

**For
Sale**



Heavy-Power Industrial Warehouse/Office

IDEAL FOR MANUFACTURING, FABRICATION AND MORE



10111 Bell Ave. SE | Albuquerque, NM 87123

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±10,800 SF on ±0.6 Ac.
Available**

Genieve Posen

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Jim Hakeem

jim@sunvista.com | 505 878 0006

For Sale

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PROPERTY

AVAILABLE

Warehouse: ±9,100 SF

Office: ±1,700 SF

Total: ±10,800 SF

Land: ±0.6 Acres

SALE PRICE \$1,300,000

ZONING NR-LM

HIGHLIGHTS

- Easy access to I-40, Kirtland AFB and Sandia National Labs
- Yard space with covered storage area
- Perimeter fence with multiple access gates

Warehouse:

- Clear height: 14.6' - 18'
- 3 overhead doors (10' x 14')
 - 2 grade-level
 - 1 dock-high
- 4 evaporative coolers & 4 forced convection heaters
- Heavy power infrastructure including 480V, 3-phase with surplus capacity
- Multiple man doors and one warehouse restroom
- Manufacturing equipment available (See Advisor)

Office:

- Lobby, four large offices, two restrooms, breakroom and storage
- Office HVAC upgraded with rooftop package unit (2023/2024 replacement)

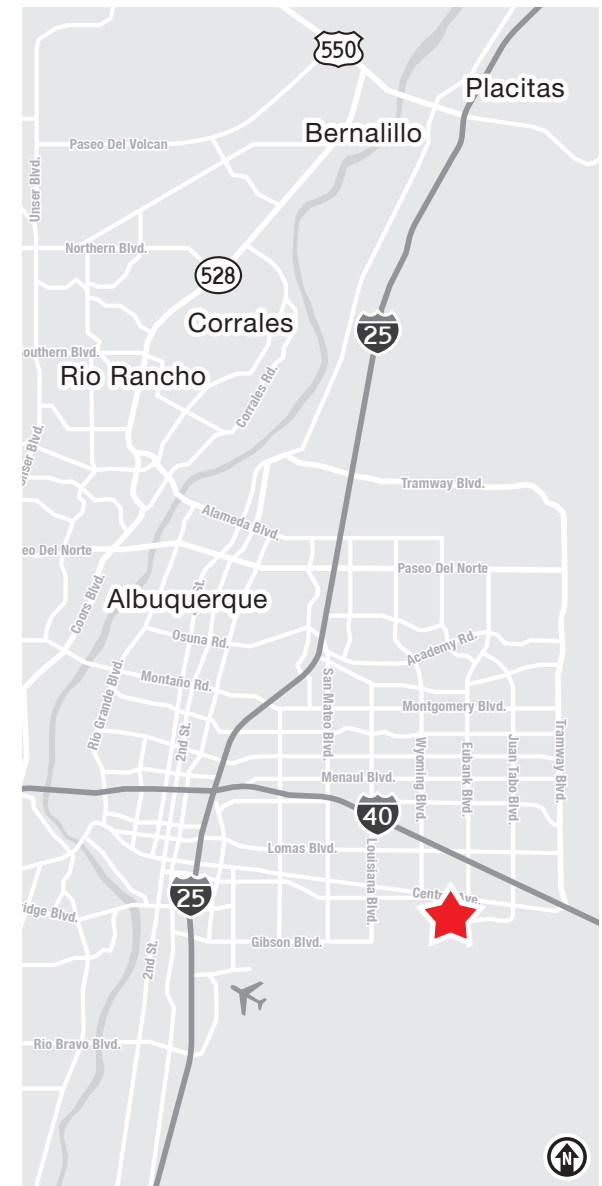
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LOCATION

HUB Zone [MORE INFO](#)



NAI SunVista

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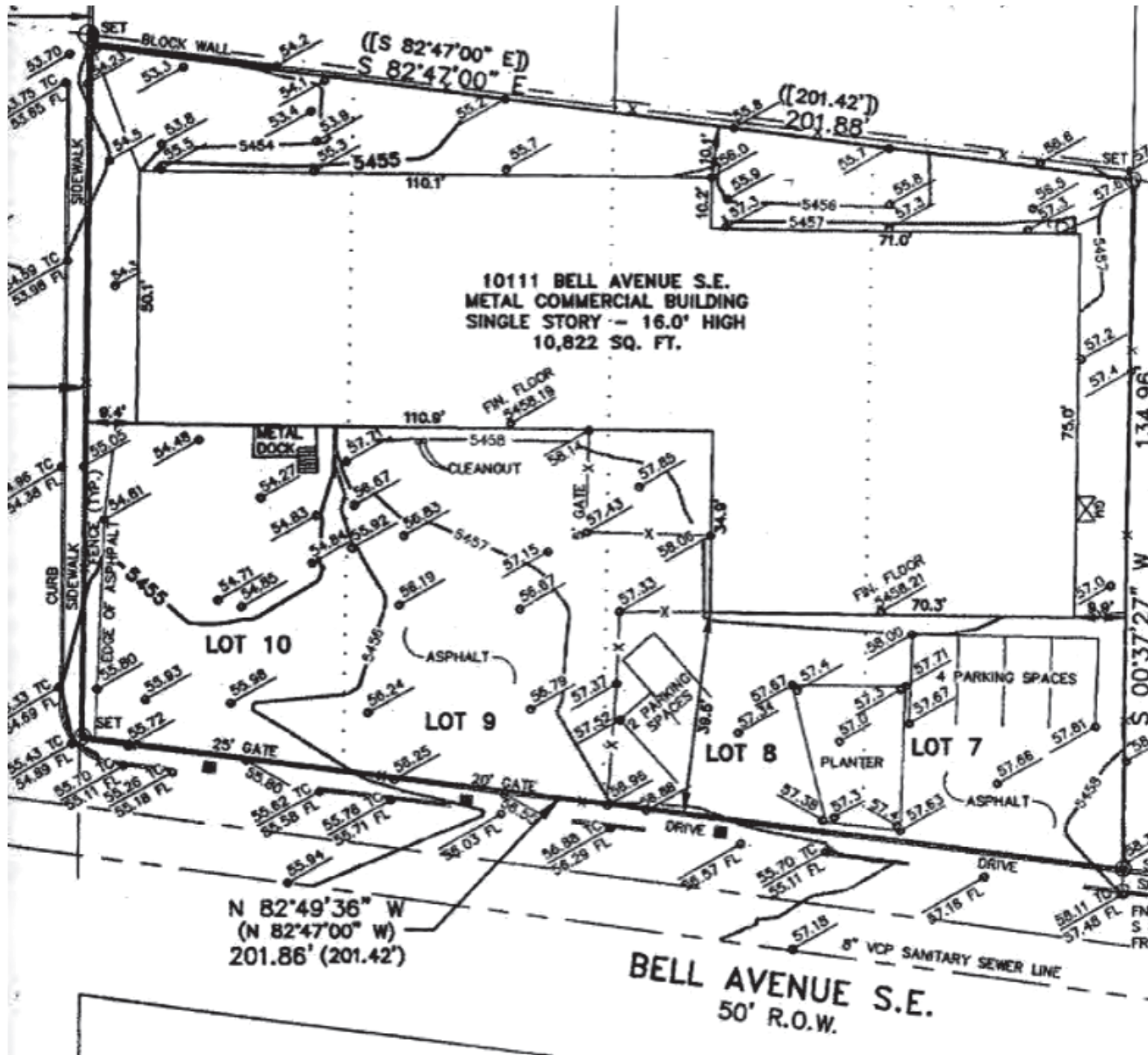
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SITE SURVEY

Building: ±10,800 SF

Land: ±0.6 Acres

