

For Sale
or Lease

Warehouse with Fenced Yard

COLD STORAGE FACILITY WITH EASY I-40 ACCESS

1235 Aspen Ave. NW | Albuquerque, NM 87104

NWQ 12th St. & Aspen Ave. NW



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.



Sale Price
\$2,900,000



Lease Rate
\$12.75/SF + NNN



±19,100
Total SF



±1.97
Total Acres

PROPERTY HIGHLIGHTS

- 8 dock-high doors
- 14' ceiling heights
- Mezzanine with 5 offices
- 1 large cold storage and 2 small cold storage areas
- ±5,570 SF fenced yard
- Plenty of parking
- Owner financing available
- Zoning: NR-BP

NASunVista

got space

FOR MORE INFORMATION:

Martha Carpenter
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505 228 0154

Lisa Mercer
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505 235 8503

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LOCATION

SITE

- Total SF: $\pm 19,100$ SF
- Land: ± 1.97 Acres

$\pm 17,000$ SF Warehouse
with Mezzanine

$\pm 5,570$ SF
Fenced Yard

$\pm 2,100$ SF Metal
Warehouse

G&S
Meats

LD Supply
Company

RAKS
BUILDING SUPPLY

Aspen Ave.

12th St.



NAI SunVista 505 878 0001 sunvista.com

6801 JEFFERSON ST. NE | SUITE 200 | ALBUQUERQUE, NM 87109

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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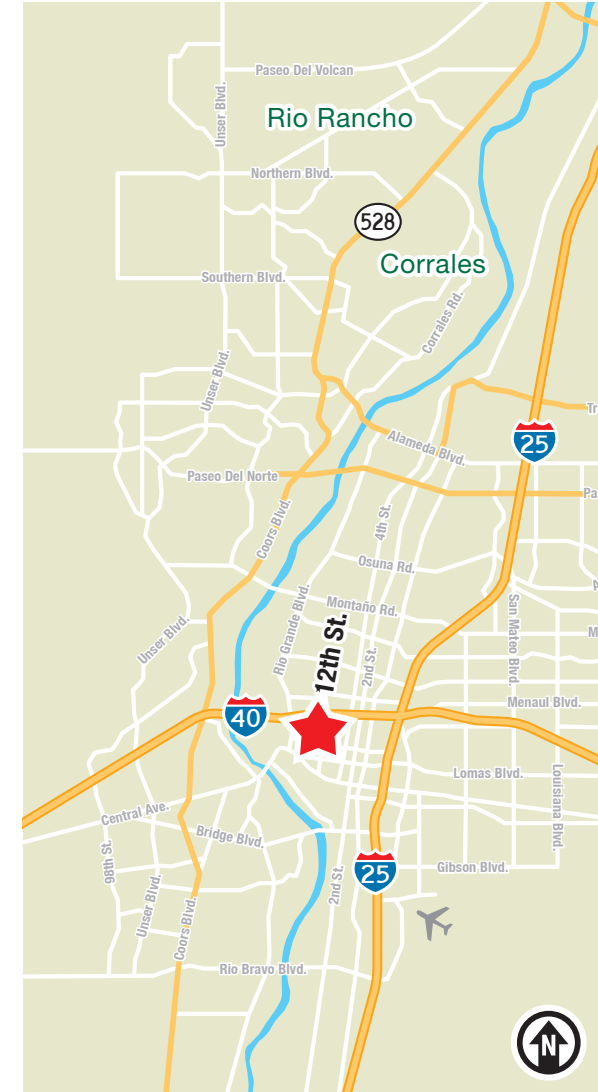
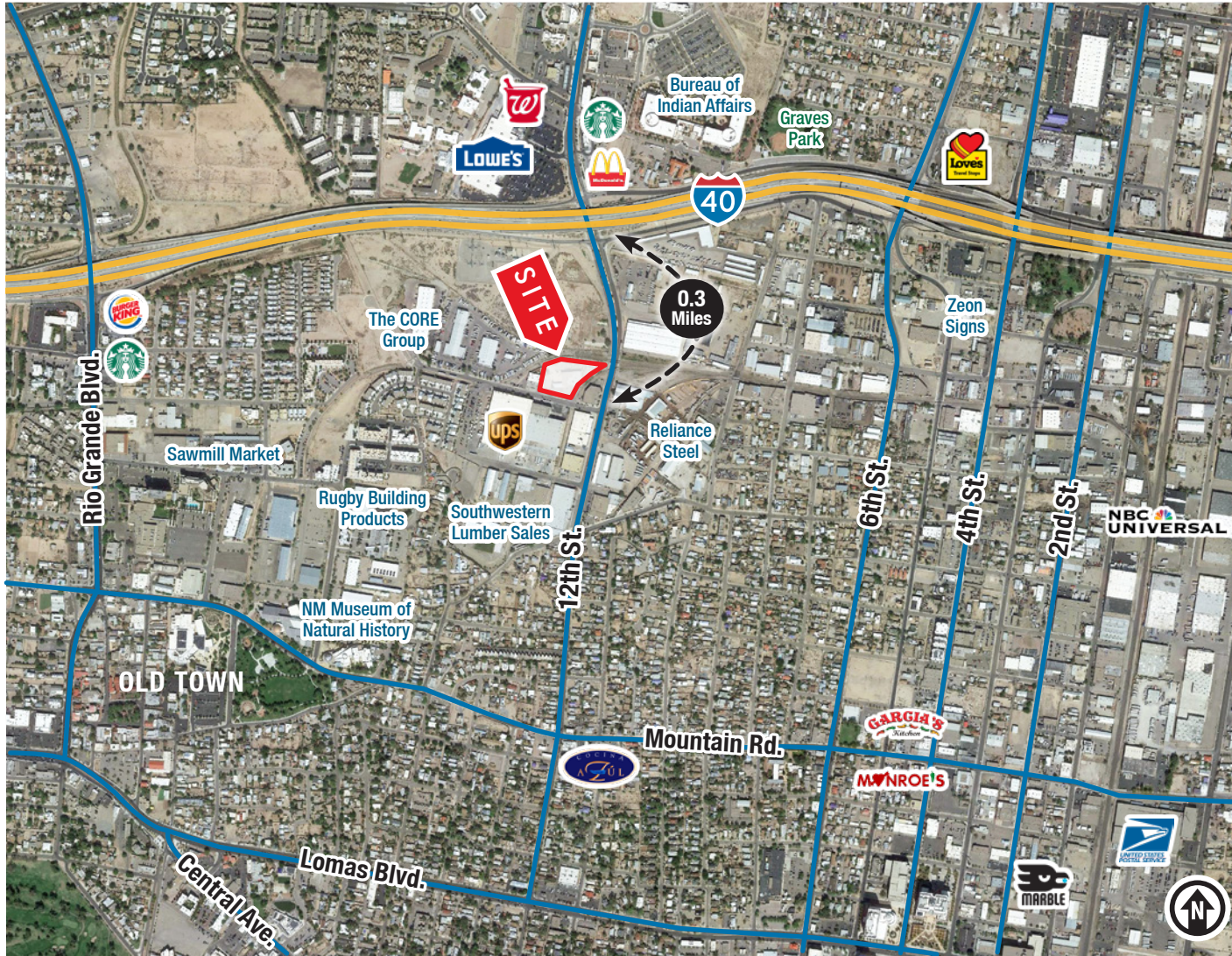
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FLOOR PLAN

AVAILABLE

Warehouse w/Mezzanine: ±17,000 SF

Metal Warehouse: ±2,100 SF

Total SF: ±19,100 SF



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PHOTOS



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