

**For
Sale**



Office/Warehouse with Dock-High Door

QUICK ACCESS TO I-40 VIA 6TH ST.



**±6,625 SF on ±0.35 Ac.
Available**

2227 Commercial St. NE | Albuquerque, NM 87102

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Riley McKee CCIM, SIOR

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PROPERTY

AVAILABLE

Building: $\pm 6,625$ SF
Land: ± 0.35 Acres

SALE PRICE

\$649,000 (\$97.96/SF)

HIGHLIGHTS

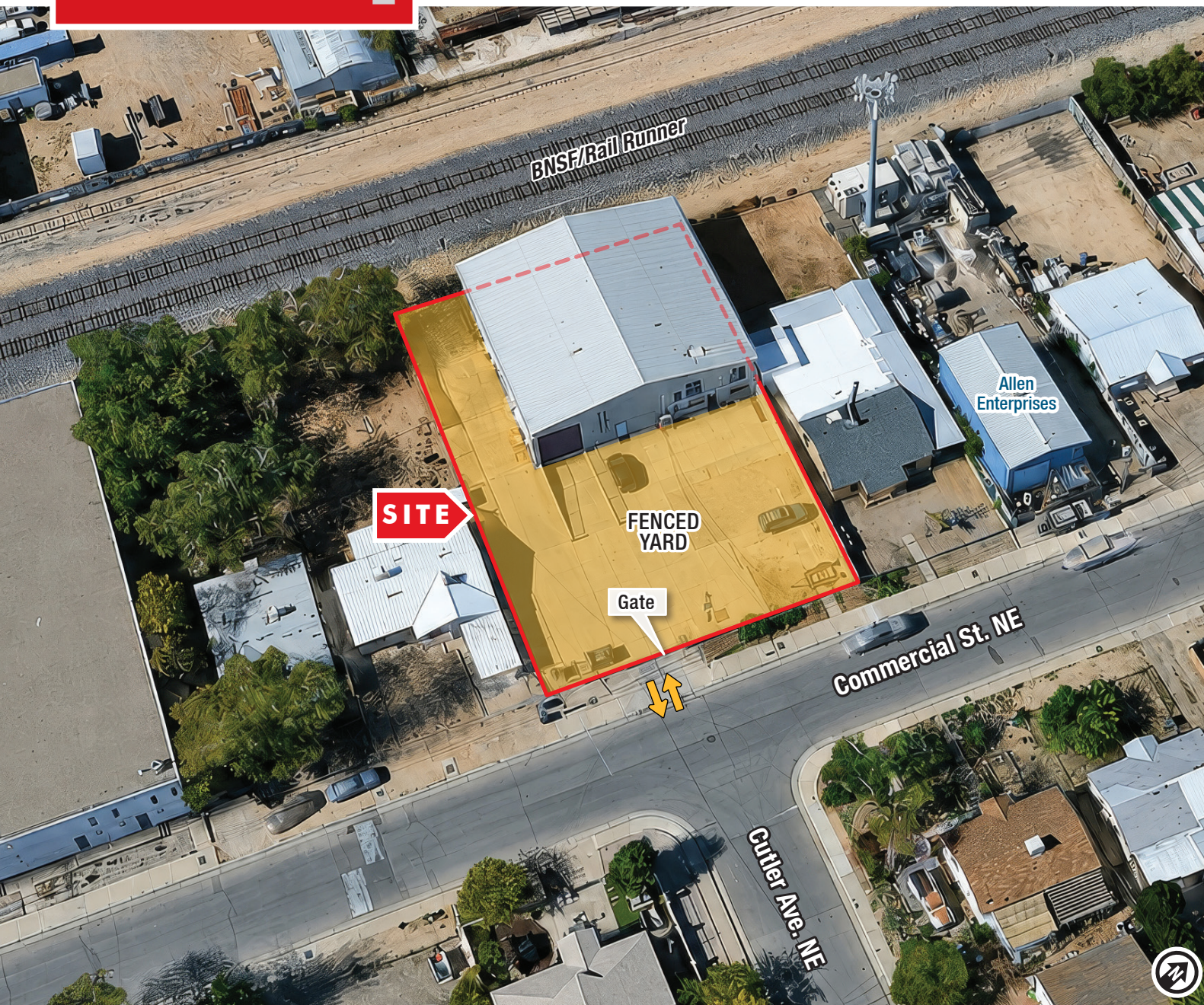
- 1st level office: $\pm 1,125$ SF
- 2nd level office: $\pm 1,000$ SF
- Warehouse: $\pm 4,500$ SF
- Clear height:
 - Eaves: 13.5'
 - Peak: 19.75'
- 14' tall grade-level door
- 14' tall dock-high door (via dock well)
- Concrete-paved, fully-fenced yard
- 3-phase power

ZONING

- [MX-M](#), CPO-7

LOCATION

NWQ I-40 &
Broadway Blvd. NE



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NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
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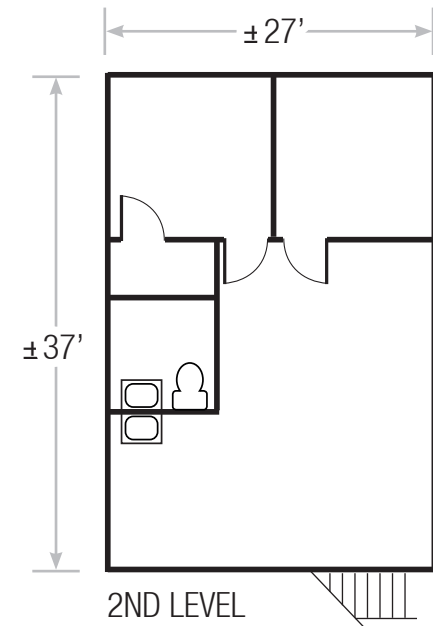
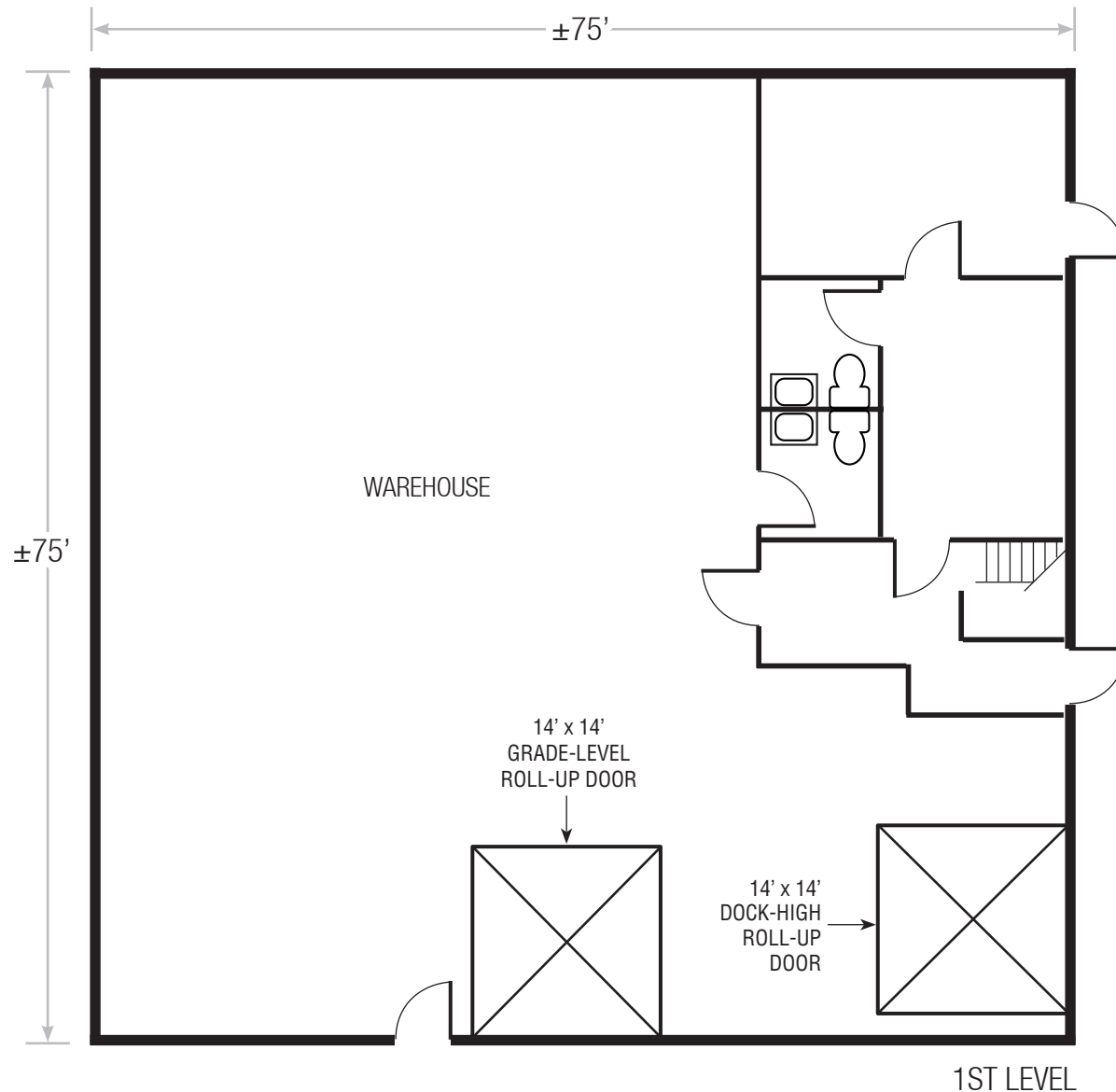
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FLOOR PLAN



AVAILABLE

1st Level Office:	$\pm 1,125$ SF
2nd Level Office:	$\pm 1,000$ SF
Warehouse:	$\pm 4,500$ SF
Building:	$\pm 6,625$ SF

Floor plan not to scale.

