

For Lease



Centrally-Located Office/Warehouse

DOCK AND GRADE-LEVEL DOOR ACCESS



JUST MINUTES FROM I-25 & I-40

2701 Broadway Blvd. NE | Suite B | Albuquerque, NM 87107

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±7,035 SF Available

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PROPERTY

AVAILABLE

Office	±3,248 SF
Warehouse:	±3,786 SF
Total:	±7,035 SF

LEASE RATE

See Advisors

HIGHLIGHTS

- 1 - 10' tall dock-high door
- 1 - 14' tall grade-level door with ramp access
- Clear heights: 21'-4" to 23'-5"
- Partially-fenced truck court
- Office and warehouse contain heating and cooling
- 3-phase power
- Fully sprinklered
- Office buildout includes showroom, hard-wall office, break area, and large training room

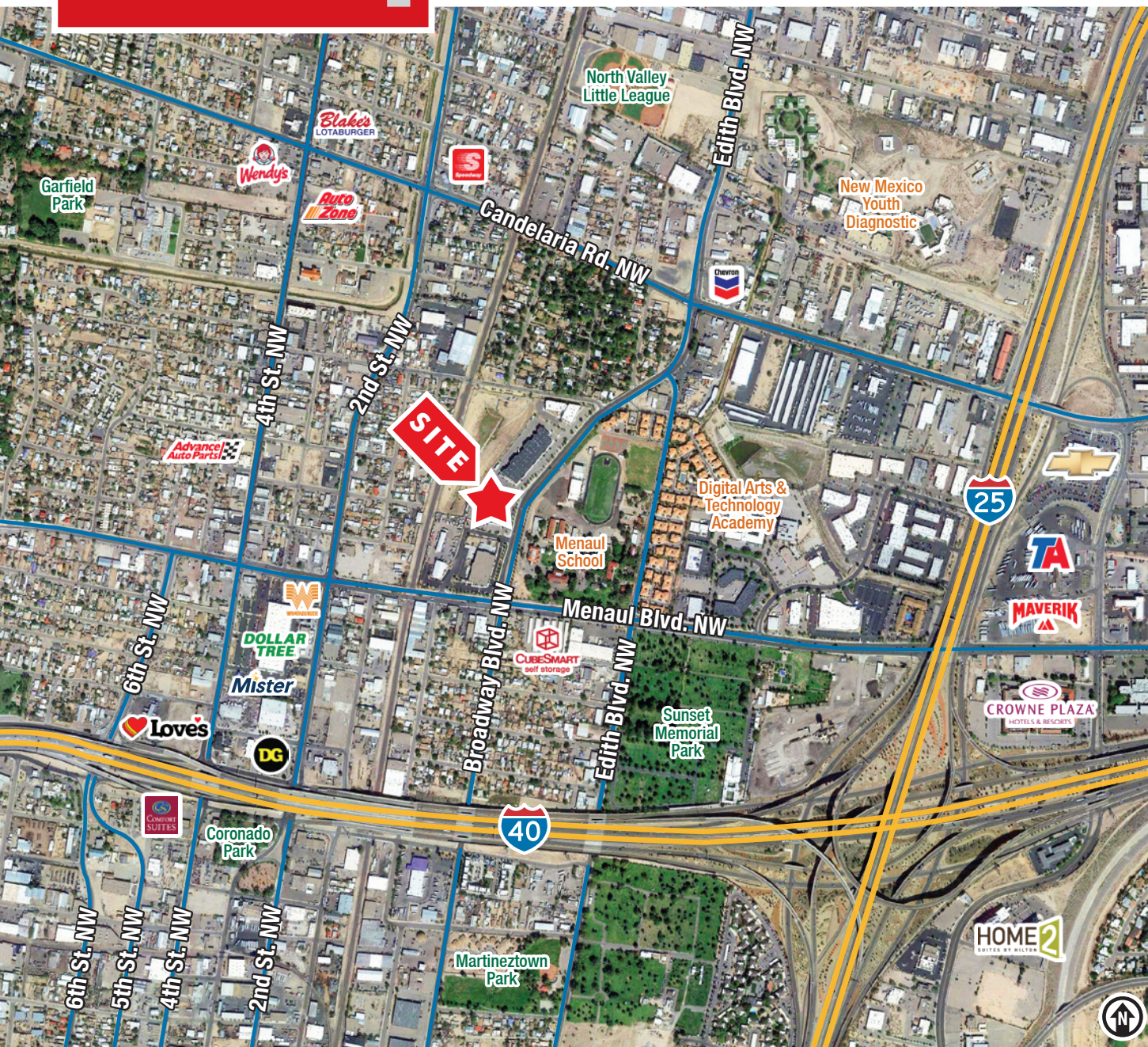
ZONING [NR-C](#) 

LOCATION

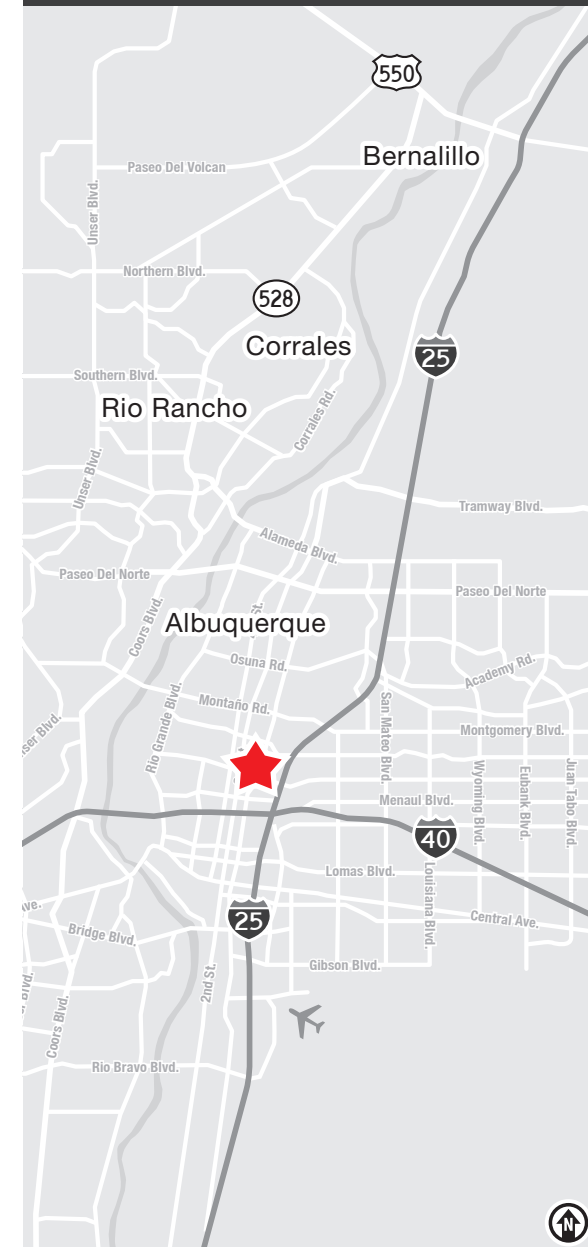
NWQ Broadway &
Menaul Blvds. NE

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LOCATION



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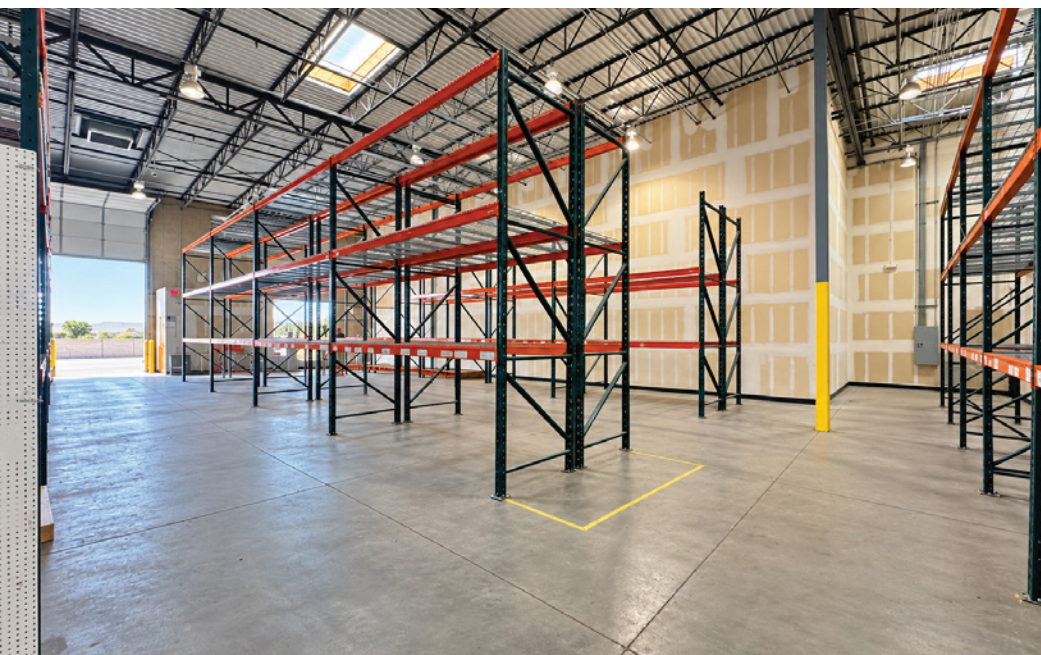
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