

**For
Sublease**

Kirtland/Sandia Labs-Area Office/Warehouse

3 BUILDINGS | 2-TON CRANES | GATED YARD

RATE REDUCED!

8800 Susan Ave. SE | Albuquerque, NM 87123

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±6,700 SF on ±0.56 Ac.
Available**

Ben Nolte CCIM

ben@sunvista.com | 505 270 4386

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PROPERTY

AVAILABLE

Buildings: $\pm 6,700$ SF
Land: ± 0.56 Acres

SUBLEASE RATE

\$8.00/SF + NNN

HIGHLIGHTS

- Fenced and gated yard
- Direct access to I-40 via Wyoming Blvd.
- Near Kirtland AFB and Sandia National Labs

ZONING NR-LM

1 WAREHOUSE 1

- $\pm 3,200$ SF (59' x 35')
- Small office
- One restroom
- Meeting/break room
- Two 2-ton cranes
- 22' ceiling height
- Three 18' wide x 20' tall roll-up doors
- 3-phase/208 power

2 WAREHOUSE 2

- $\pm 2,500$ SF
- Metal roof in great condition
- 110 power
- 16' at eaves
- One 12' wide x 10' tall roll-up door
- 5 x 10' office in back

3 OFFICE

- $\pm 1,000$ SF
- Two private offices and two open offices
- Two bathrooms

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LOCATION



HUB Zone

MORE INFO



NAI SunVista

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

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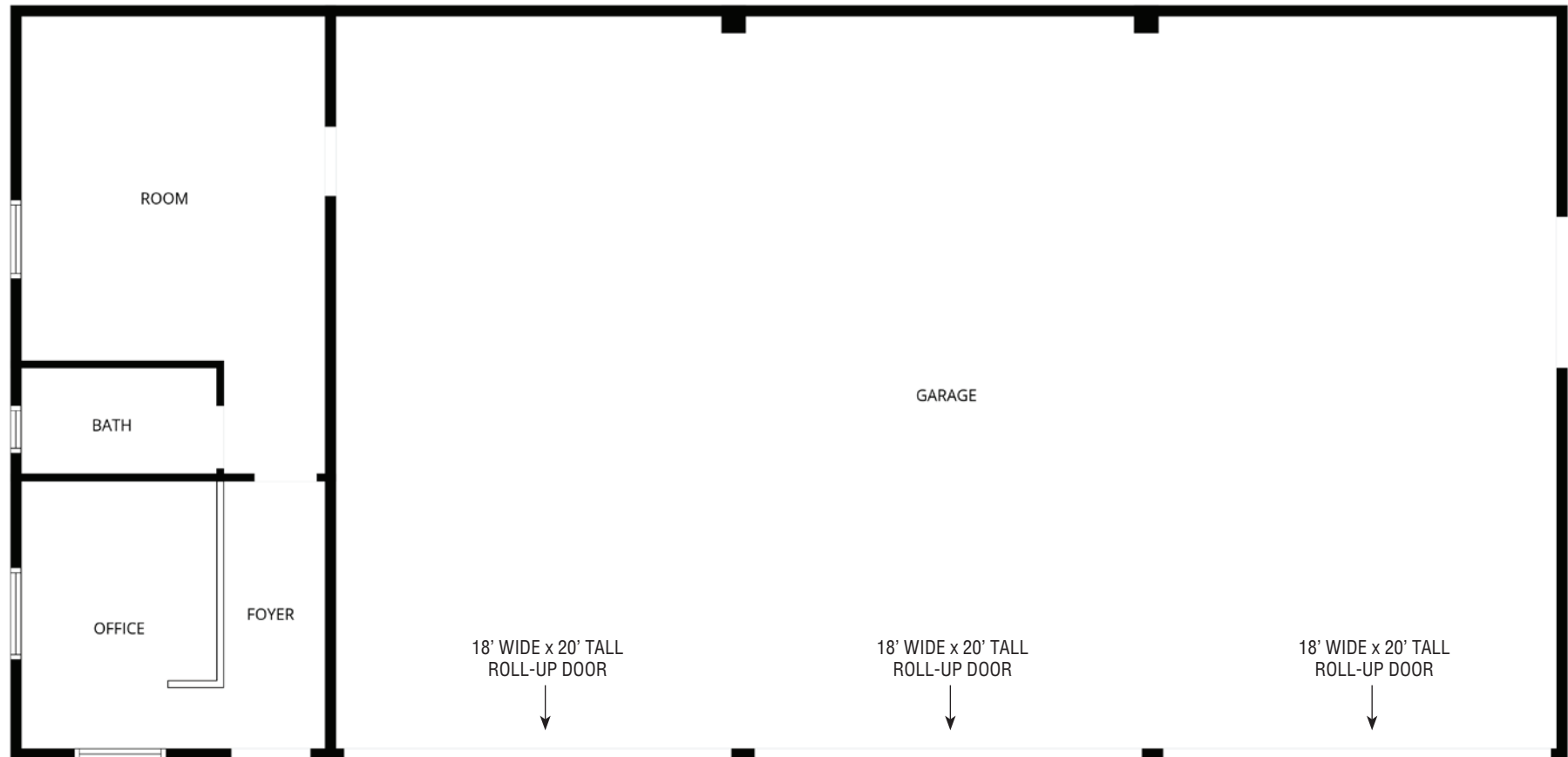
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FLOOR PLAN

WAREHOUSE 1

±3,200 SF



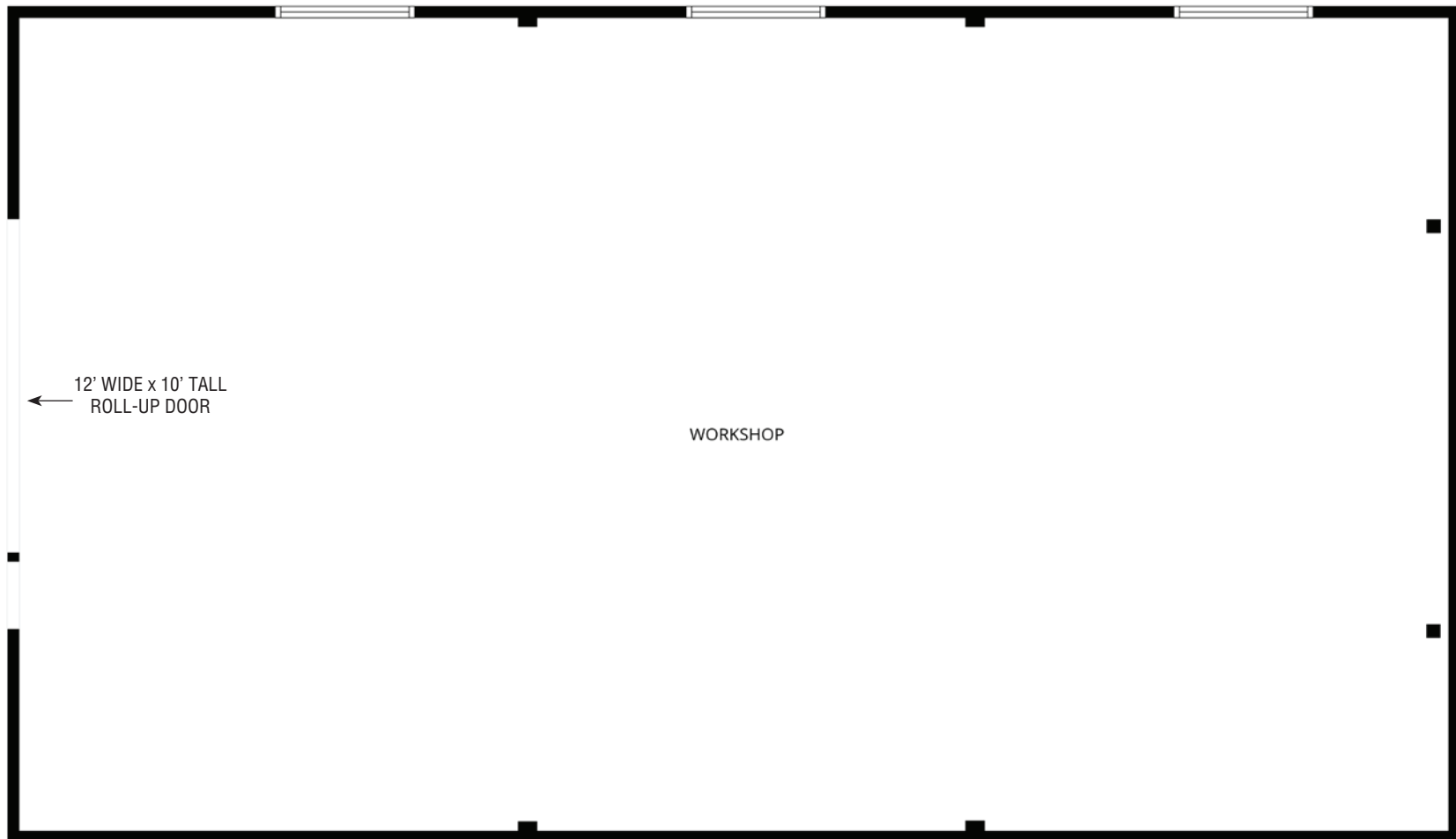
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FLOOR PLAN

WAREHOUSE 2

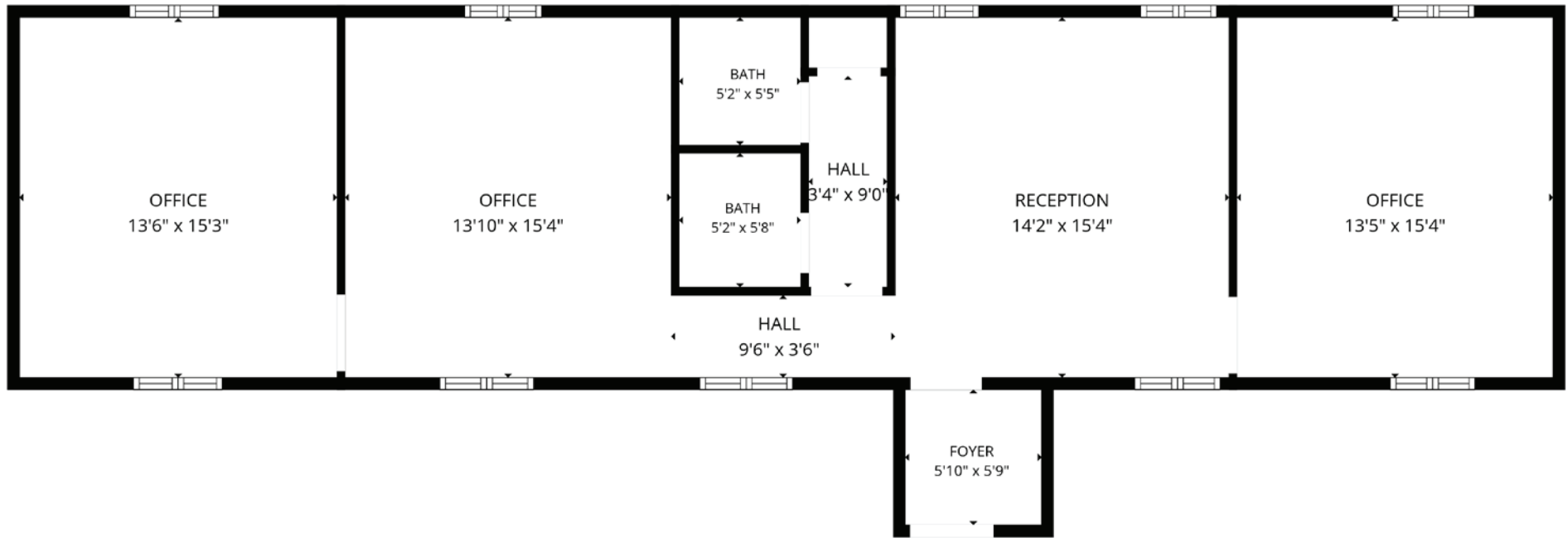
±2,000 SF



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FLOOR PLAN



OFFICE

±1,000 SF

