

# For Sale

## Warehouse with I-40 Access

WITH FENCED YARD AND STORAGE/PARKING LOT

1500 & 1501 12th St. NW | Albuquerque, NM 87104

*SEC 12th St. & Aspen Ave. NW*



Sale Price  
\$2,990,000



±46,817  
Total SF



±1.76  
Total Acres

### PROPERTY HIGHLIGHTS

- 8 newly-installed dock-high doors
- 1 ramp-level roll-up door
- 14' clear height
- 1600-amp/3-phase power
- Current and clean phase I
- Cannabis Distance Verification Survey completed and clear
- Paved parking lot
- Additional fenced parking/storage across the street

FOR MORE INFORMATION:

**NA**SunVista

got space

**Martha Carpenter**  
martha@sunvista.com  
505 228 0154

**Lisa Mercer**  
lisa@sunvista.com  
505 235 8503



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### LOCATION



### AVAILABLE

#### Buildings:

1 Main Warehouse:	±36,345 SF
2 Second Floor (Offices):	±8,088 SF
3 Additional Warehouse:	±2,384 SF
Total:	±46,817 SF

#### Land:

A Tract A (1501 12th St.):	±1.1539 Ac.
B Tract B (1500 12th St.):	±0.6155 Ac.
Total:	±1.7694 Ac.

Zoning: NR-BP

#### Property Highlights:

- 8 newly-installed dock-high doors
- 1 ramp-level roll-up door
- 14' clear height
- Paved security gate for parking
- Fenced parking across the street



**This property is in a HUB Zone** For small companies operating/employing people in Historically Underutilized Business Zones.



**This property is located in an Opportunity Zone** A new way to finance in under-served areas.



**NA SunVista**    

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** [sunvista.com](http://sunvista.com)

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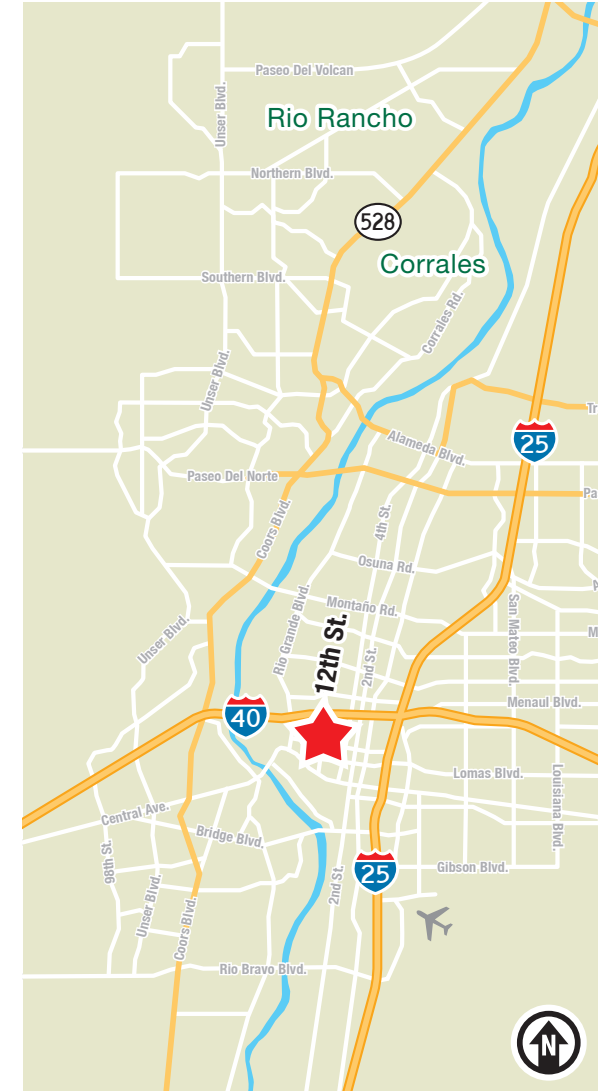
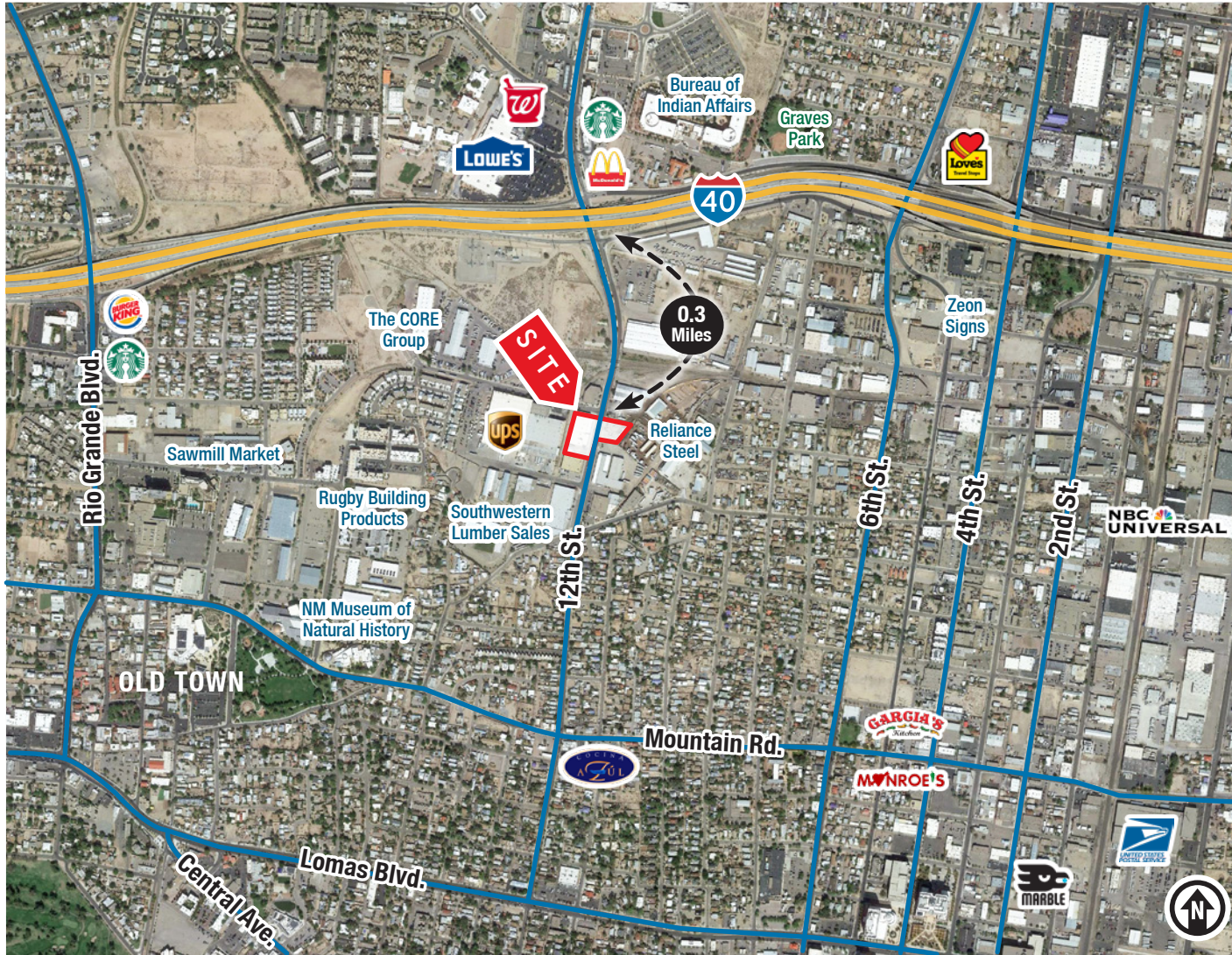
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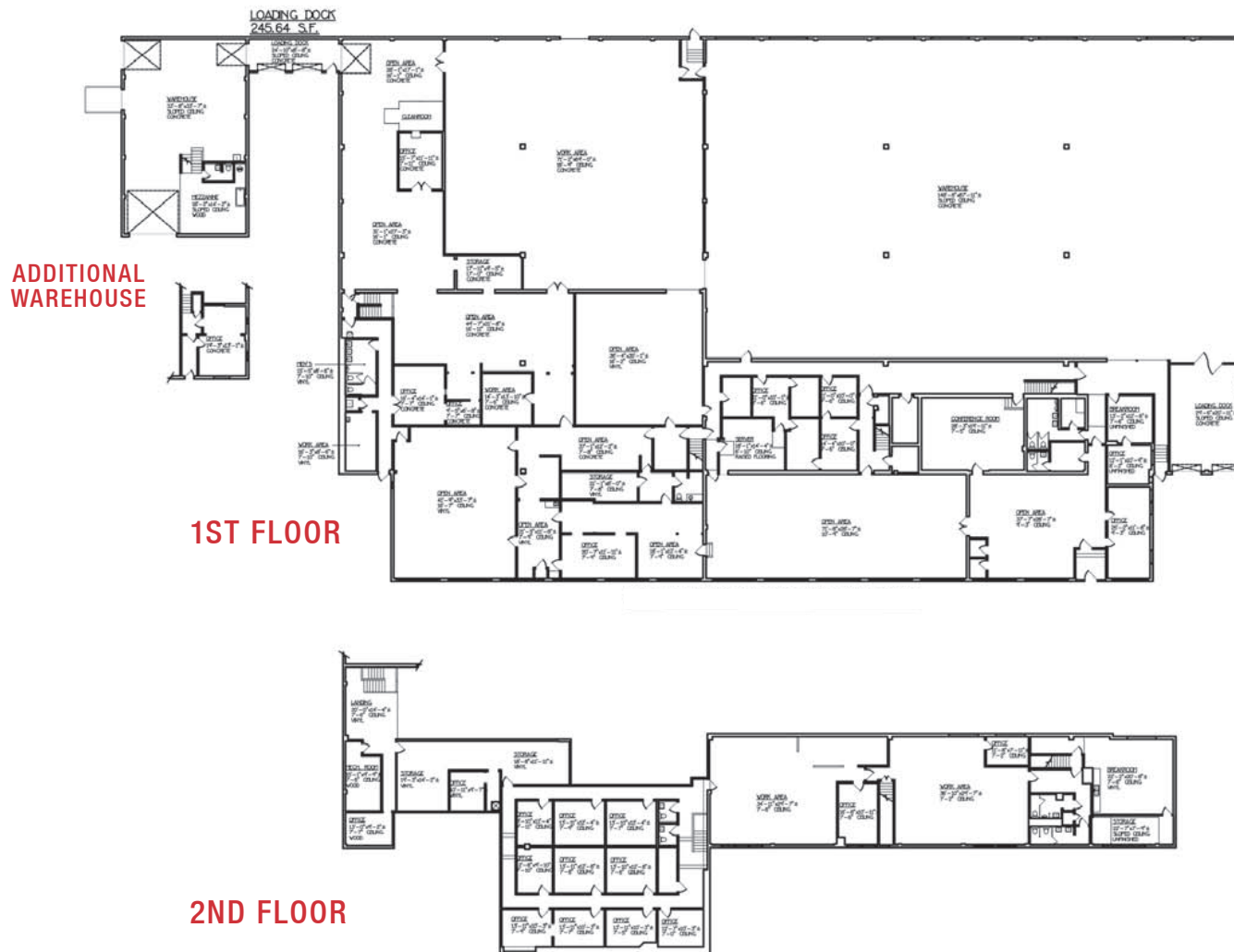
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### FLOOR PLAN



### AVAILABLE

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<b>Total:</b>	<b>±46,817 SF</b>



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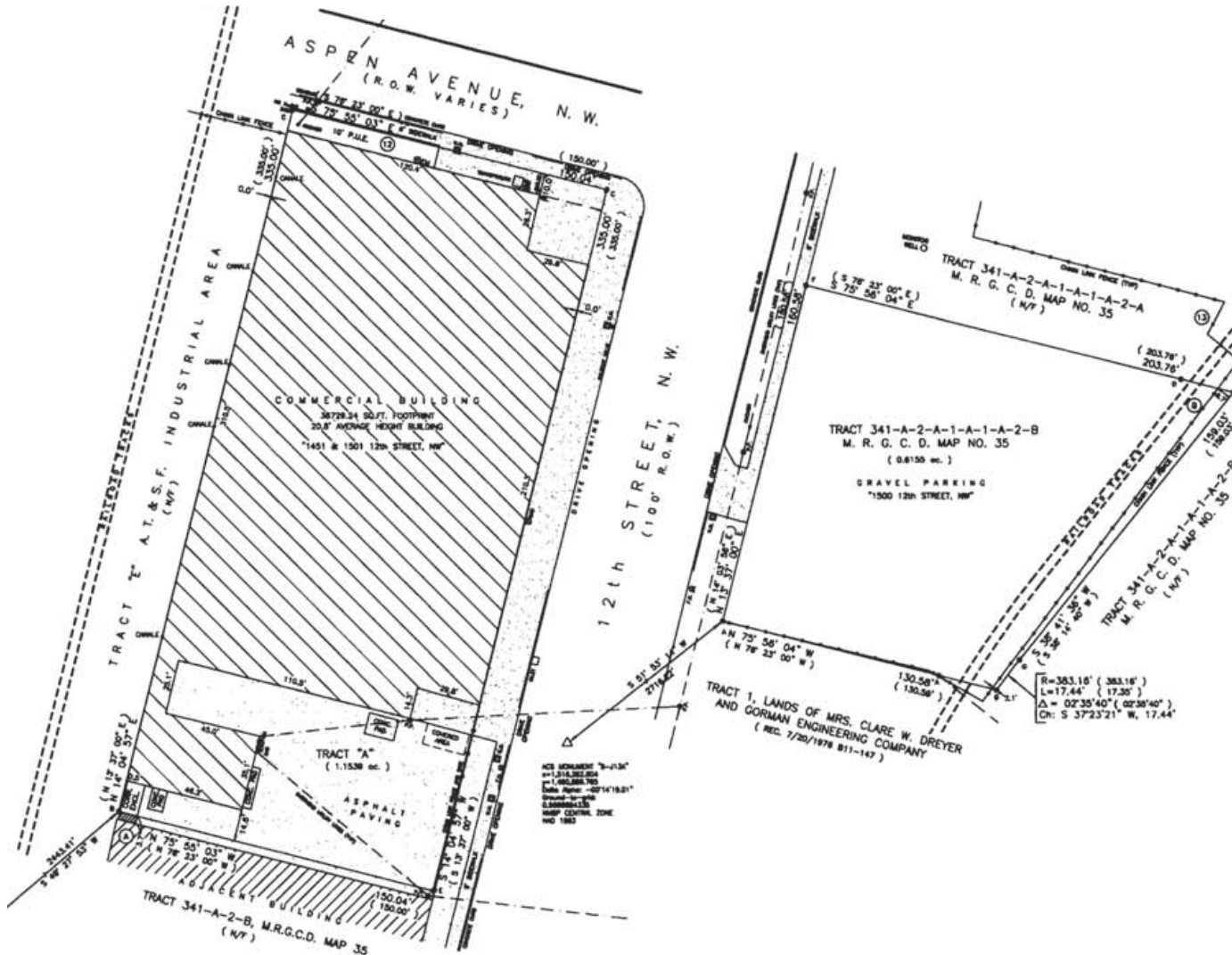
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# SITE SURVEY

**AVAILABLE**

**Total Buildings: ±46,817 SF**

**Total Land: ±1.76 Acres**



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