

**For Sale
or Lease**

Flexible Office & Industrial Space

BUILT FOR BUSINESS IN SOUTHEAST ALBUQUERQUE



- IDEAL FOR DISTRIBUTION, CONTRACTOR SERVICES, LOGISTICS, AND LIGHT MANUFACTURING
- QUICK ACCESS TO I-25 AND MAJOR ARTERIES
- 4% FEE OFFERED TO THE BUYER'S BROKER

PRICE REDUCED!

**±7,238 - 17,865 SF
Available**

1920 Columbia Dr. SE | Albuquerque, NM 87106

NALSunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Alexis Lovato

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Jim Hakeem

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PROPERTY

FOR SALE

Building: $\pm 17,865$ SF

Land: ± 0.98 Acres

Sale Price: \$1,990,000 (\$111.00/SF)

HIGHLIGHTS

- Building: Two-tenant industrial facility featuring durable concrete tilt-up construction
- Fire Protection: Fully sprinklered
- Electrical: 3-phase, 480V service supporting a wide range of industrial uses
- Loading & Circulation: Efficient truck court with $\pm 40'$ depth
- Utilities: Suites separately metered
- 4% fee offered to the buyer's broker

FOR LEASE

Lease Rate: \$13.50/SF + NNN

Suite A: $\pm 10,627$ SF

- Warehouse: $\pm 3,152$ SF
- Office: $\pm 7,475$ SF
- Fully-remodeled office build-out that's move-in ready
- One grade-level, drive-in door
- $\pm 16'$ clear height

Suite B: $\pm 7,238$ SF

- Warehouse: $\pm 6,304$ SF
- Office: ± 934 SF
- One dock-high (covered) and one grade-level, drive-in door
- $\pm 14'$ clear height

ZONING **NR-C**

- Allows for a broad range of industrial and specialty uses



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SUITE A



SUITE B

NAI SunVista

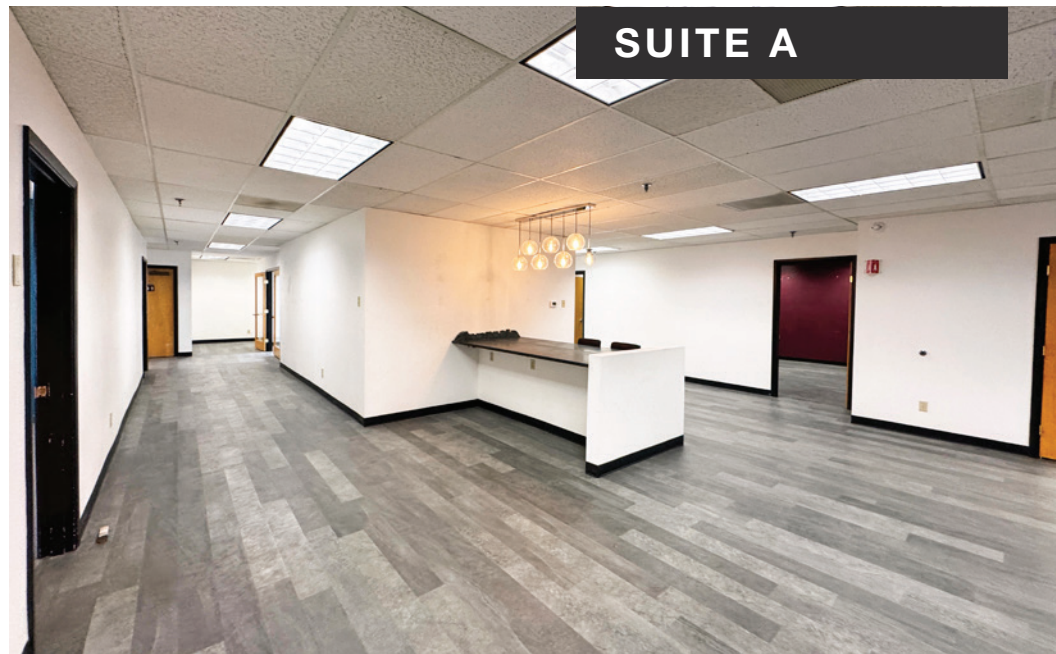
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SUITE B



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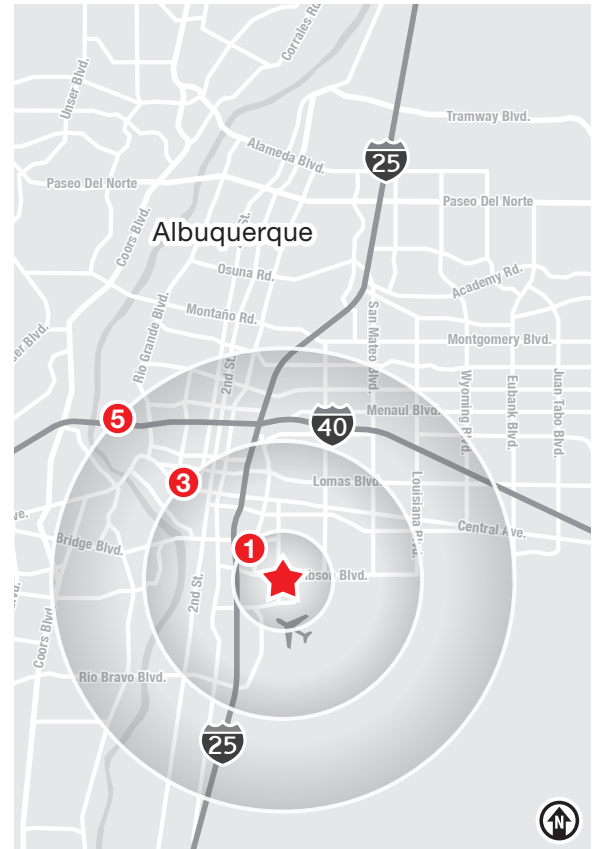
LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	9,732	71,423	188,110
Average HH Income	\$72,828	\$75,774	\$74,625
Daytime Employment	6,761	76,706	164,621

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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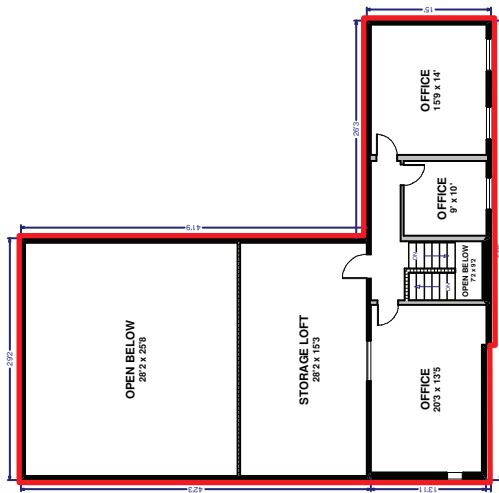
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FLOOR PLAN

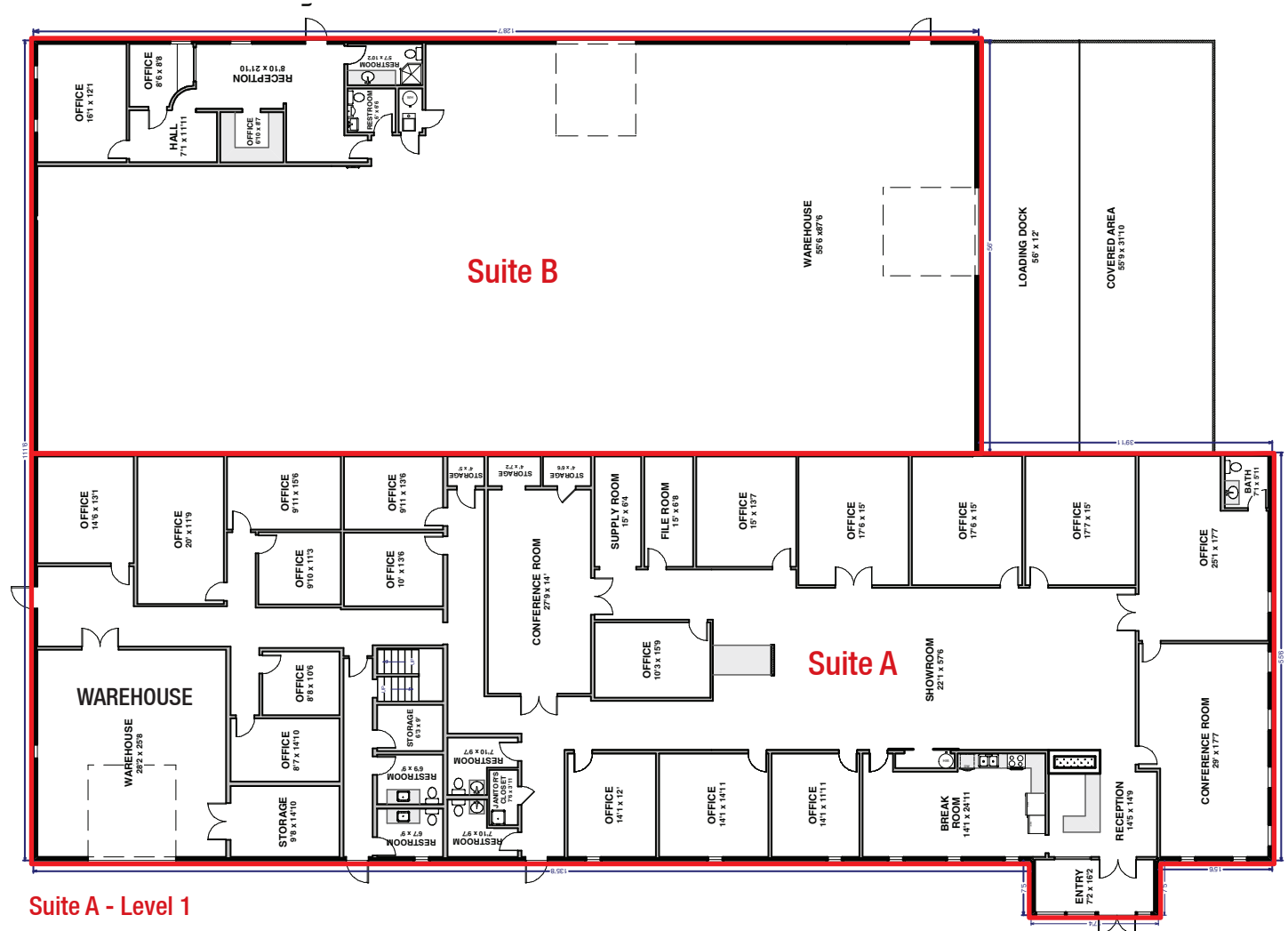
AVAILABLE

Suite A: ±10,627 SF

Suite B: ±7,238 SF



Suite A - Level 2



Suite A - Level 1