

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

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Todd Strickland

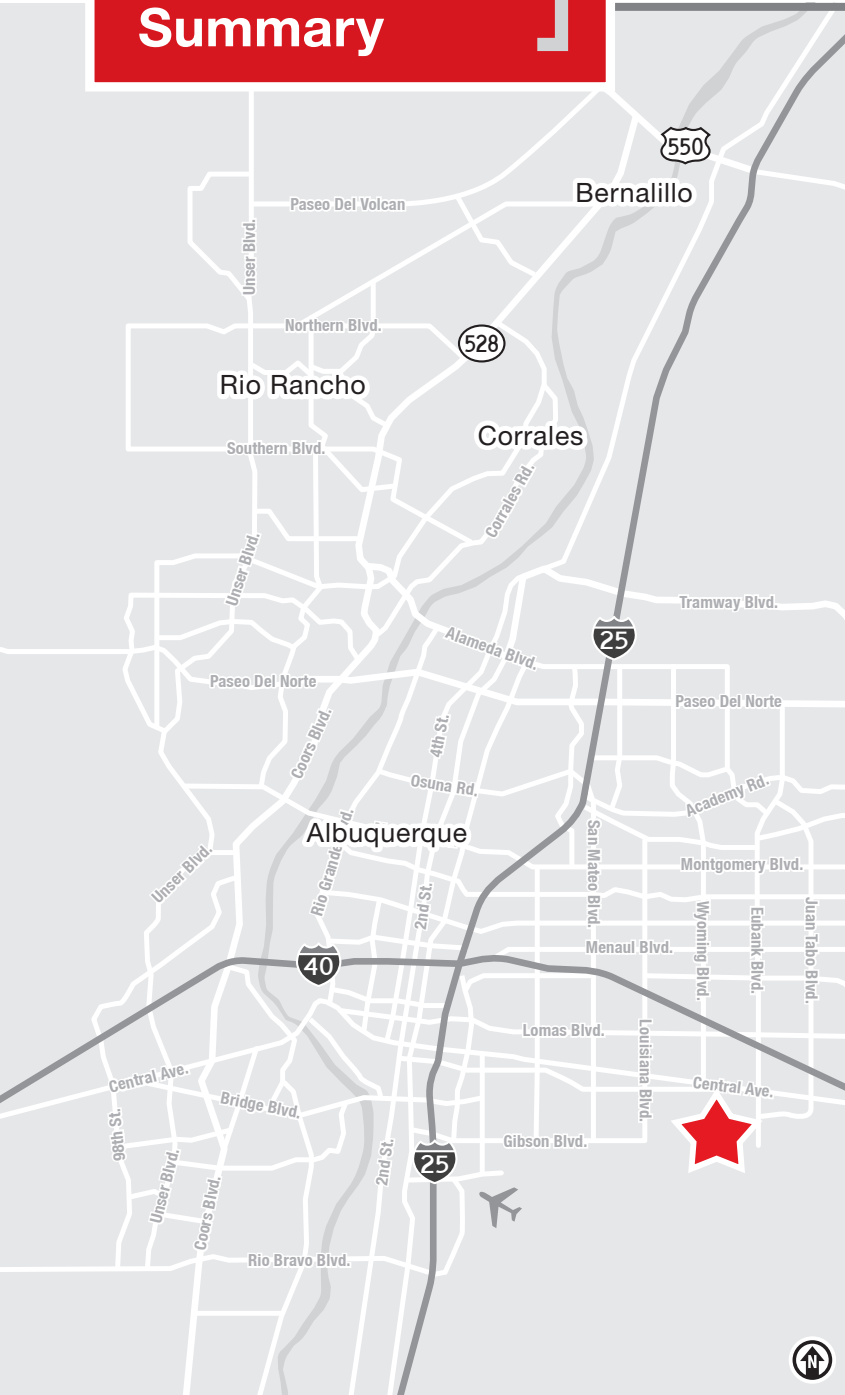
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Investment Summary

502 General Chennault St. SE | Albuquerque, NM 87123



Financial Summary

Sale Price **\$4,400,000**

CAP Rate **7.5%**

Net Operating Income **\$328,977**

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

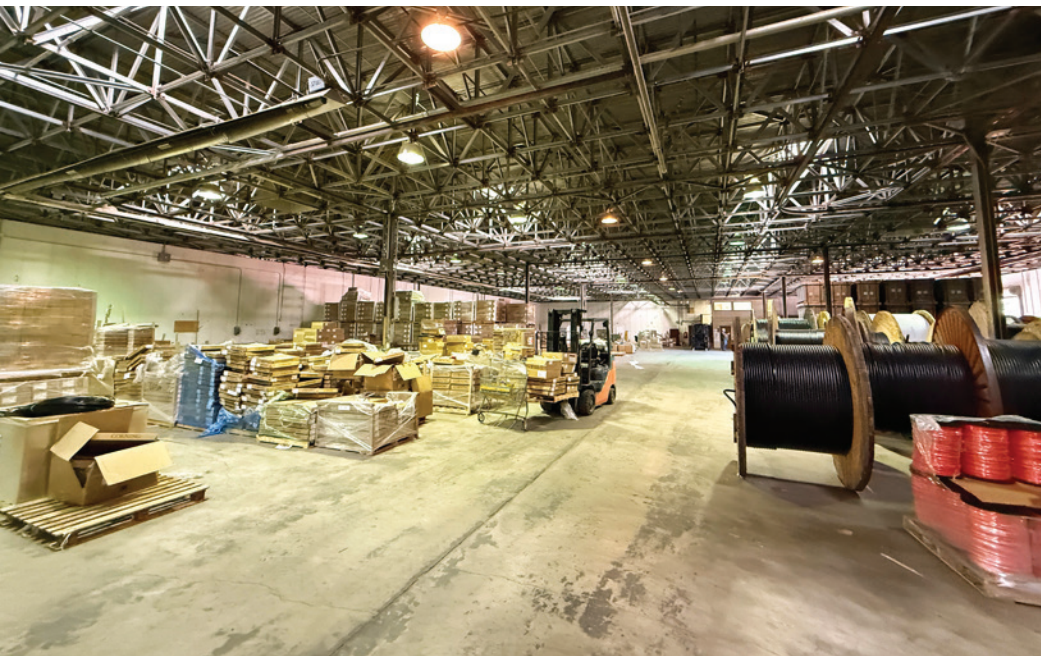
Highlights

- 3 years, 4 months remaining (as of 11/1/2025) 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
- 5% vacancy rate included in NOI



Photos

502 General Chennault St. SE | Albuquerque, NM 87123



Photos

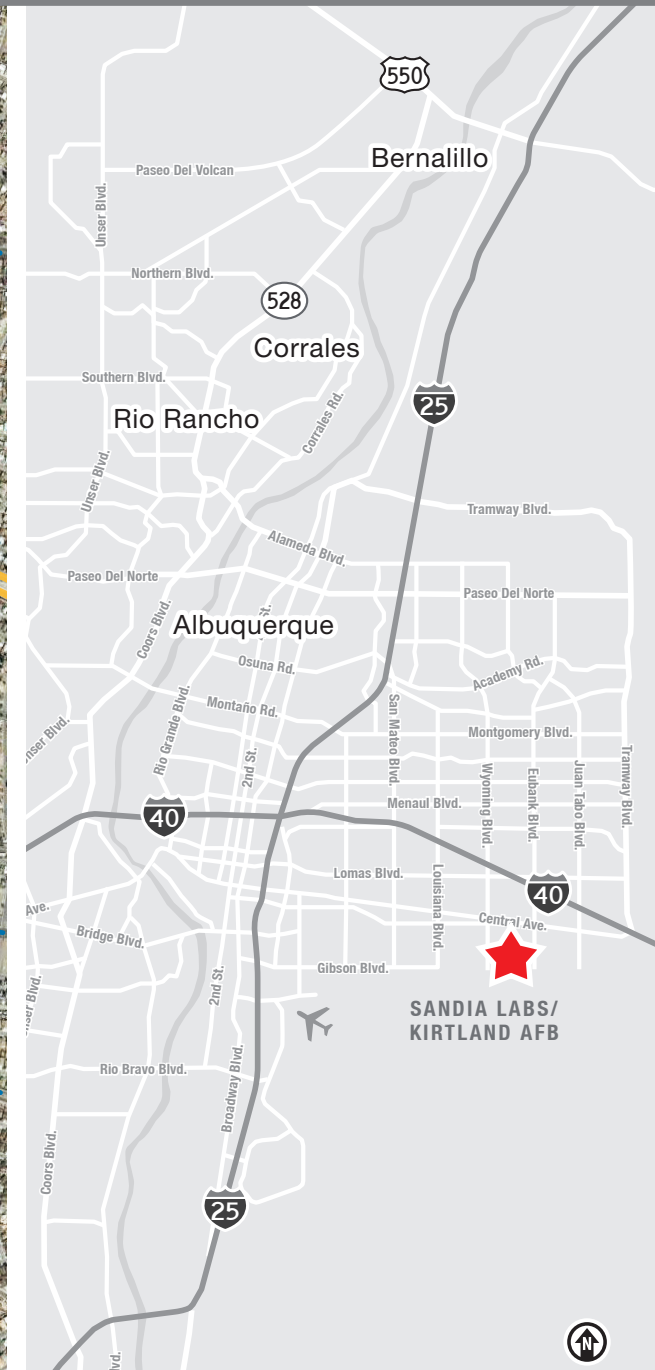
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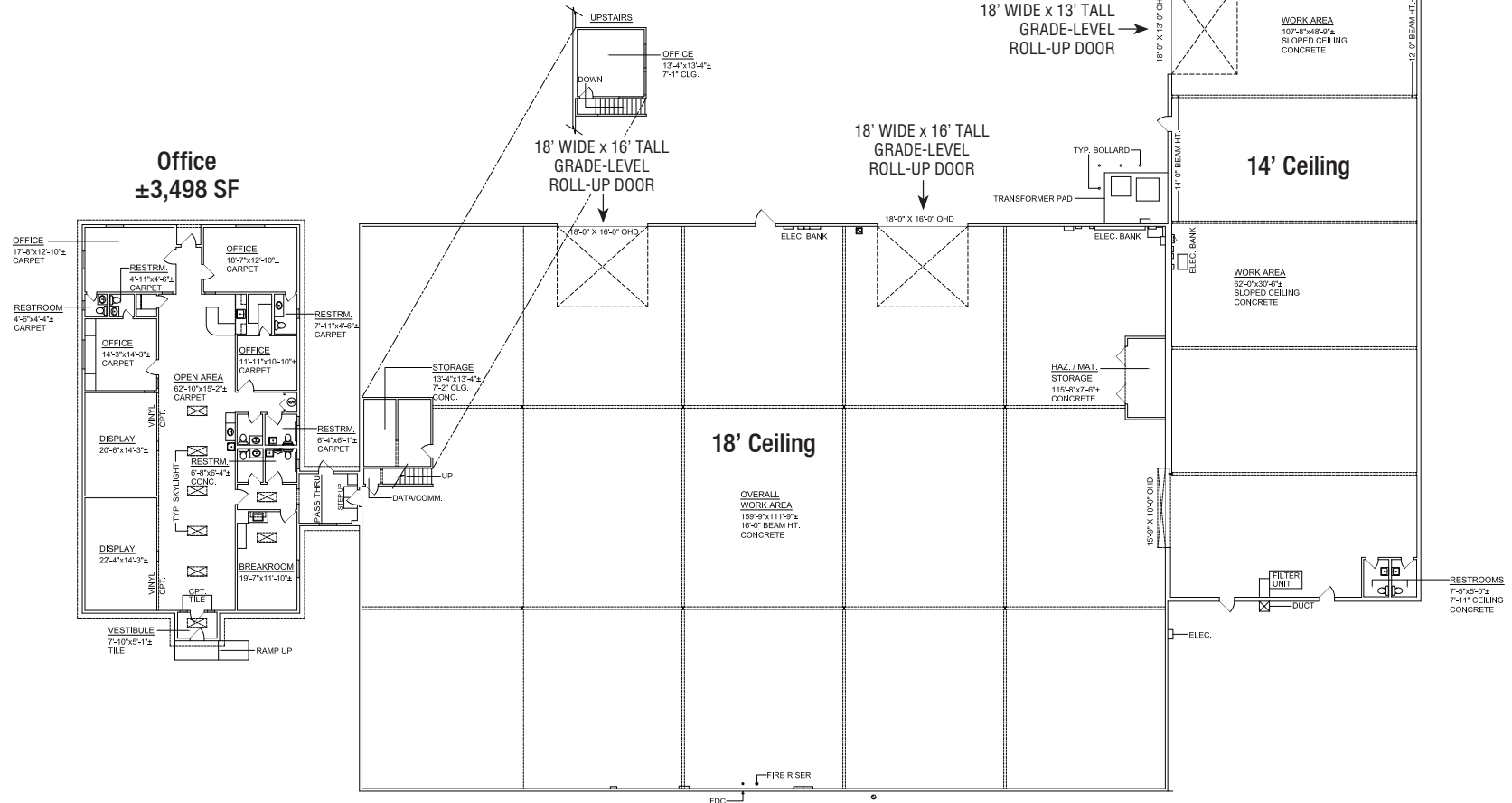
Trade Area

502 General Chennault St. SE | Albuquerque, NM 87123



$\pm 32,923$ SF

Trumbull Ave. SE





OFFERED BY:

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DISCLAIMER

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