

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

**NA**SunVista

got space

FOR MORE INFORMATION:

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

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

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LOCATION



**NAI SunVista** 505 878 0001 [sunvista.com](http://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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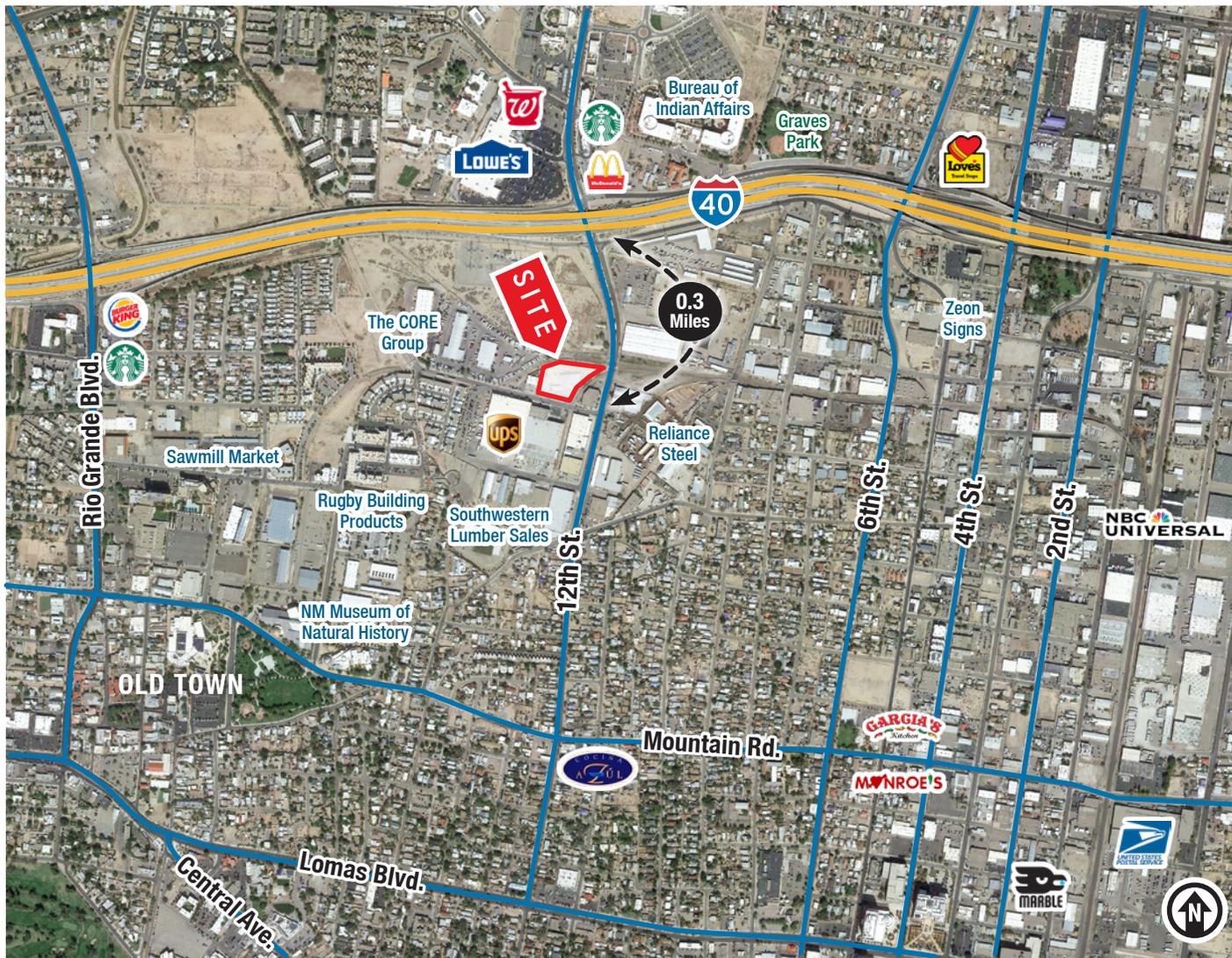
**Lisa Mercer**  
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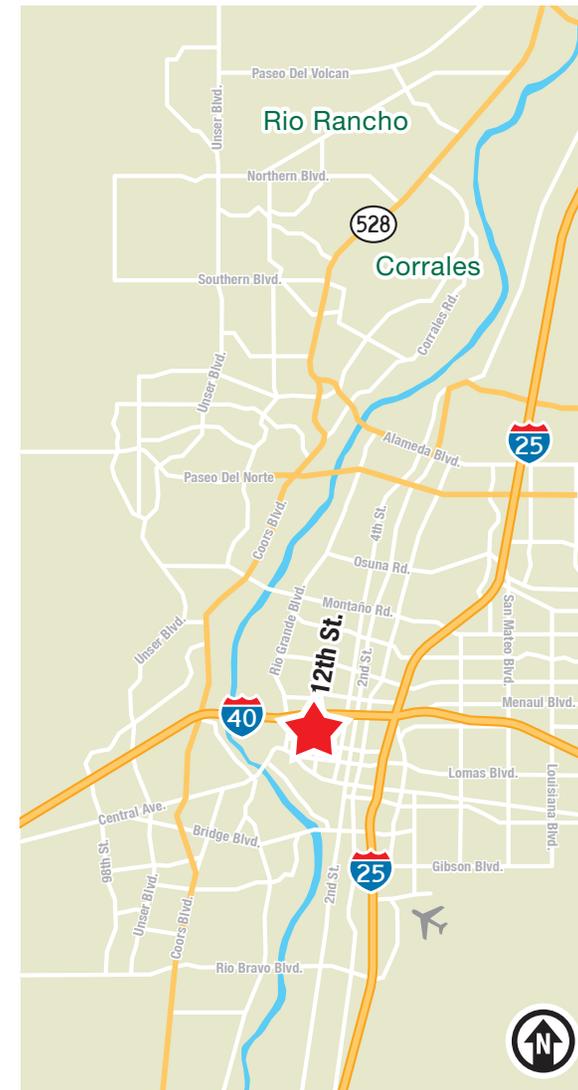
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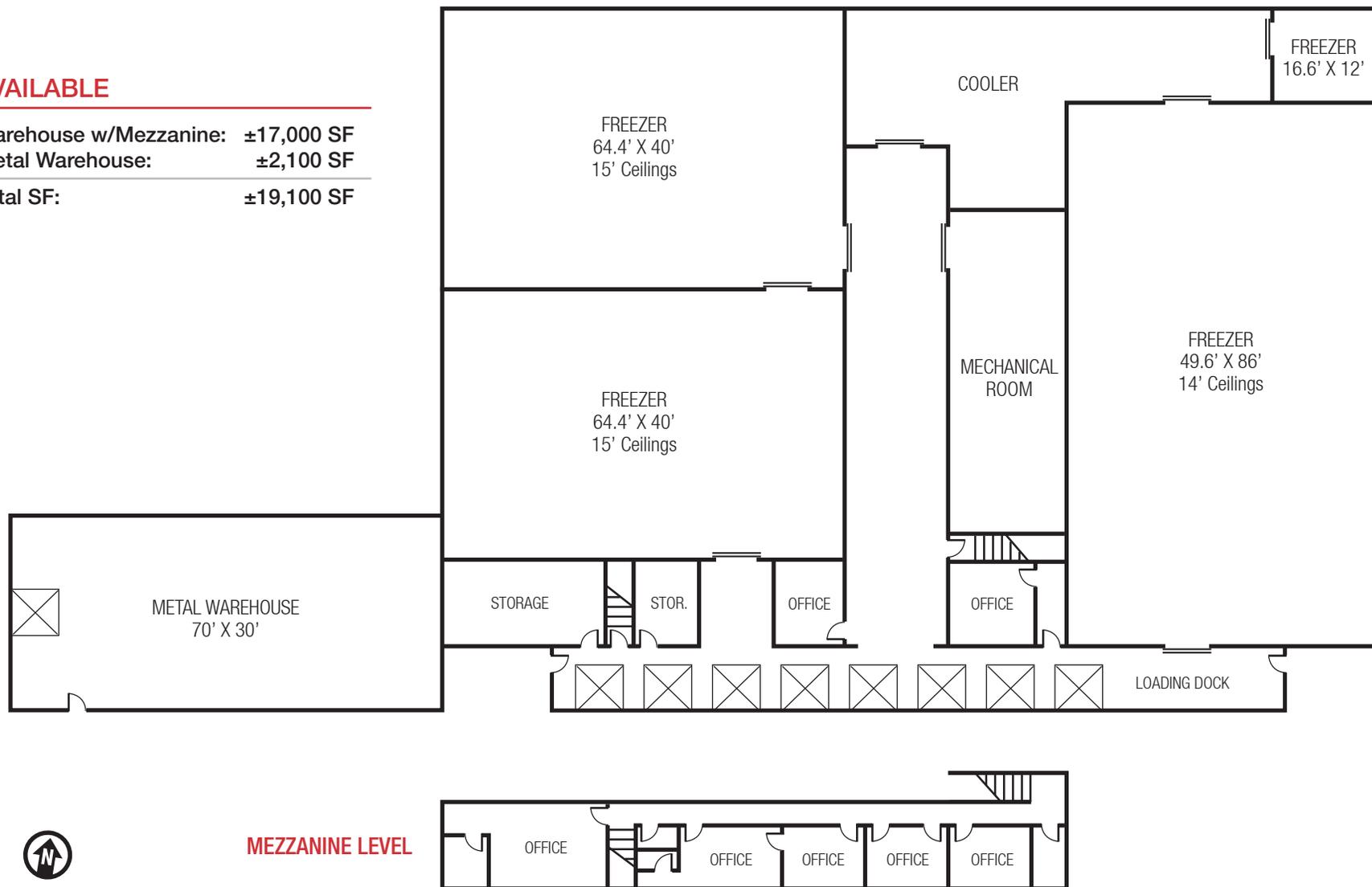
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FLOOR PLAN

## 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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