

**For
Sale**



Value-Add Warehouse Investment

CLOSE TO KIRTLAND AFB AND SANDIA LABS



10025 Acoma Rd. SE | Albuquerque, NM 87123

**±6,000 SF on ±0.3 Ac.
Available**

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Ben Nolte CCIM

ben@sunvista.com | 505 270 4386

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PROPERTY

AVAILABLE

Building: ±6,000 SF
Land: ±0.3 Acres

SALE PRICE

\$720,000 (\$120/SF)

HIGHLIGHTS

- Four ±1,500 SF bays
- Four 10'x10' grade-level roll-up doors
- 100% occupied
- Modified gross rents below market
- Current rents (month-to-month):
 - Unit A: \$800/Mo.
 - Unit B: \$800/Mo.
 - Unit C: \$775/Mo.
 - Unit D: \$775/Mo.

ZONING

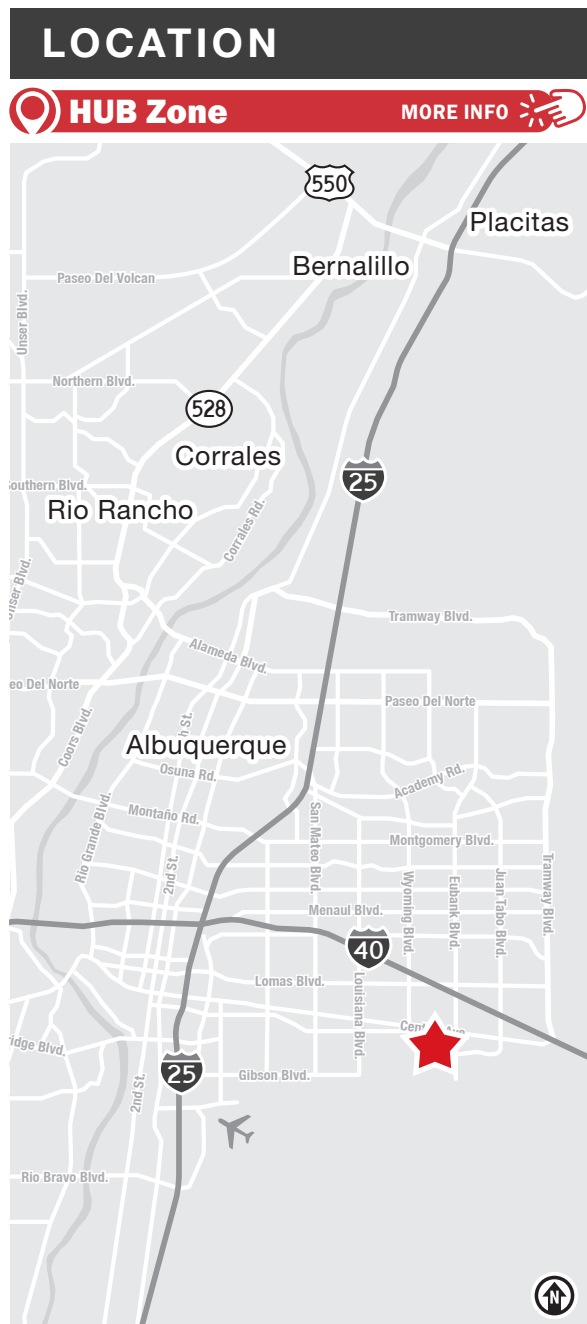
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LOCATION

SEQ Central Ave. &
Moon St. SE

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