

**For Sale
or Lease**



High-Clearance Industrial Shop

WELL-PRICED WITH EASY I-40 ACCESS



OWNER FINANCING AVAILABLE

±7,866 SF Available
Sale Price: \$865,000 (\$109.97/SF)
Lease Rate: \$10.50/SF

304 Muriel St. NE | Albuquerque, NM 87123

Micah Gray

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NAISunVista] **Got Space**™

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PROPERTY

AVAILABLE

Building: ±7,866 SF
Land: ±0.3214 Acres

SALE PRICE

\$865,000 (\$109.97/SF)

LEASE RATE

\$10.50/SF

HIGHLIGHTS

- 1st Floor: ±5,700 SF
- 2nd Floor: ± 2,166 SF
- Fenced yard
- 18' ceiling heights
- 4 - Grade-level doors:
 - 2 - 12' x 12'
 - 2 - 12' x 14'
- Fenced yard
- Owner financing available

ZONING NR-C 

LOCATION

SWQ I-40 & Juan Tabo Blvd. NE

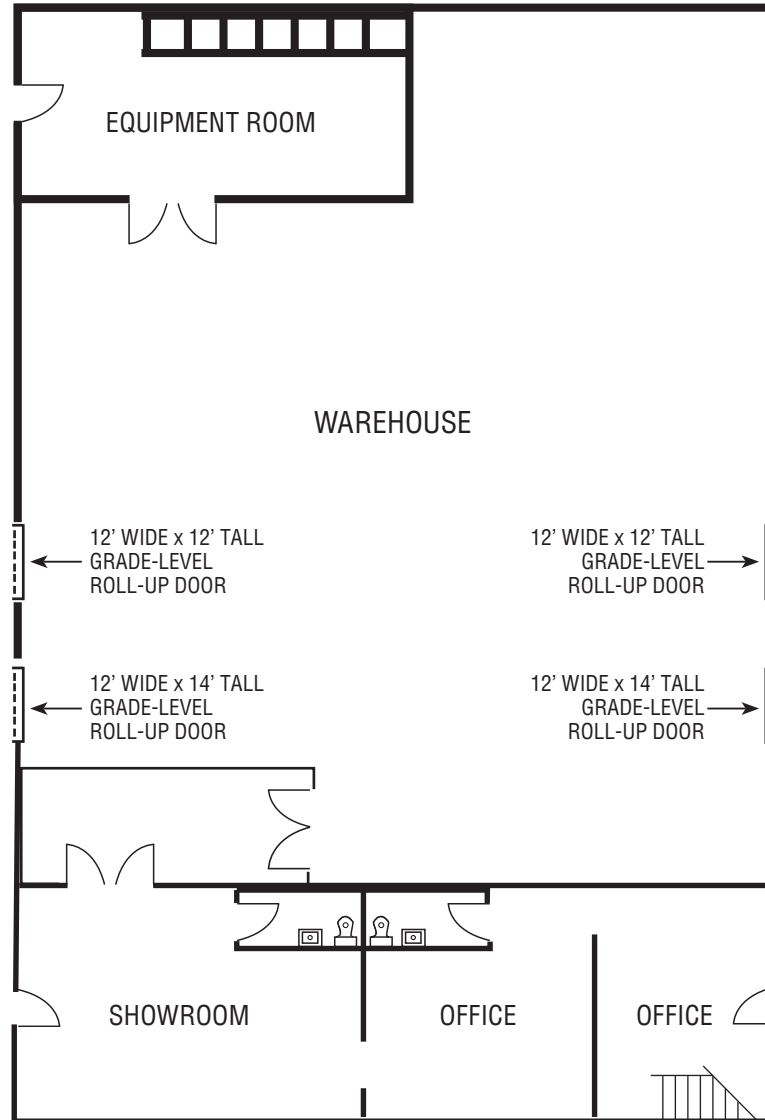


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FLOOR PLAN

Muriel St. NE



1ST FLOOR

AVAILABLE

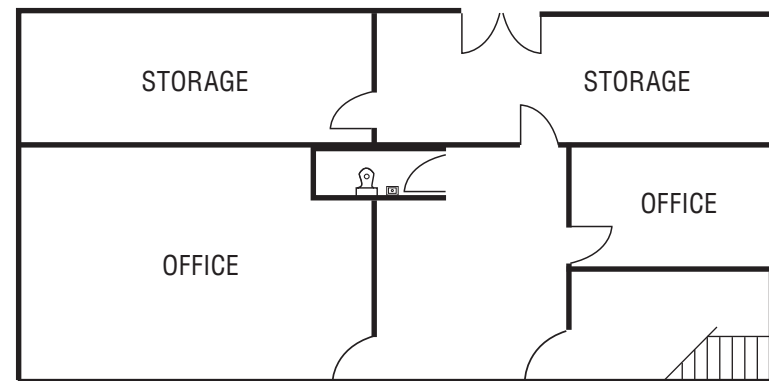
1st Floor: ±5,700 SF

2nd Floor: ±2,166 SF

Total: ±7,866 SF

Floor plan not to scale.

2ND FLOOR



Buena Ventura Rd. NE



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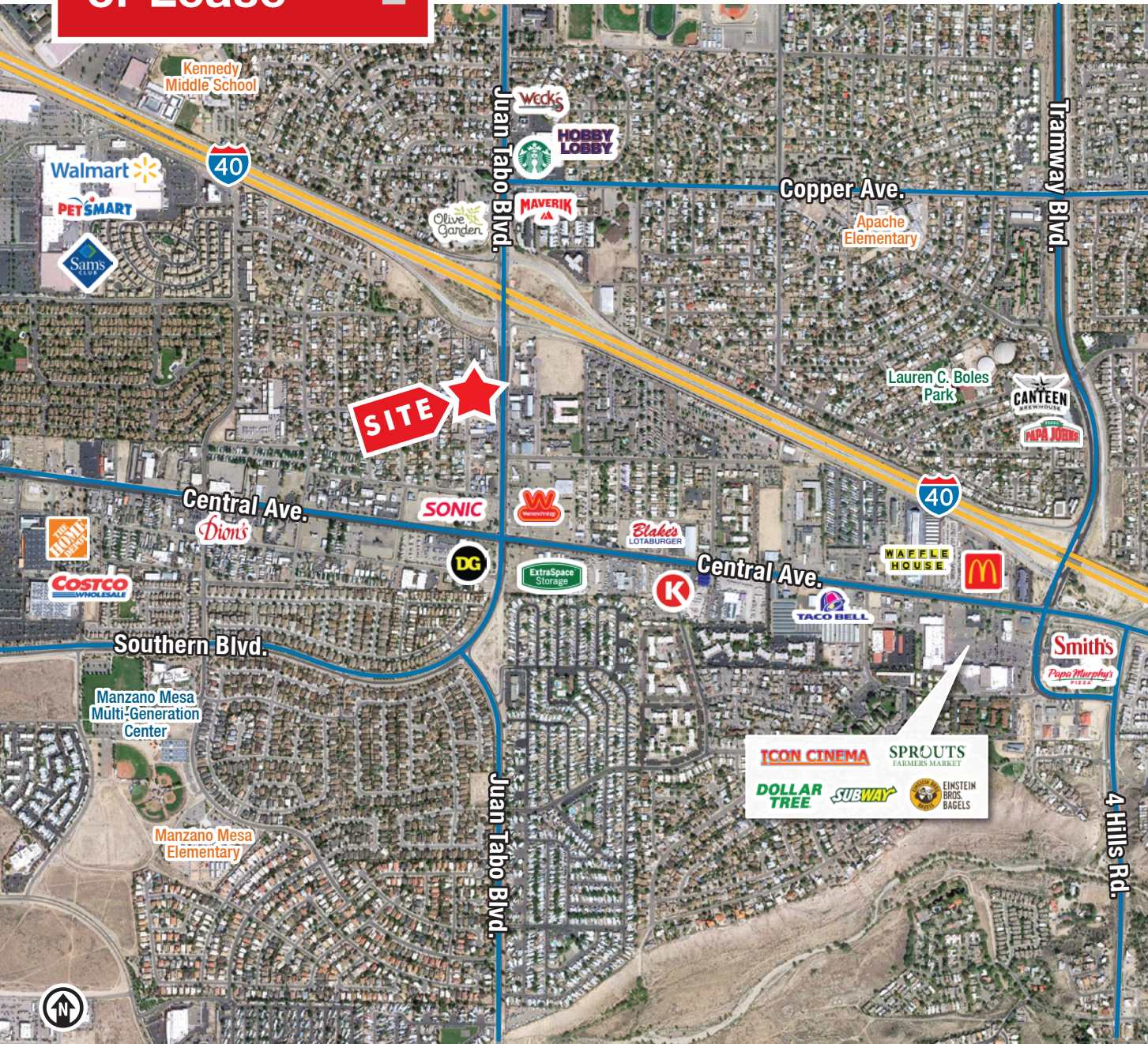
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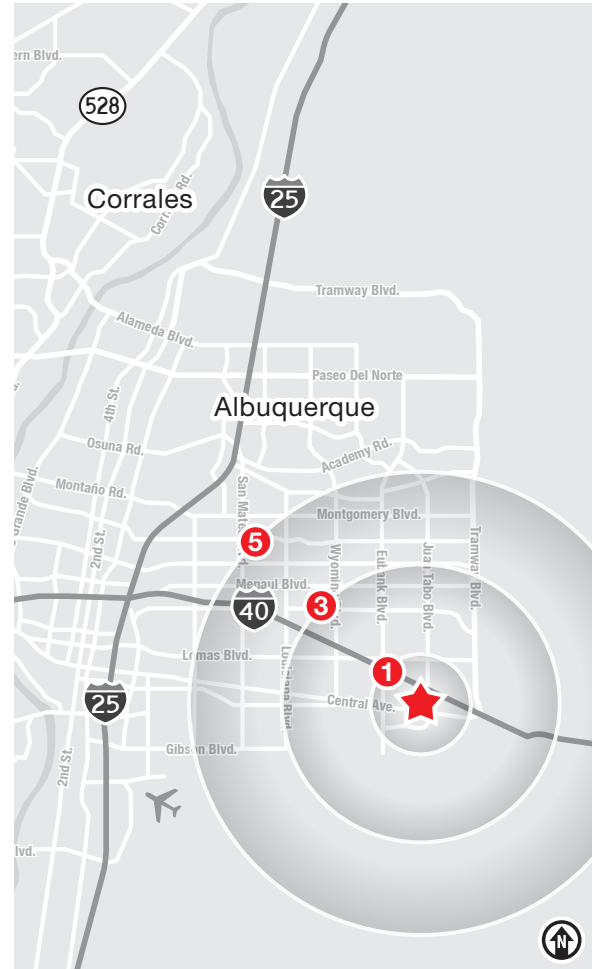
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LOCATION

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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