

**For  
Lease**



## Affordable Warehouse Spaces

LOCATED IN THE SOUTH I-25 CORRIDOR

**YOUR SIGN HERE**



**±1,152 - 24,813 SF  
Available**

215 Rossmoor Rd. SW | Albuquerque, NM 87105

**NAISunVista**  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**Riley McKee** CCIM, SIOR  
riley@sunvista.com | 505 379 1549

**Alex Pulliam**  
alex@sunvista.com | 505 350 5729



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## PROPERTY

### LEASE RATE

\$5.50/SF + NNN

### AVAILABLE

|           |            |                 |
|-----------|------------|-----------------|
| Unit 150: | ±6,112 SF  | \$5.50/SF + NNN |
| Unit 160: | ±5,730 SF  | \$5.50/SF + NNN |
| Unit 170: | ±5,150 SF  | \$5.50/SF + NNN |
| Unit 172: | ±1,152 SF  | \$5.50/SF + NNN |
| Unit 180: | ±4,211 SF  | \$5.50/SF + NNN |
| Unit 190: | ±2,458 SF  | \$5.50/SF + NNN |
| Total:    | ±24,813 SF |                 |

Land Available from ±1.0 to 17.67 Ac.  
See Advisors for more information

### ZONING

- [M-2, Bernalillo County](#) 

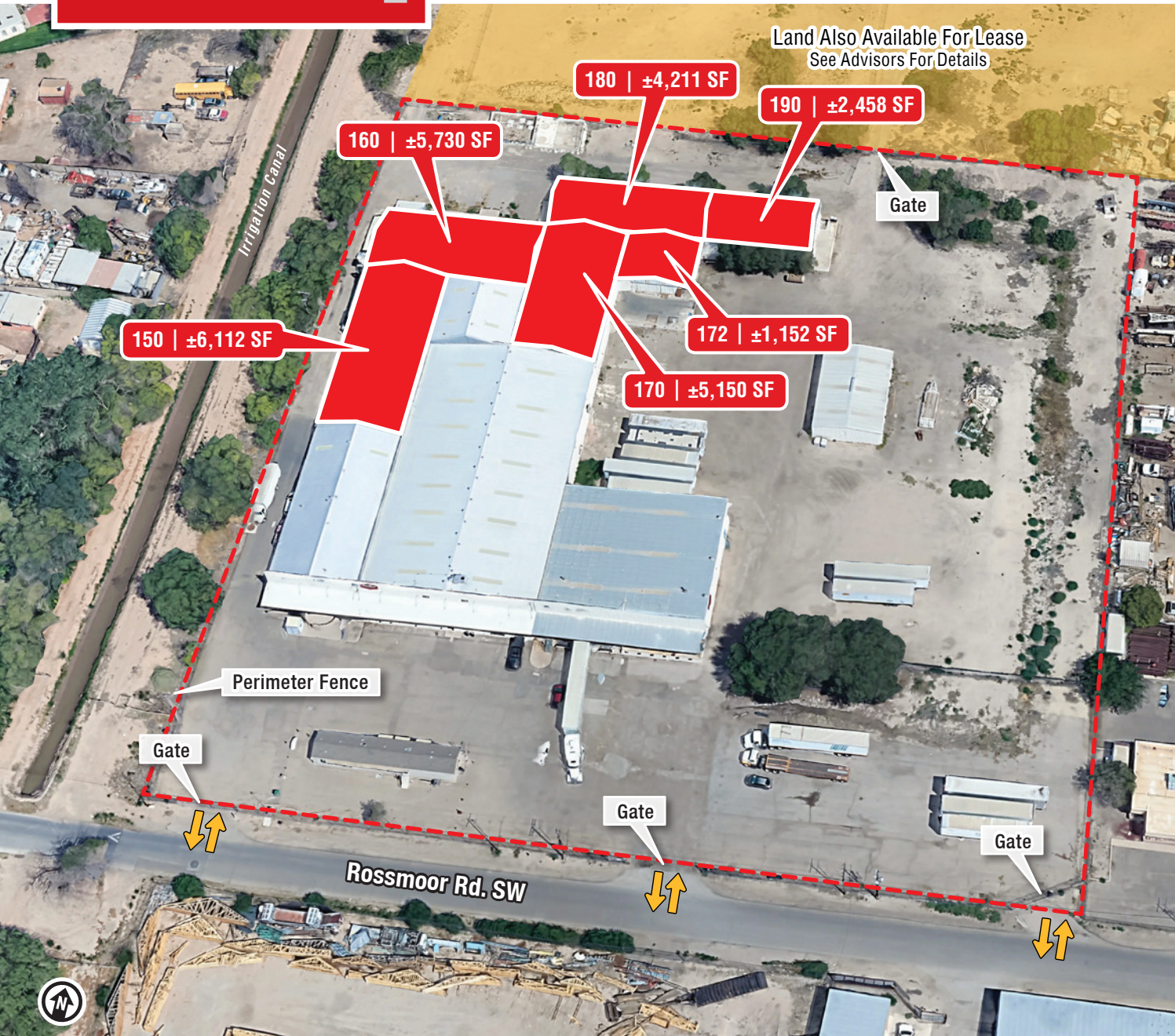
### HIGHLIGHTS

- 12' - 20' warehouse clear height
- 5 grade-level overhead doors\*
- 1 dock-high overhead door\*
- 3-phase, 480 volt, 250 Amp power
- 24/7 on-site watchman
- Secure yard space available

\*Number of grade-level and dock-high doors vary by unit

### LOCATION

- NWQ 2nd St. & Rio Bravo Blvd. SW





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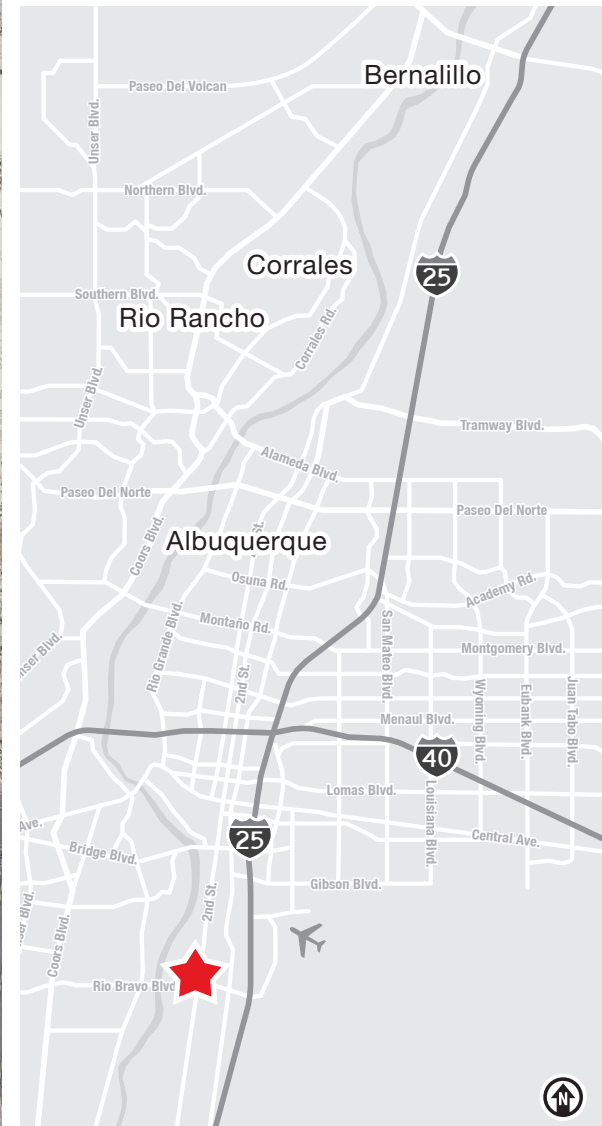
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## LOCATION

 **HUB Zone** [MORE INFO](#) 

 **Opportunity Zone** [MORE INFO](#) 



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

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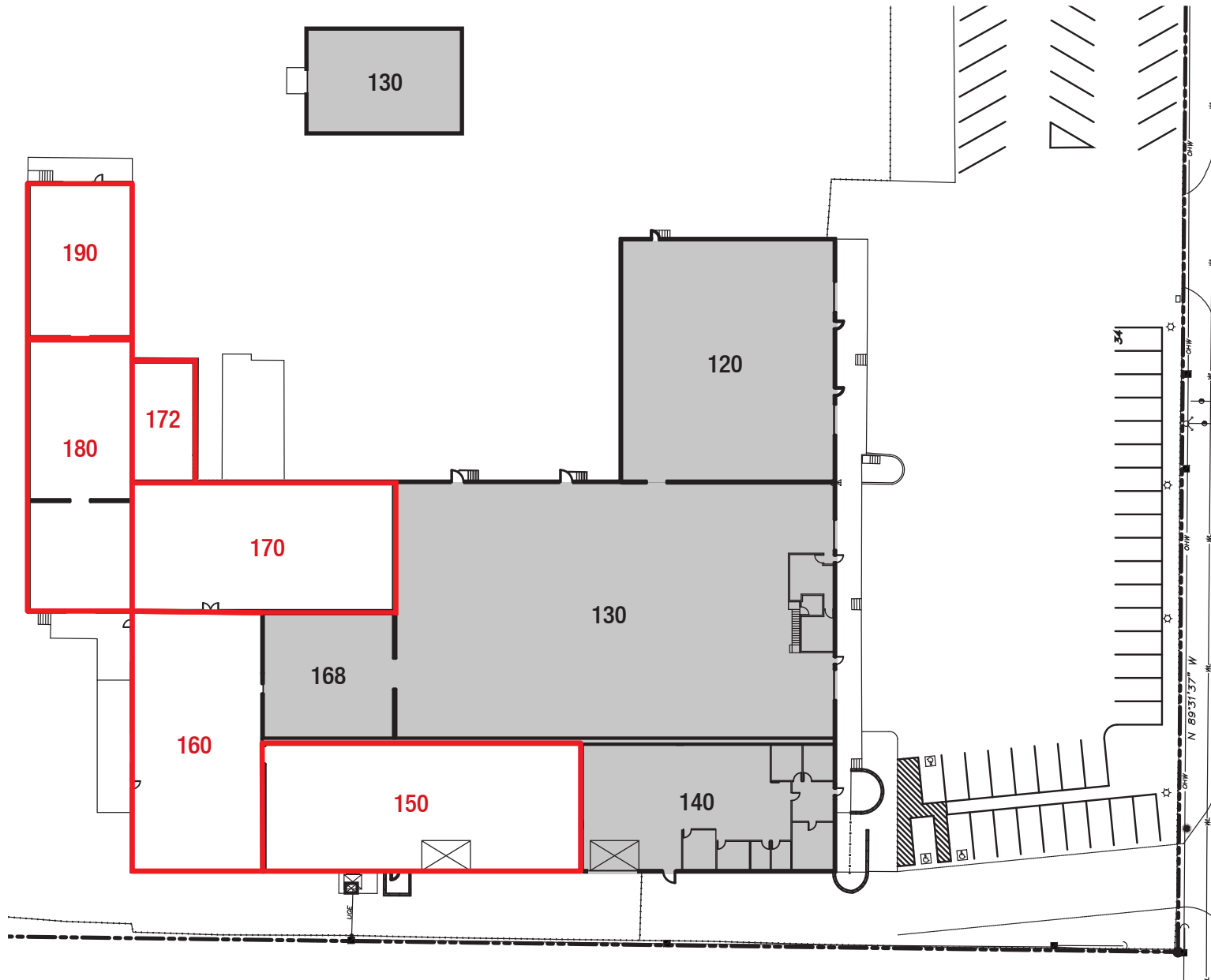
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## SITE PLAN



### AVAILABLE

|           |            |
|-----------|------------|
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| Unit 170: | ±5,150 SF  |
| Unit 172: | ±1,152 SF  |
| Unit 180: | ±4,211 SF  |
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Available Unit  
 Leased