

Large North I-25 Warehouse

4595 San Mateo Blvd. NE | Albuquerque, NM 87109

For Sale

FORMER BIG BOX REDEVELOPED FOR INDUSTRIAL USE



Visit Our YouTube Channel
to See this Property Video



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



DISTRIBUTION/FOOD PROCESSING FACILITY WITH TRUCK COURT

Sale Price \$4,500,000

Available

- Space: ±53,300 SF
- Land: ±4.63 Acres

IDO Zoning MX-M

Property Highlights

- 1 mile from I-25 access
- ±1.2-acre truck court available
- Ceiling height: 20'8" - 24'7"
- Can accommodate dock-high doors and ramp-access rollup doors
- Robust 3-phase power with 480-volt, 2000-amp service
- Existing food-handling infrastructure ideal for a commissary
- Concrete tilt-up construction
- Prominent signage along San Mateo Blvd.
- Fully sprinkled
- Full HVAC coverage throughout the building-heating & refrigerated air

NAI Maestas & Ward

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

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For more information:

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LOCATION



SITE

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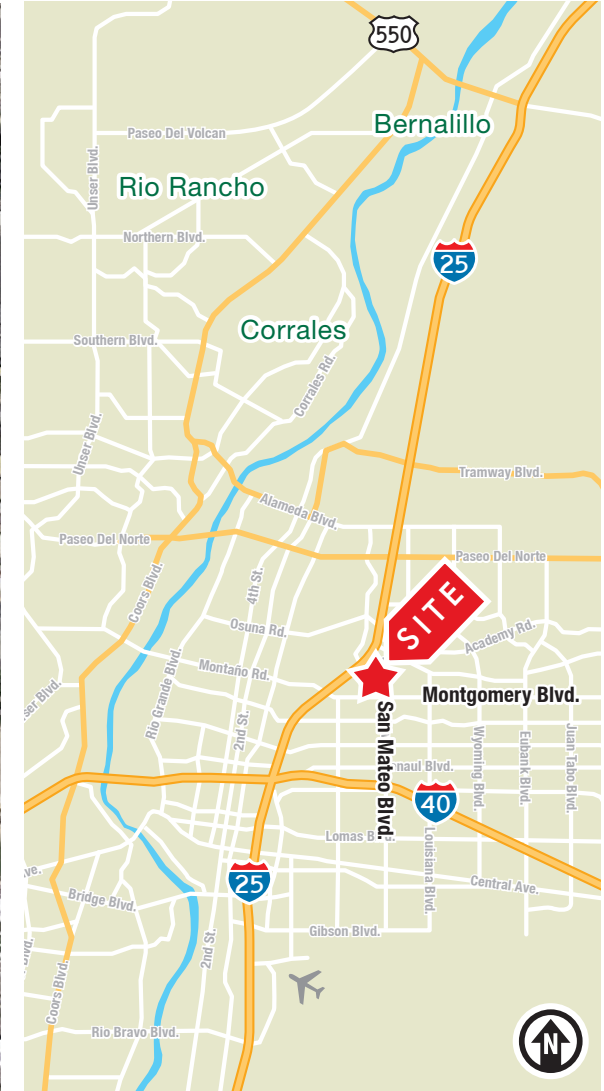
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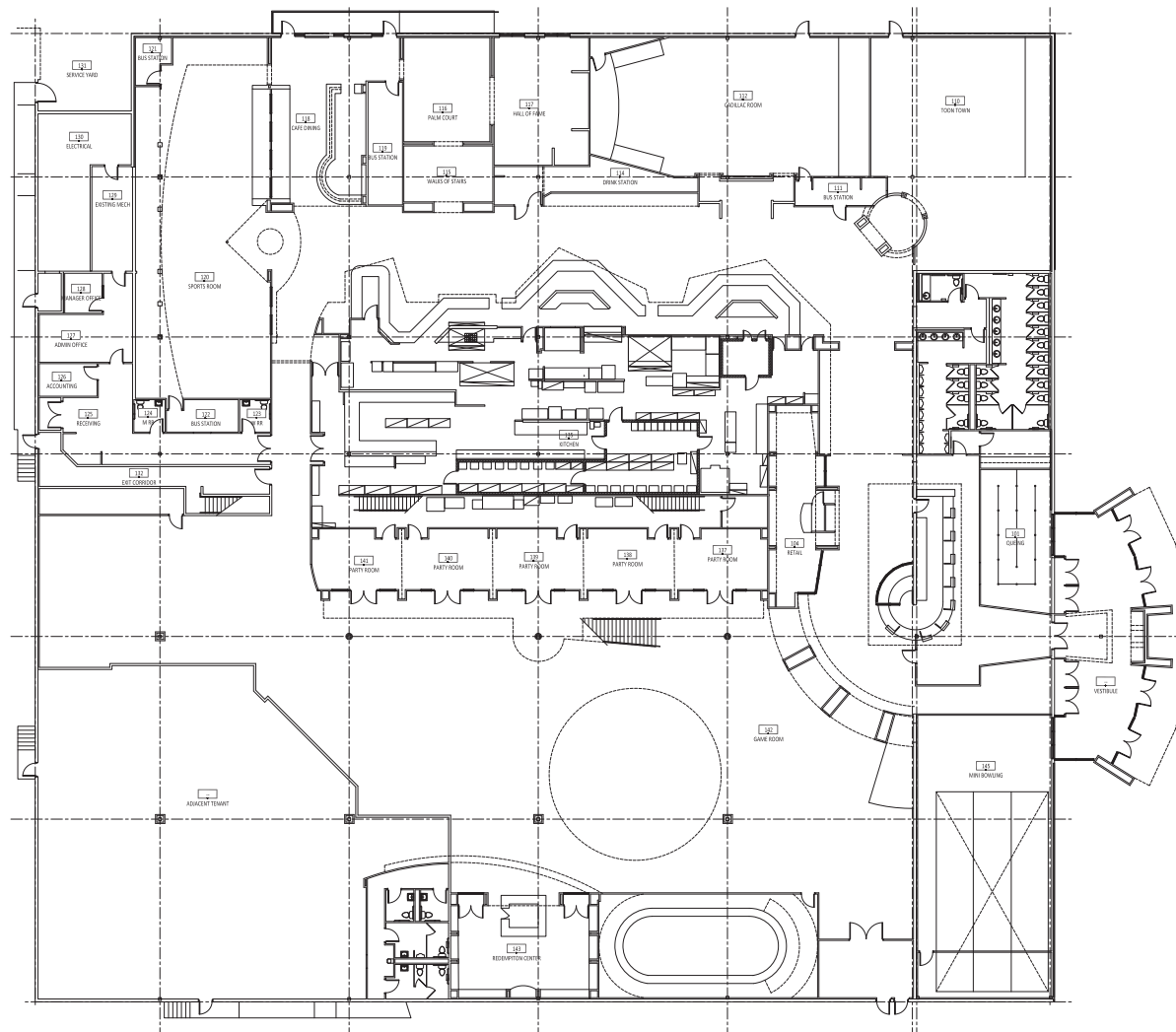
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FLOOR PLAN



FLOORPLAN

±53,300 SF

MAIN ENTRANCE



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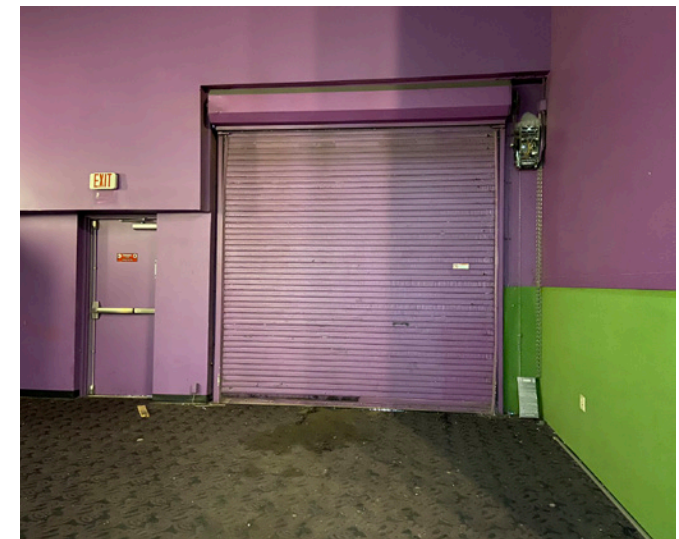
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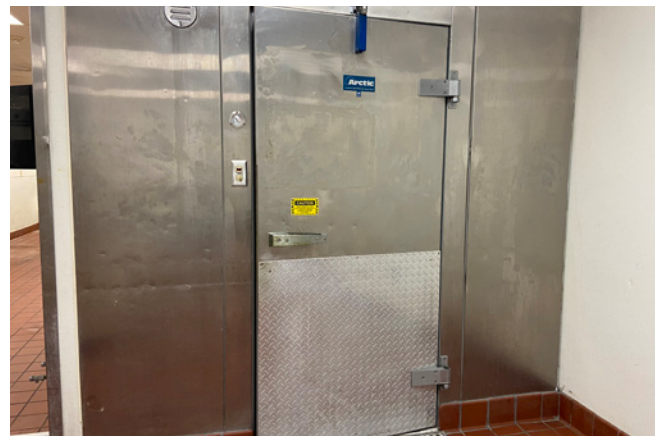
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