

**For Sale
or Lease**

Stand-Alone Research & Development Building

10401 Research Rd. SE | Albuquerque, NM 87123



WALKING DISTANCE TO THE KIRTLAND AFB EUBANK GATE

NEC Eubank Blvd. & Research Rd. SE



Bldg.: ±12,659 SF
Land: ±1.0 Acres



Sale Price:
\$2,215,000



Lease Rate:
\$16.25/SF + NNN

HIGHLIGHTS

- Great visibility to Kirtland AFB traffic
- Abundance of lab space
- Outdoor patio area
- 26 parking spaces
- Ideal for government contractors, engineers, and specialized companies
- IDO Zoning: NR-BP, Business Park

NAI SunVista

got space

DJ Brigman
DJ@sunvista.com
505 998 1562

Dave Hill, CCIM, SIOR
dave@sunvista.com
505 238 6413

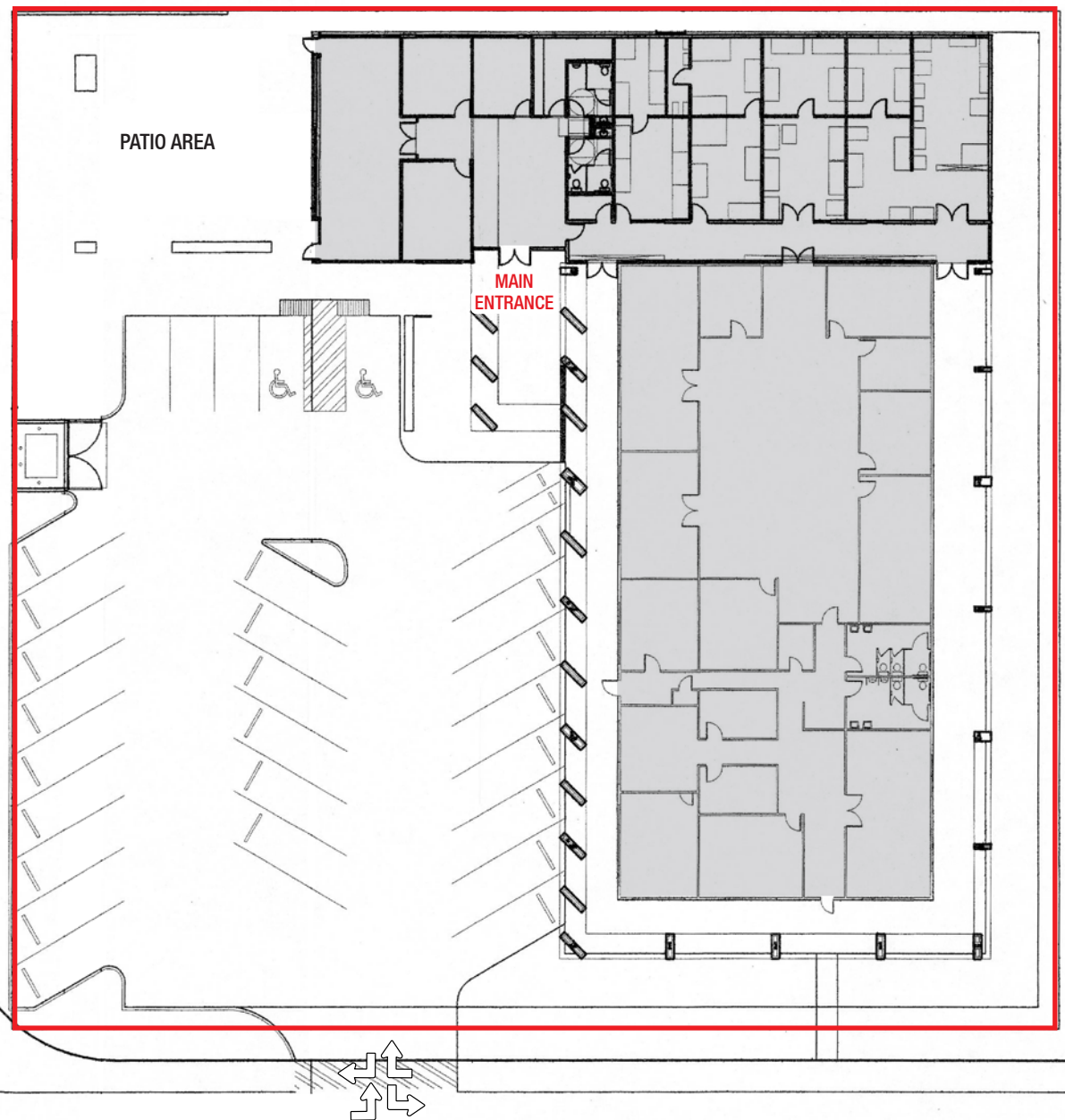
SITE/FLOOR PLAN

Building: ±12,659 SF

Land: ±1.0 Acres

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Eubank Blvd.



Research Rd.



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PHOTOS



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6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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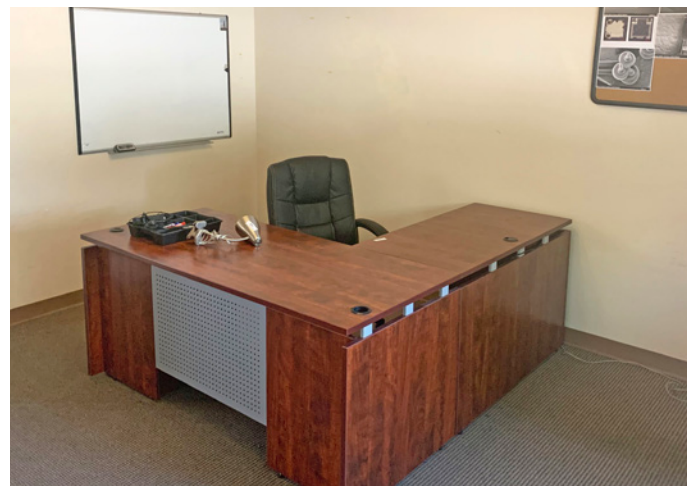
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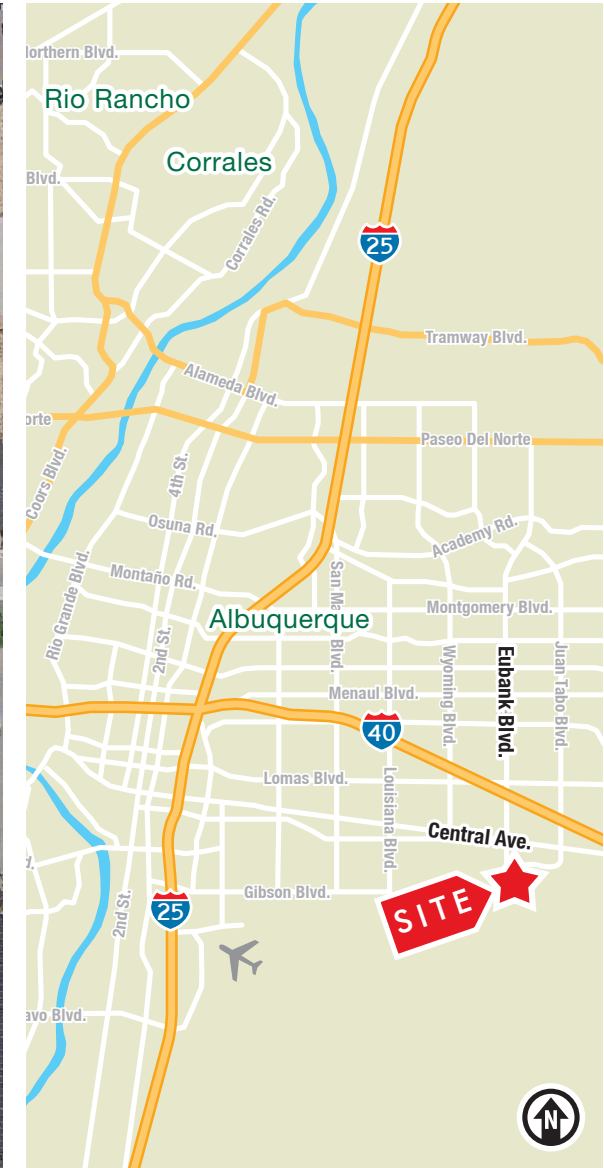
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LOCATION



NAISunVista

505 878 0001 | sunvista.com | [f](https://www.facebook.com/sunvista) [i](https://www.instagram.com/sunvista) [in](https://www.linkedin.com/company/sunvista) [y](https://www.youtube.com/channel/UCqj8K8K8K8K8K8K8K8K8K8K)
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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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