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

±7,035 SF Available

Alex Pulliam SIOR
alex@sunvista.com | 505 350 5729

Riley McKee CCIM, SIOR
riley@sunvista.com | 505 379 1549

NAISunVista Got Space™

Opening the Door to Commercial Real Estate Excellence

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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

NAI SunVista
505 878 0001 | sunvista.com
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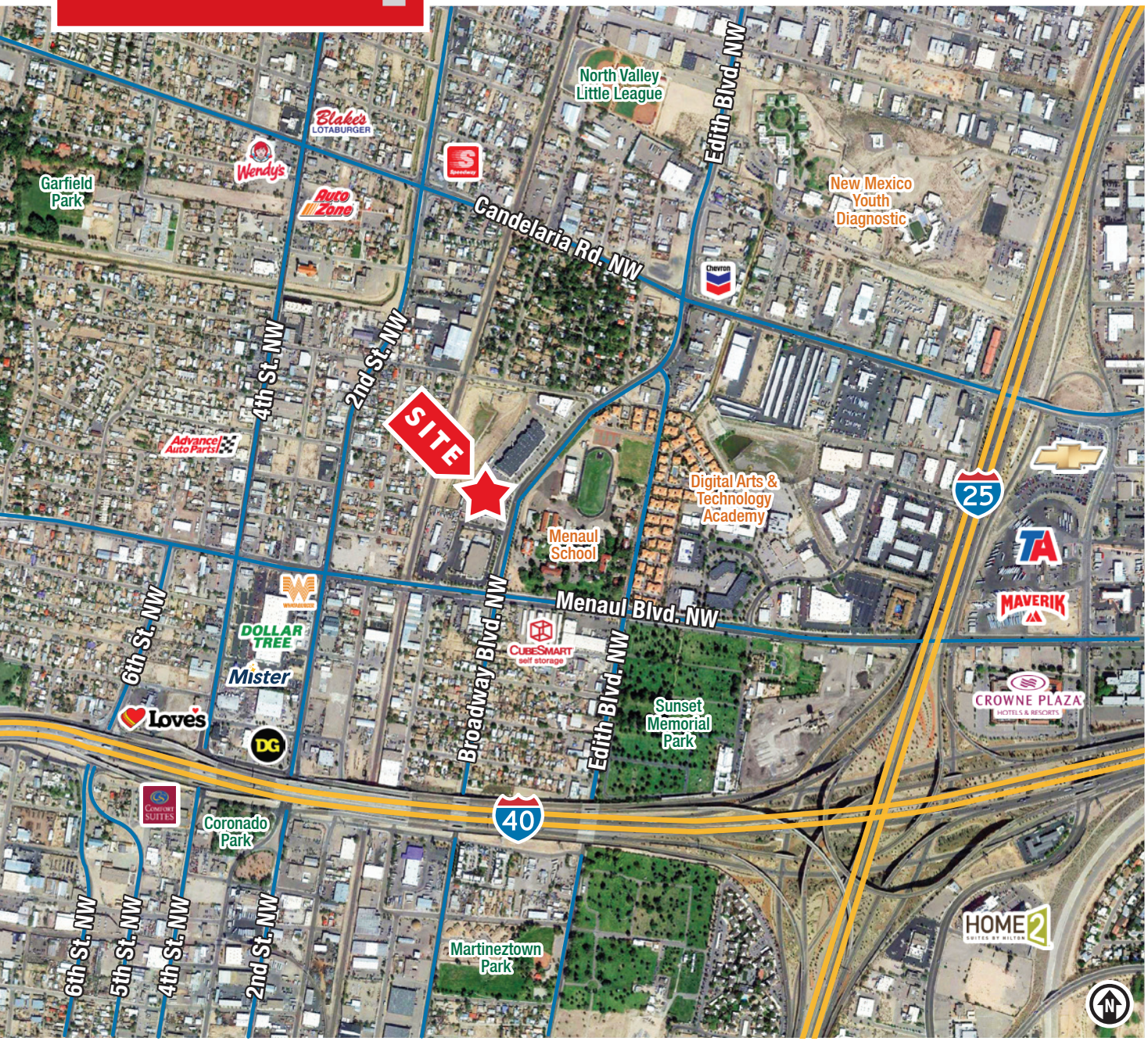
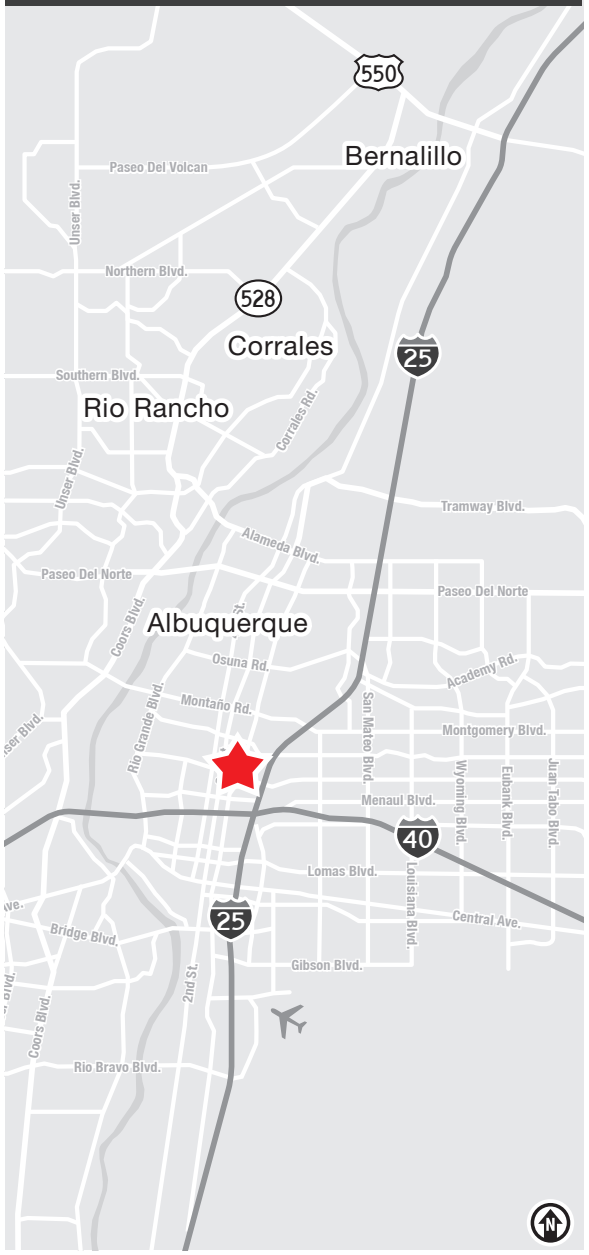


LOCATION



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FLOOR PLAN



AVAILABLE

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Warehouse:	±3,786 SF
Total:	±7,035 SF

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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.

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