

For Sale

Aviation Hangar & Flex Industrial Facility

OPEN HANGAR/SHOP AREA ON ±0.87 ACRES



**±4,800 SF on ±0.87 Ac.
Available**

0 Rainbow Rd. | Edgewood, NM 87105

Alexis Lovato

alexis@sunvista.com | 505 639 6433

Anthony Lotto III

alotto@sunvista.com | 505 389 8075

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

0 Rainbow Rd. | Edgewood, NM 87105



PROPERTY

AVAILABLE

Building: ±4,800 SF

Land: ±0.87 Acres

SALE PRICE \$525,000

HIGHLIGHTS

- Open hangar/shop area with flexible layout
- Metal-siding construction
- Four private offices, two restrooms and multiple storage rooms
- Dedicated paint booth
- 14' high ground-level hangar door
- 16' clear height to bottom of truss
- 20' - 21' peak interior height
- Window cooler units in the office areas
- Ample on-site parking and outdoor storage area with runway access
- Utilities Available:
 - Water, natural gas & electric
 - Existing new septic system
- Ideal for aircraft storage, flex industrial user and contractor yard

ZONING SU

For Sale

0 Rainbow Rd. | Edgewood, NM 87105



LOCATION



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Alexis Lovato
alexis@sunvista.com
505 639 6433

Anthony Lotto III
alotto@sunvista.com
505 389 8075

For Sale

0 Rainbow Rd. | Edgewood, NM 87105



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Alexis Lovato
alexis@sunvista.com
505 639 6433

Anthony Lotto III
alotto@sunvista.com
505 389 8075

For Sale

0 Rainbow Rd. | Edgewood, NM 87105



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.

Alexis Lovato
alexis@sunvista.com
505 639 6433

Anthony Lotto III
alotto@sunvista.com
505 389 8075