

Offering
Memorandum

Industrial NNN Investment Opportunity

NATIONAL SINGLE-TENANT LEASE NEAR KIRTLAND AFB



STAND-ALONE BUILDING

**±32,923 SF on ±1.7 Ac.
Available**

502 General Chennault St. SE | Albuquerque, NM 87123

Todd Strickland

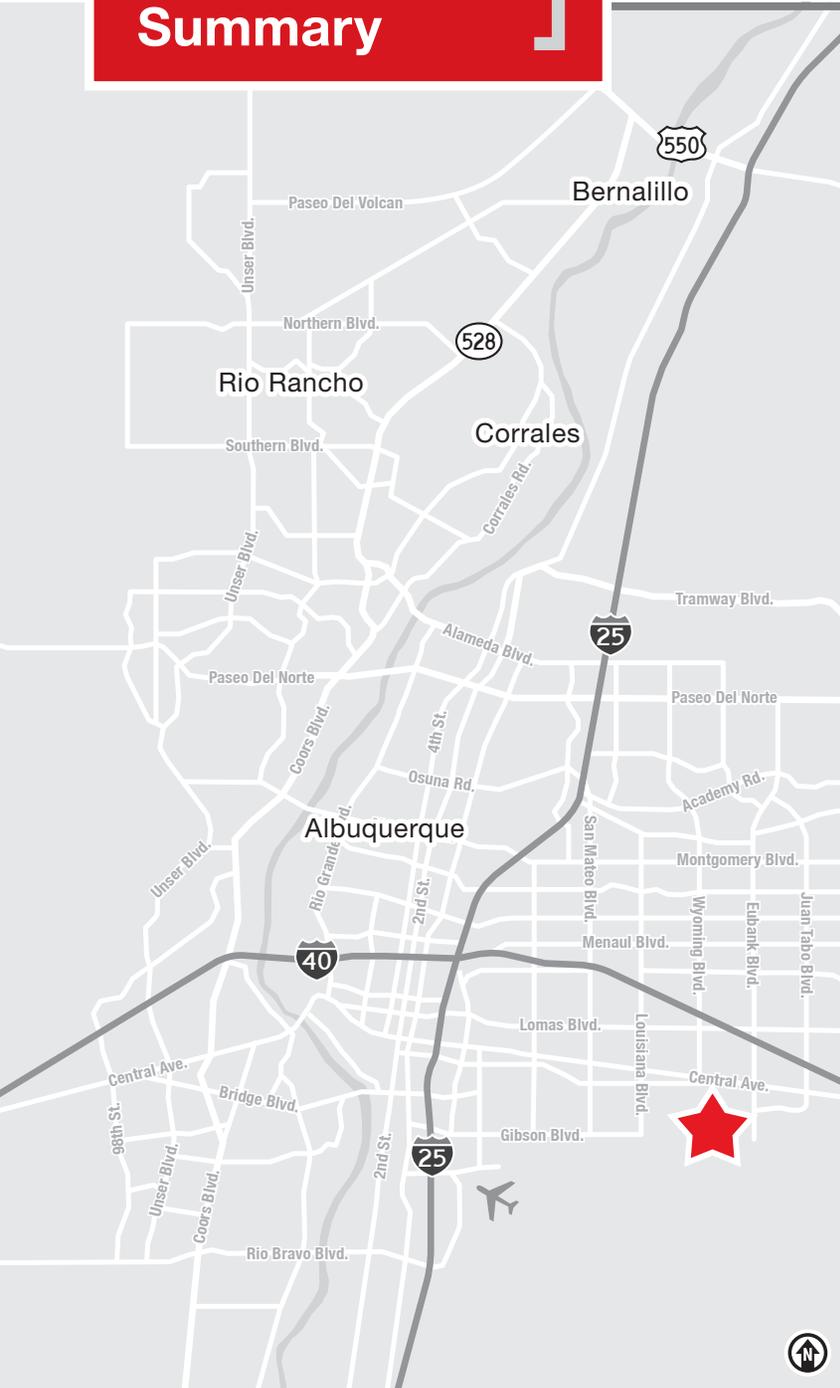
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NA SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence



Financial Summary

Sale Price **\$4,200,000**

CAP Rate **8.5%**

In-Place Net Operating Income **\$356,284**

4-year term began March 1, 2025 with 3% annual increases.

Location

ADDRESS

502 General Chennault St.
Albuquerque, NM 87123

SEQ Central Ave. &
Wyoming Blvd. SE

TOTAL BUILDING SIZE

±32,923 SF

LAND SIZE

±1.7 Acres

ZONING

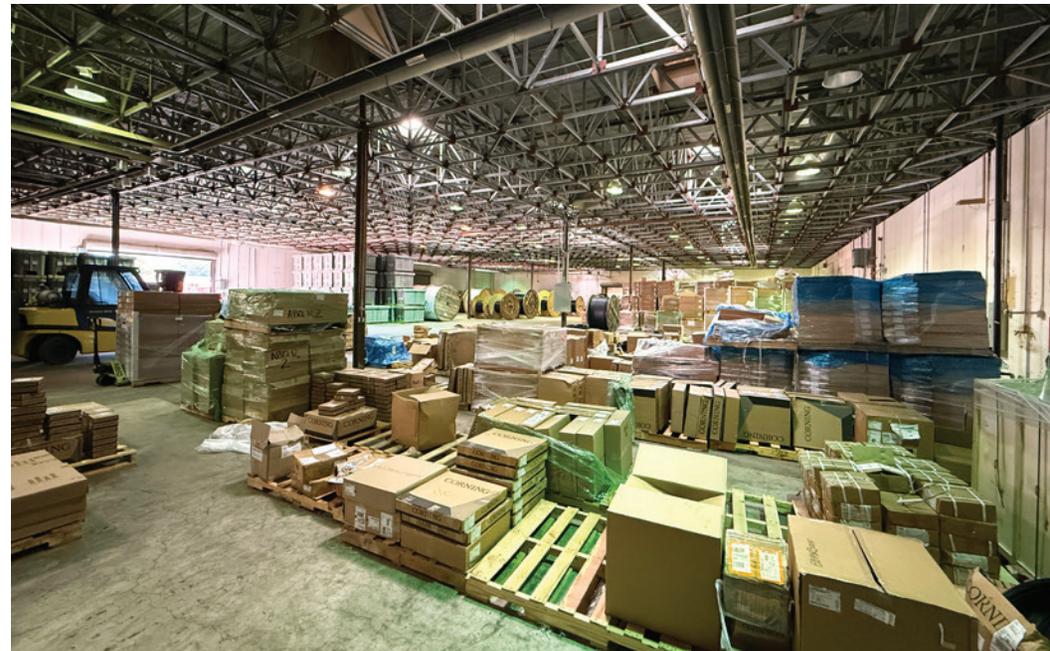
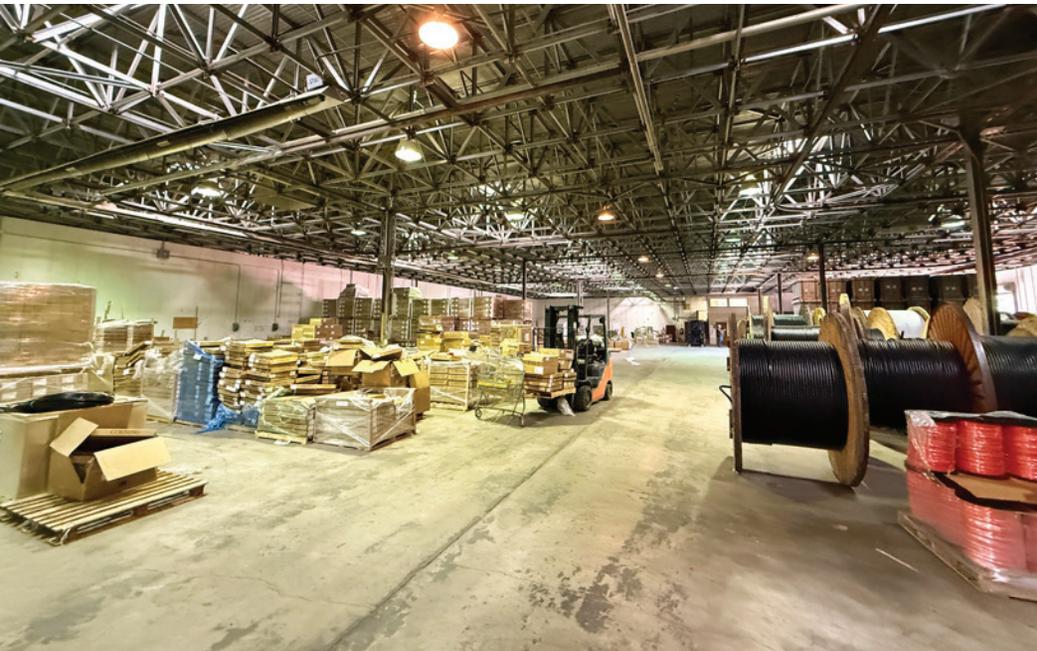
NR-C

Highlights

- 3 years remaining as of 3/1/2026 on initial lease term with a 3-year option to extend
- Large paved, fenced and gated ±1.7 acre lot
- Less than 5 minutes from Kirtland AFB, I-40, and ABQ International Airport
- 16' - 22' ceiling heights
- 1,600 amps of 3-phase power (208V & 480V)
- 4 - 18' x 16' drive-in doors
- Fully sprinklered

 **HUB Zone**

[MORE INFO](#) 



Photos

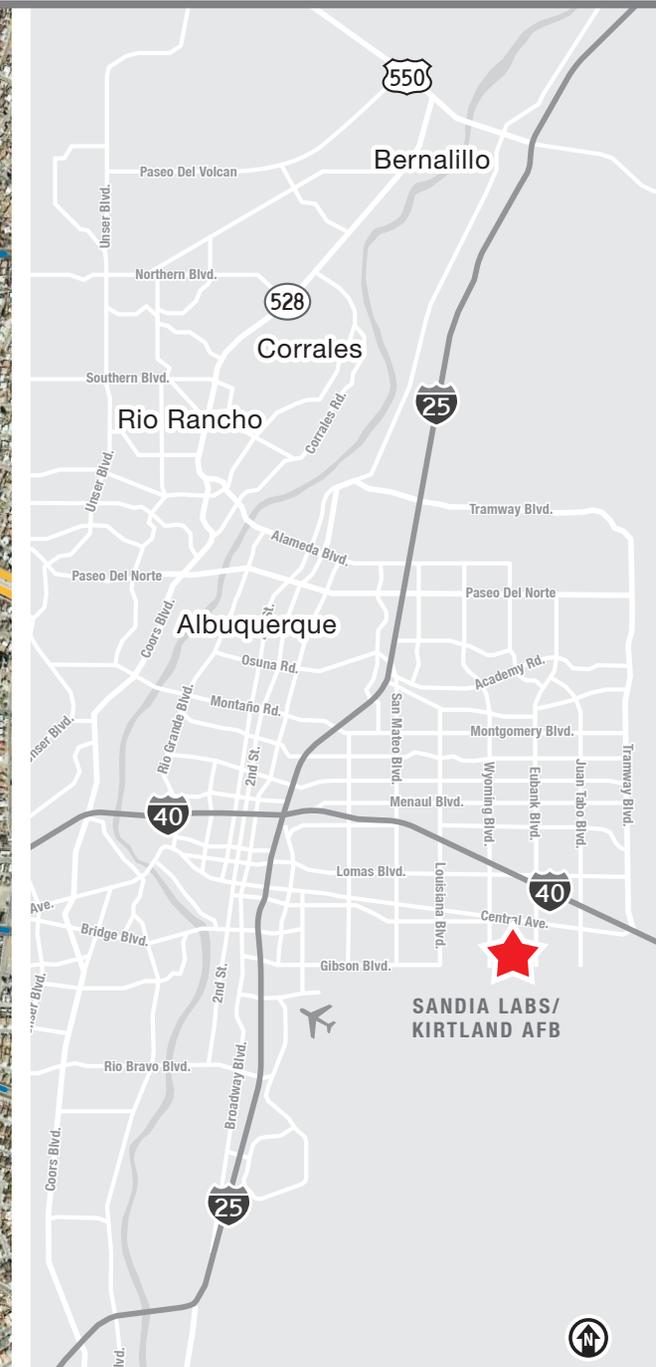
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Trade Area

502 General Chennault St. SE | Albuquerque, NM 87123

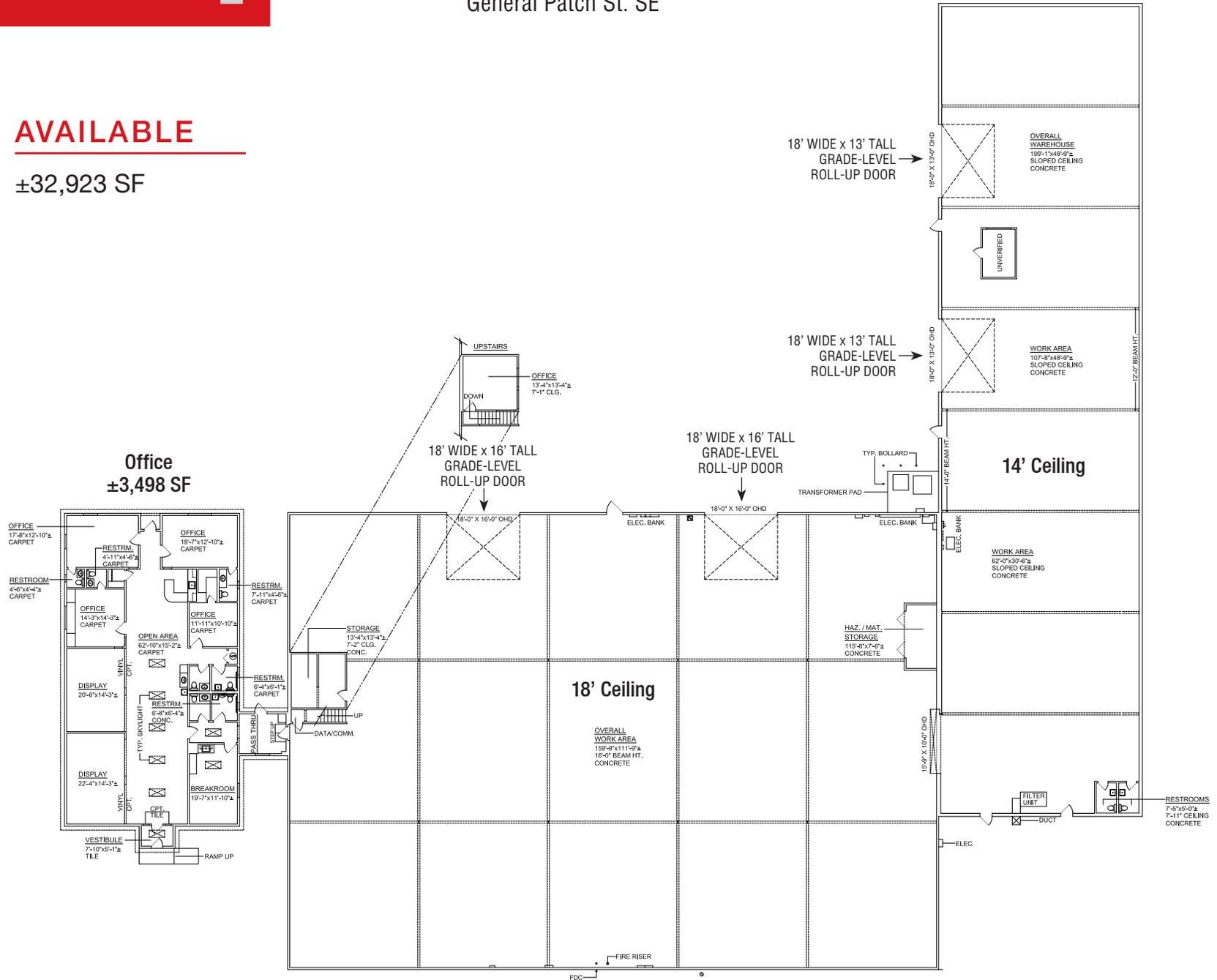


General Patch St. SE

AVAILABLE

±32,923 SF

Trumbull Ave. SE



General Chennault St. SE



OFFERED BY:

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DISCLAIMER

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