. NE | Albuquerque, NM 87110

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**Todd Strickland**

Owner/Broker  
todd@sunvista.com | 505 450 1121

**Rob Bridges** CCIM

rob@sunvista.com | 505 977 5094

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## PROPERTY

### AVAILABLE

Building: ±4,725 SF  
Land: ±0.5 Acres

### LEASE RATE

\$6,500/Mo. Including NNN

### HIGHLIGHTS

- ±0.5 acres of fenced yard space
- 200-amp, single-phase power
- Master lease expires June 30, 2028
- Glass store front entry with on-building signage available
- Clear span height of 9'-11" to 11'
- Great circulation and access.
- 2 - 10' x 10' grade-level doors
- 1 - 12' x 10' grade-level door
- Located just behind Viet's Pho, 5 minutes from Carlisle Blvd. & I-40 and 5 minutes from Uptown
- Evaporative cooling and drop-down gas heaters
- New insulation & new paint throughout

**ZONING** [MX-M](#) 

### LOCATION

SWQ Menaul Blvd. & Washington St. NE



### SITE

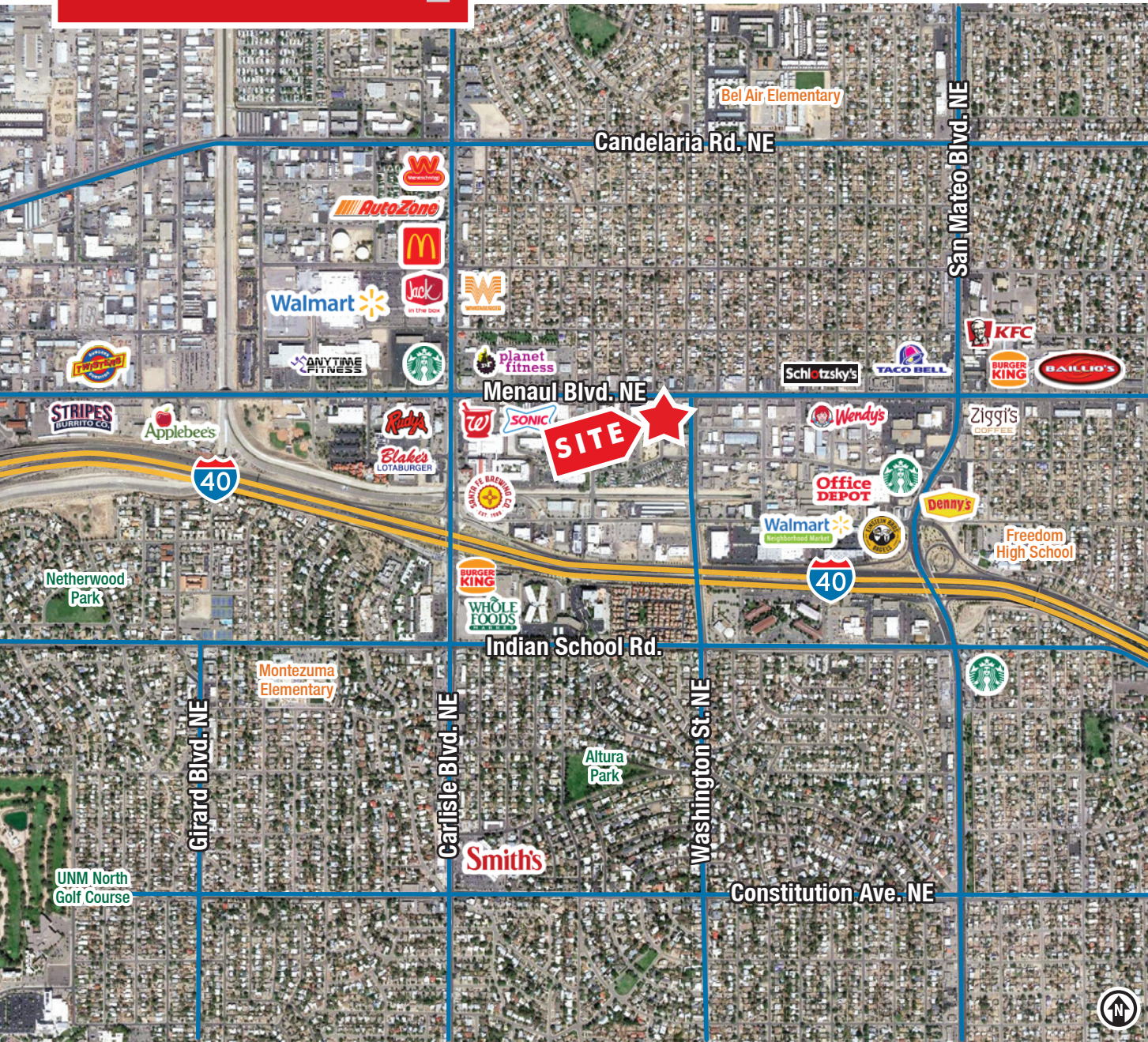
Bldg: ±4,725 SF  
Yard: ±0.5 Ac.

Menaul Blvd. NE

Graceland Dr. NE

**For Sublease**

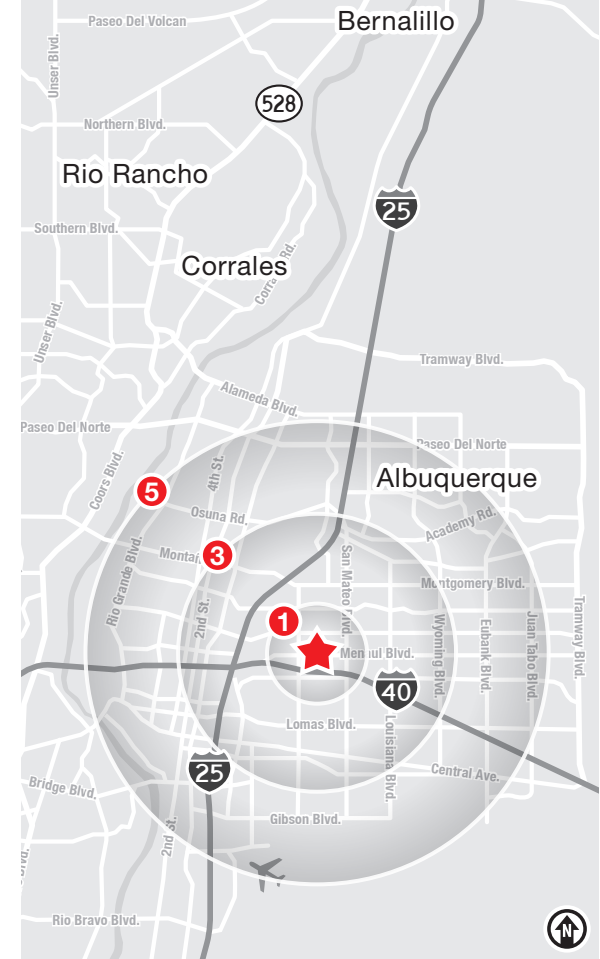
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**LOCATION**

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,639	110,709	282,747
Average HH Income	\$84,969	\$80,408	\$84,284
Daytime Employment	9,723	104,250	240,000

2025 Forecasted by Esri



**NAISunVista**

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**FLOOR PLAN**

**AVAILABLE**

±4,275 SF

Graceland Dr.

MAIN ENTRANCE

10' X 10'  
GRADE-LEVEL DOOR

10' X 10'  
GRADE-LEVEL DOOR

12' X 10'  
GRADE-LEVEL DOOR



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.