

**For  
Sale**



# Versatile Fenced Industrial Property

HIGH VISIBILITY JUST OFF I-40 IN MORIARTY



2515 US Route 66 | Moriarty, NM 87035

**±5,844 SF on ±1.08 Ac.  
Available**

**NASunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**Clay Azar** CCIM

clay@sunvista.com | 505 480 9777

**For Sale**

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## PROPERTY

### AVAILABLE

Building: ±5,844 SF  
Land: ±1.08 Acres

### SALE PRICE

\$549,000 (\$94.00/SF)

### HIGHLIGHTS

- Office, showroom and warehouse
- Situated between Route 66 and I-40, just west of Exit 194
- Excellent signage and visibility from I-40
- Approximately 30 miles east of Albuquerque
- Fenced yard with full circulation
- 16' warehouse ceiling height
- 80' x 25' metal truck port (14' - 18' clear height)

### ZONING

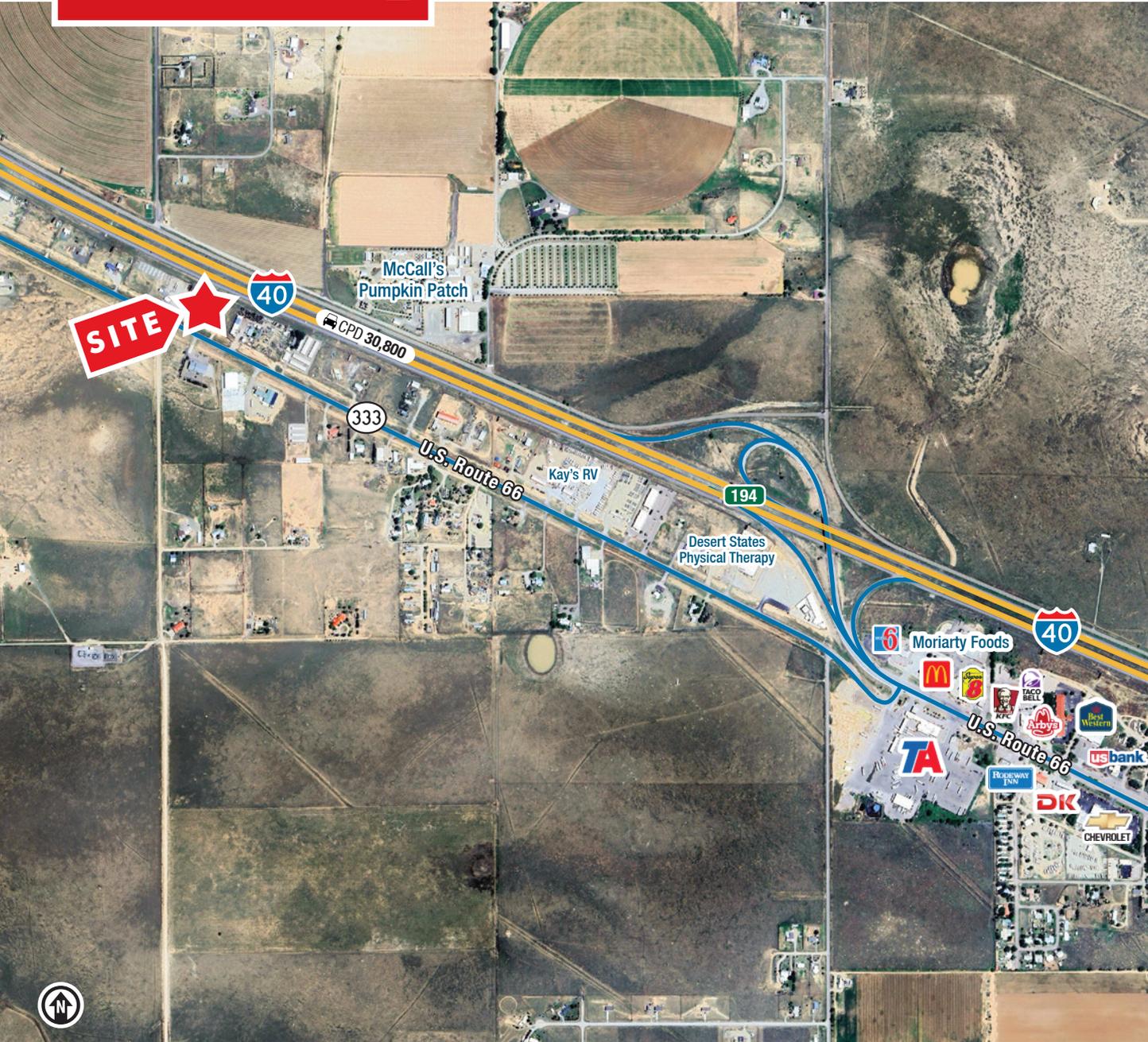
- C-2 Heavy Commercial

### LOCATION

US Route 66 & Britton Rd.

For Sale

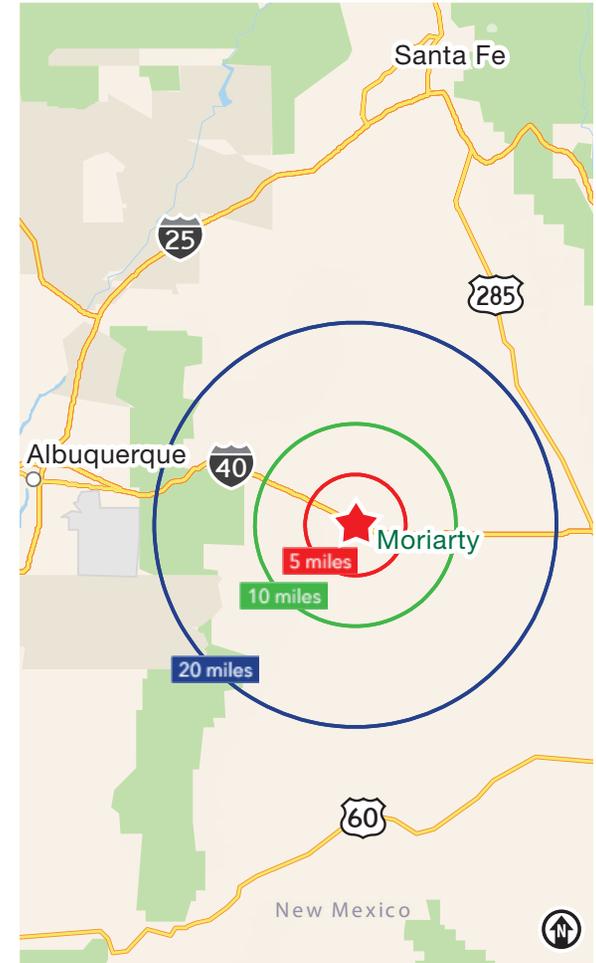
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### LOCATION

Demographics	5 Mile	10 Mile	20 Mile
Total Population	6,017	17,557	40,977
Average HH Income	\$65,711	\$80,518	\$105,666
Daytime Employment	1,566	3,505	6,982

2025 Forecasted by Esri



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**NAI**SunVista

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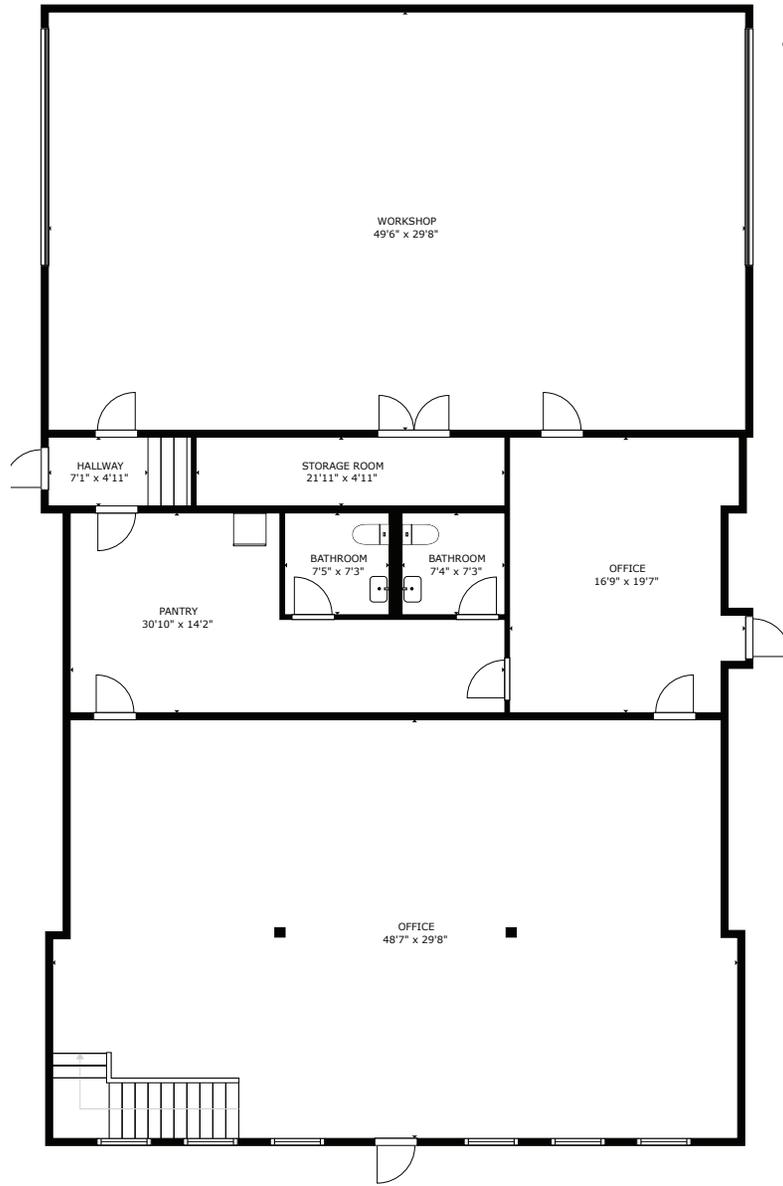


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FLOOR PLAN

1ST FLOOR



AVAILABLE

±5,844 SF

2ND FLOOR

