

**For
Sale**



High-Clearance Industrial Warehouse

ACCESSIBLE TO I-40 AND KIRTLAND AFB



±17,488 SF Available
Sale Price: \$1,978,040.00
(\$111.51/SF)

300, 304, 308, 312 Muriel St. NE | Albuquerque, NM 87123

NAISunVista] **Got Space™**

Micah Gray CCIM
micah@sunvista.com | 505 338 9878

Dave Hill CCIM, SIOR
dave@sunvista.com | 505 238 6413

For Sale

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PROPERTY

AVAILABLE

Building: $\pm 17,488$ SF
Land: ± 0.64 Acres

SALE PRICE

\$1,978,040 (\$111.51/SF)

300 & 304 MURIEL

- 1st Floor: $\pm 5,880$ SF
- 2nd Floor Office: $\pm 1,563$ SF
- Total: $\pm 7,443$ SF

- Fenced yard
- 18' ceiling heights
- 4 - Grade-level doors:
 - 2 - 12 x 12'
 - 2 - 12' x 14'

308 & 312 MURIEL

- 1st Floor: $\pm 9,700$ SF
- 2nd Floor: ± 345 SF
- Total: $\pm 10,045$ SF

- 16'-18' ceiling heights
- 3 - 12' x 14' grade level doors

ZONING NR-C 

LOCATION

SWQ I-40 & Juan Tabo Blvd. NE

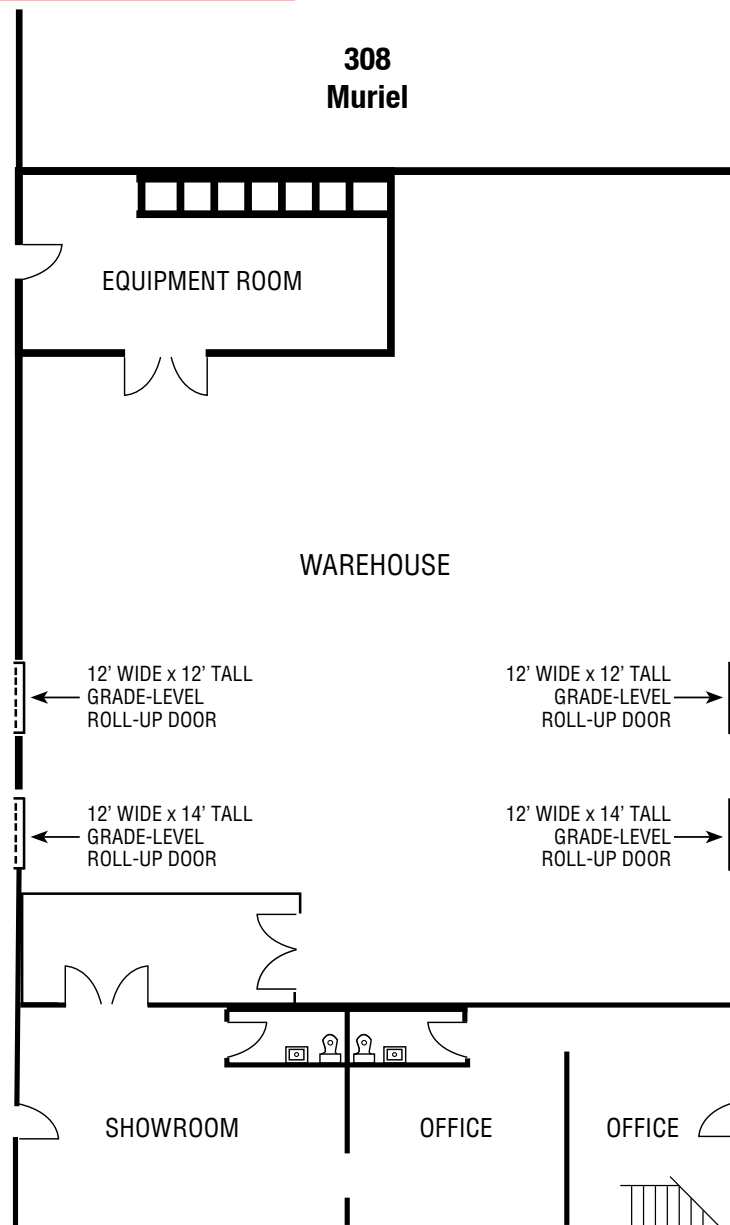


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300 & 304 MURIEL FLOOR PLAN

Muriel St. NE



1ST FLOOR

AVAILABLE

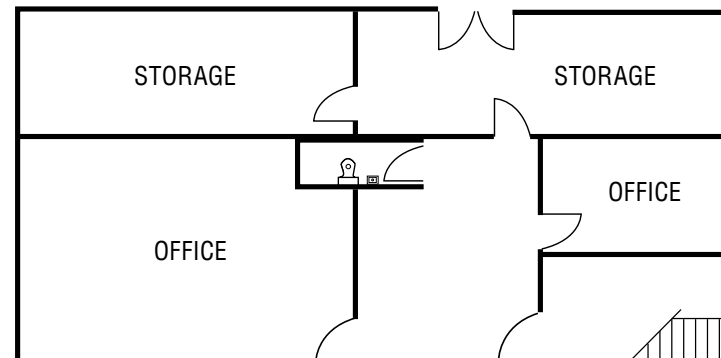
1st Floor: ±5,880 SF

2nd Floor: ±1,563 SF

Total: ±7,443 SF

Floor plan not to scale.

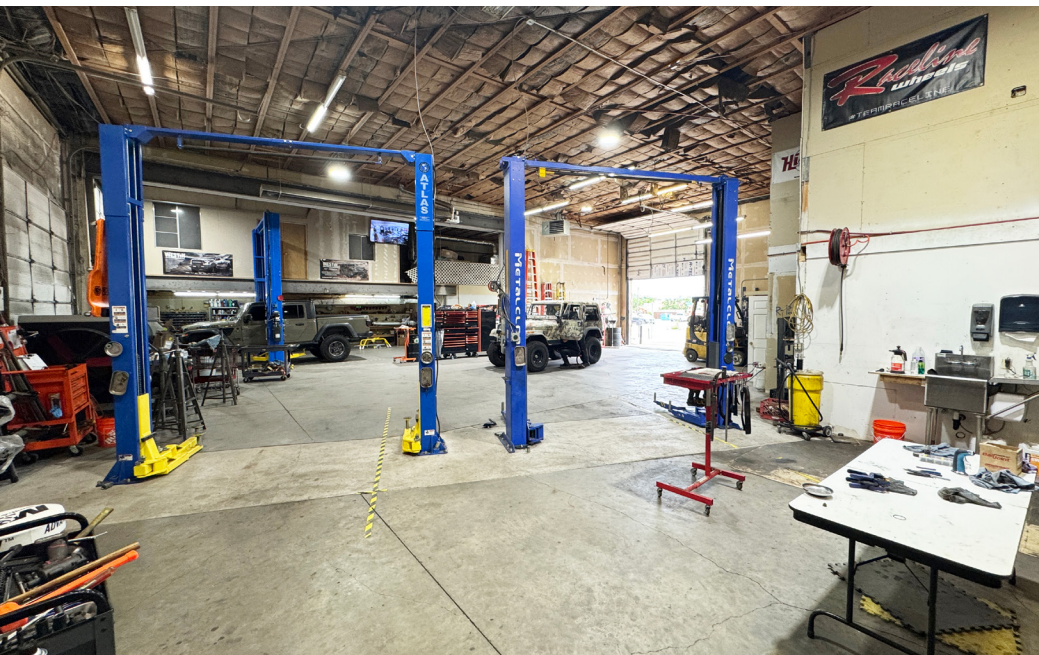
2ND FLOOR



Buena Ventura Rd. NE

For Sale

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NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

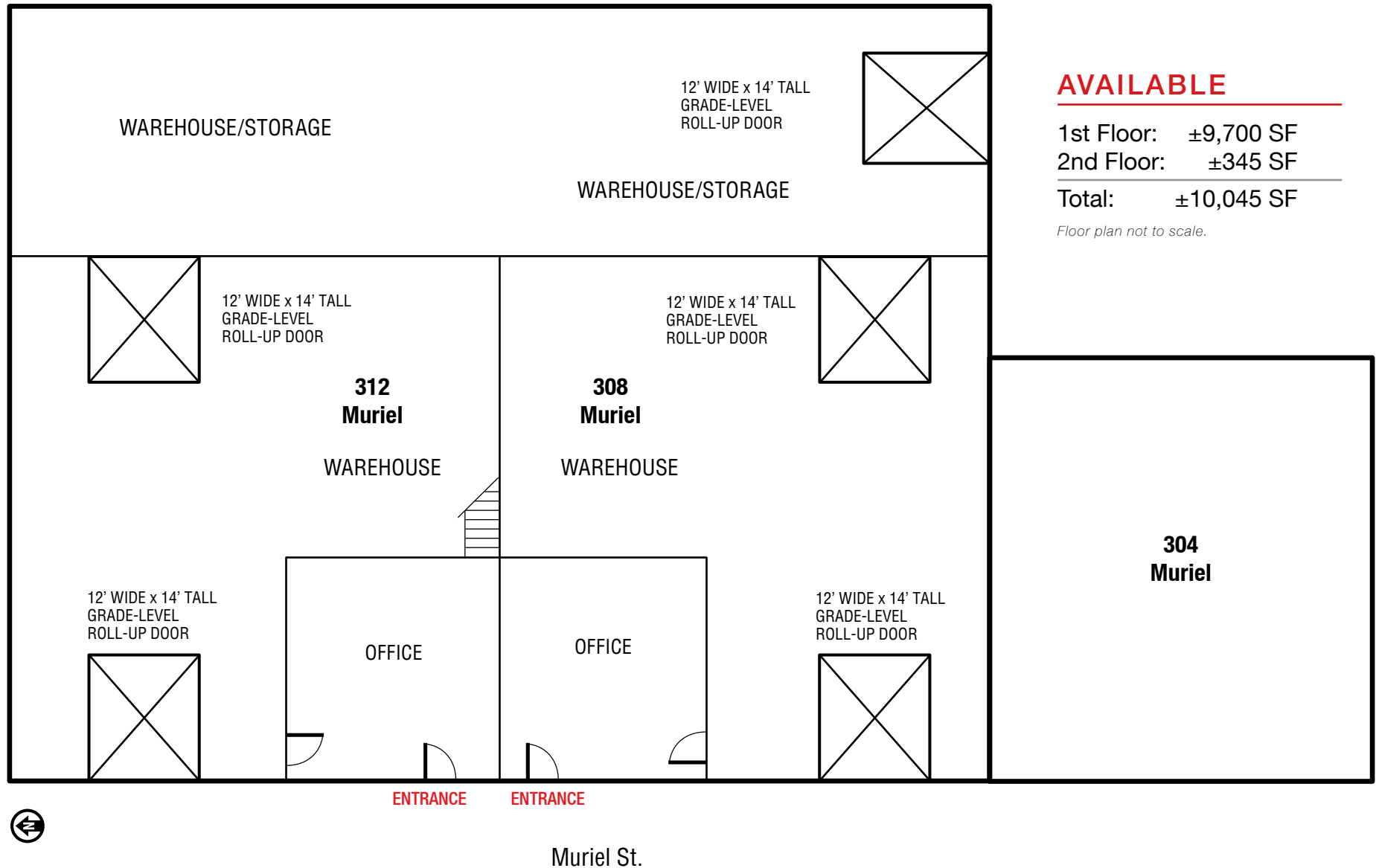
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308 & 312 MURIEL FLOOR PLAN



AVAILABLE

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Total: ±10,045 SF

Floor plan not to scale.

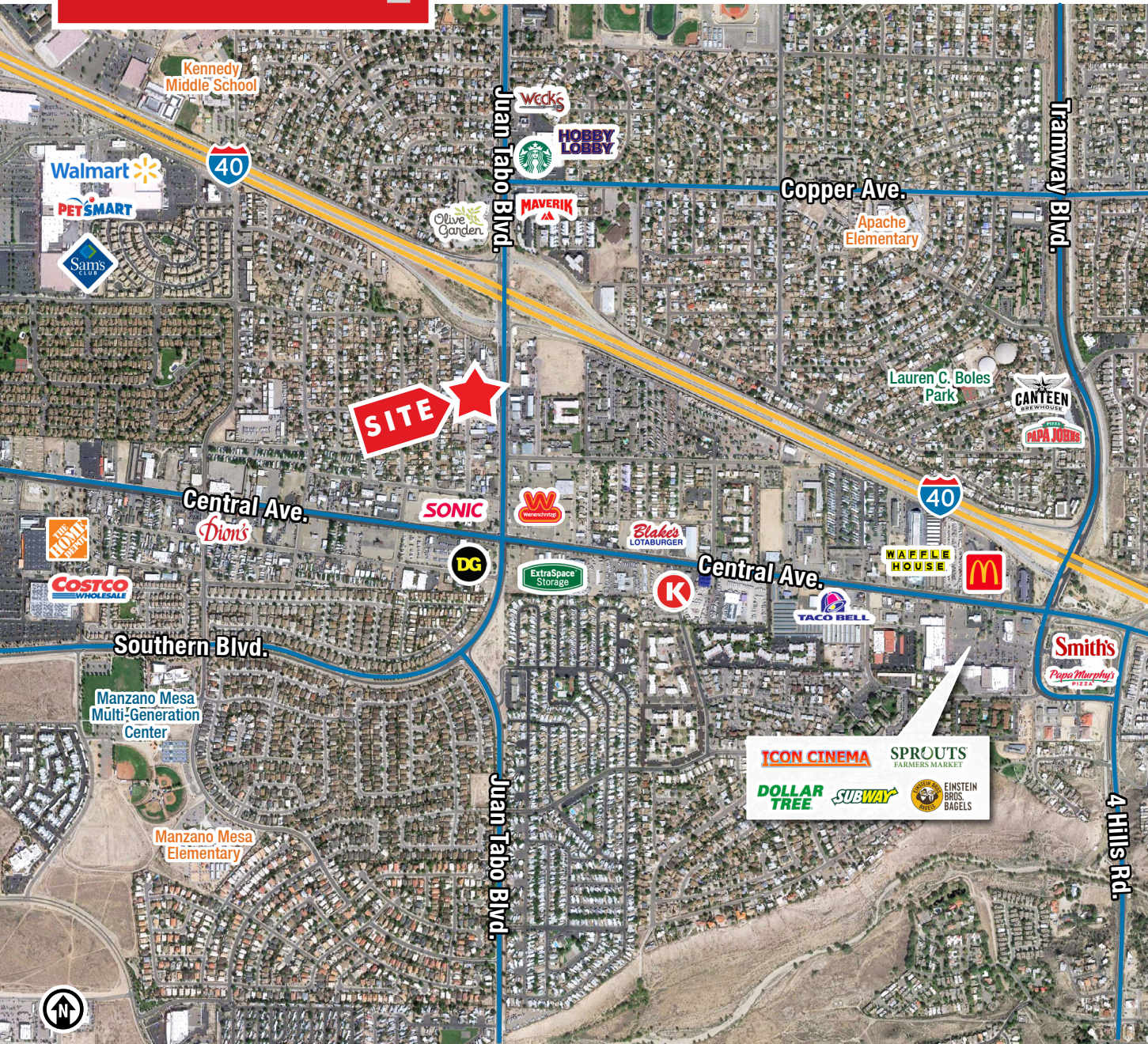
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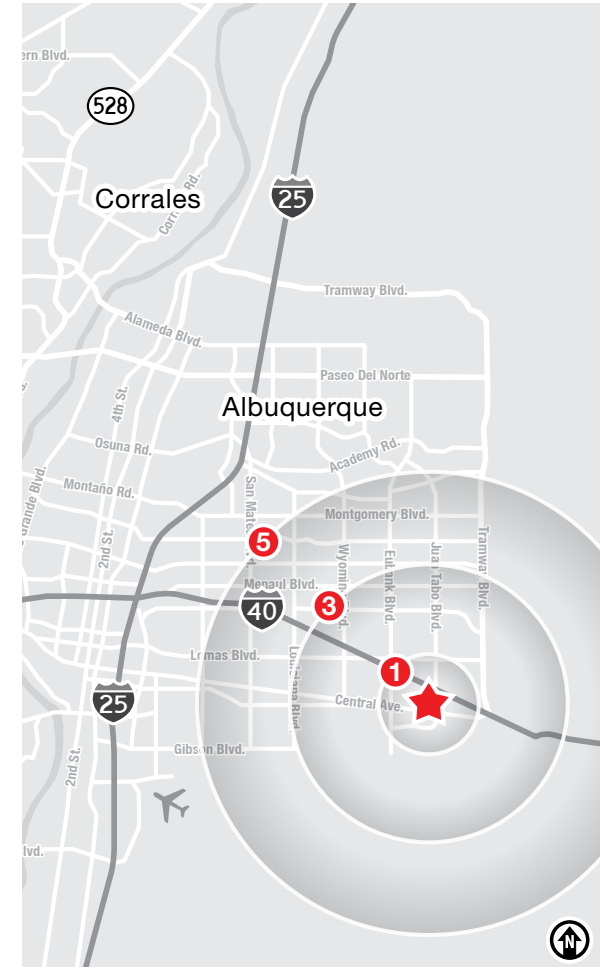
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	19,538	105,041	195,895
Average HH Income	\$77,382	\$84,086	\$88,768
Daytime Employment	5,701	39,971	85,796

2024 Forecasted by Esri



NAI SunVista

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.

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