

OUTSTANDING NORTH I-25 GEM 80K+/- FLEX FACILITY on 10 ACRES FOR LEASE @ \$8/SF/NNN *or* FOR SALE @ \$6.9MM

6600 Gulton Court NE in ABQ, NM- Approx 1/2 Mile from Osuna/I-25





- Large, Versatile and Centralized Facility Campus Accommodating to a Variety of Uses – R&D, Hi-Tech, Flex Office, Manufacturing, Back Office, Call Center, Educational, Institutional, Religious, Film
- 80K, Single Story Facility on 10 AC in Heart of North I-25 Corridor
- Building Demisable Down 26K+ with Separate Entrance and Parking
- 30,000 SF Improved Office w/ 50,000 SF+/- Manufacturing/R&D Space Flexible IP Zoning Allows Numerous Uses Without a Zone Change
- HVAC Throughout, Recent Roof Replacement, 3-Phase Power 480/277V, Sprinklered, 14' -18' Clear Height & Fiber
- 4.56:1000 Current Parking Ratio (365 Spaces) w/ Ability to Double
- Building and/or Parking Lot Expansion Potential on Excess 2.8 AC
- For Lease @ \$8.00/SF NNN for a Single User
- For Sale @ \$6.9 Million (\$86.35/Bldg SF) with Excess Land Included

Contact:
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Leasing ♦ Brokerage ♦ Development

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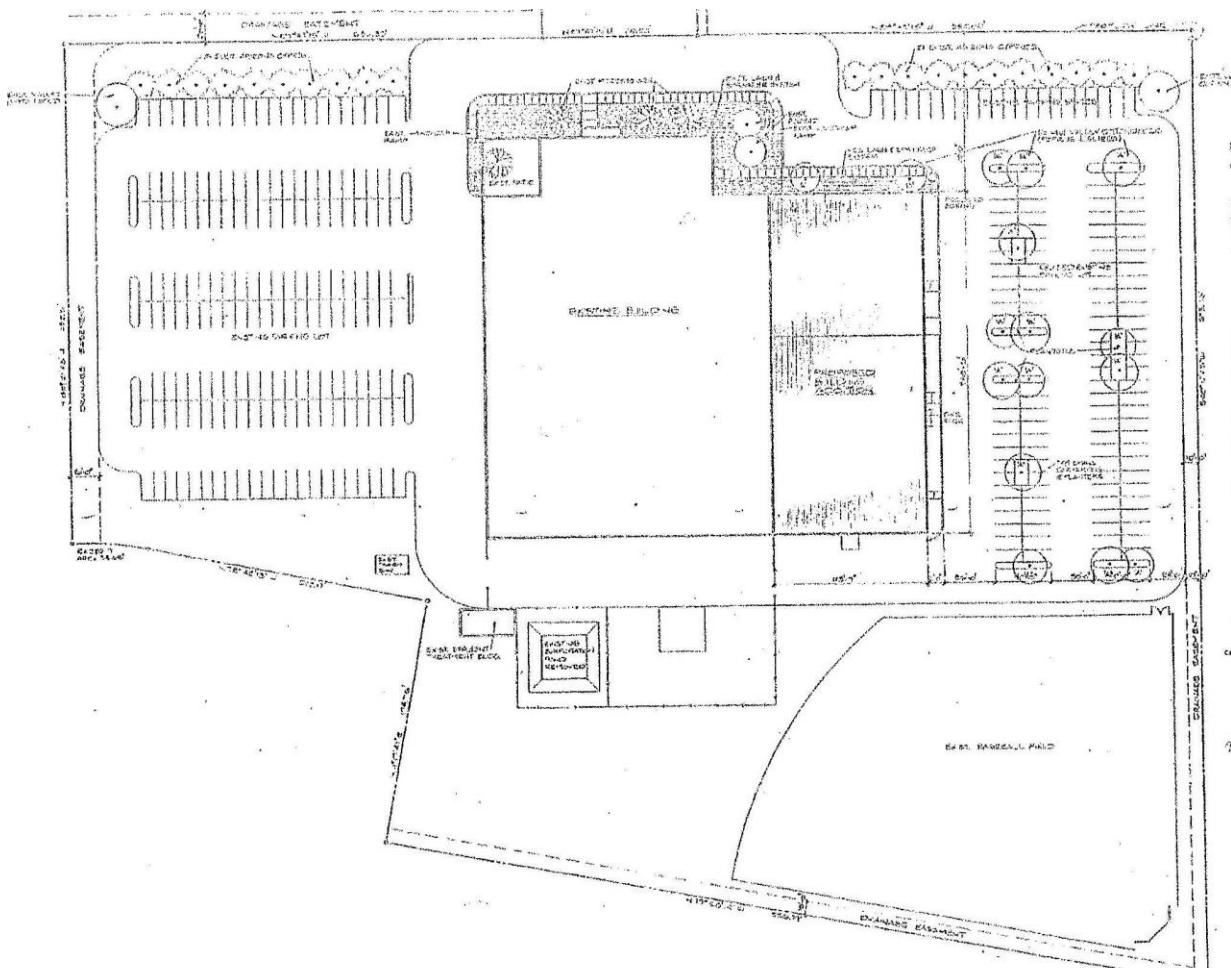
OFFICE PORTION PICS (30,000 SF+/- ON ONE LEVEL)



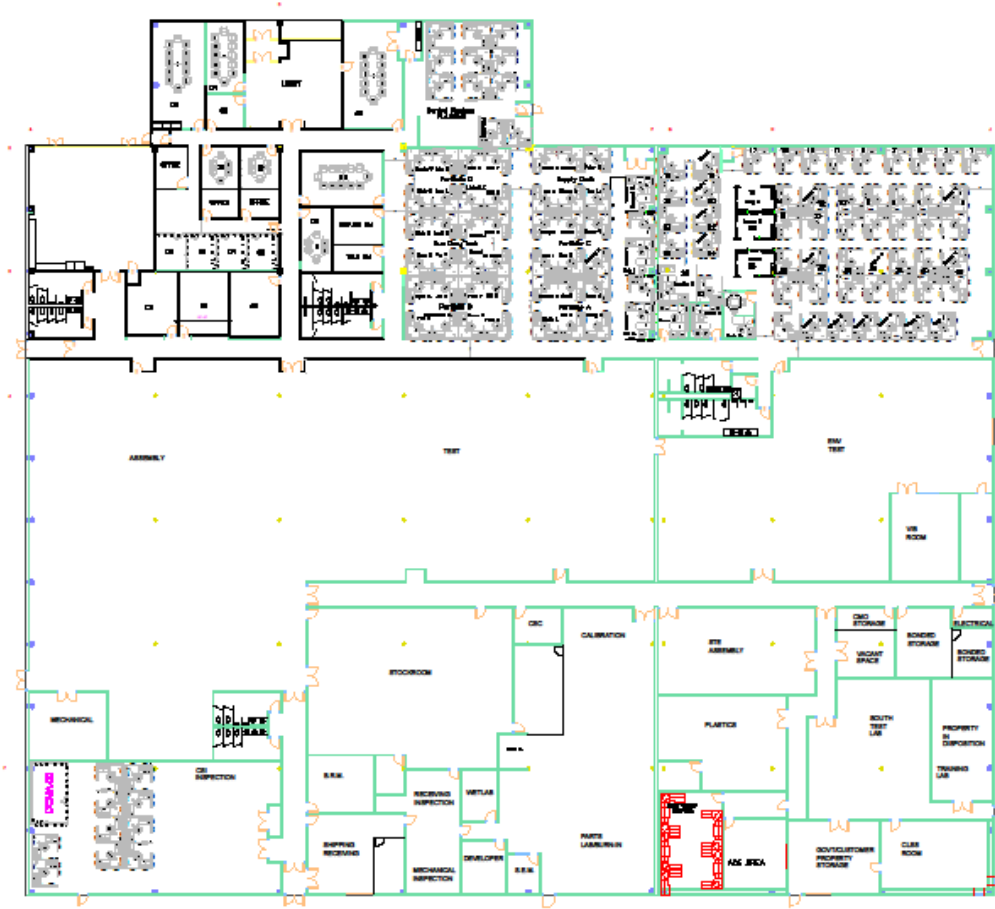
MANUFACTURING AREA PICS (50,000 SF+/-, HI-BAY, SPRINKLERED)



SITE PLAN



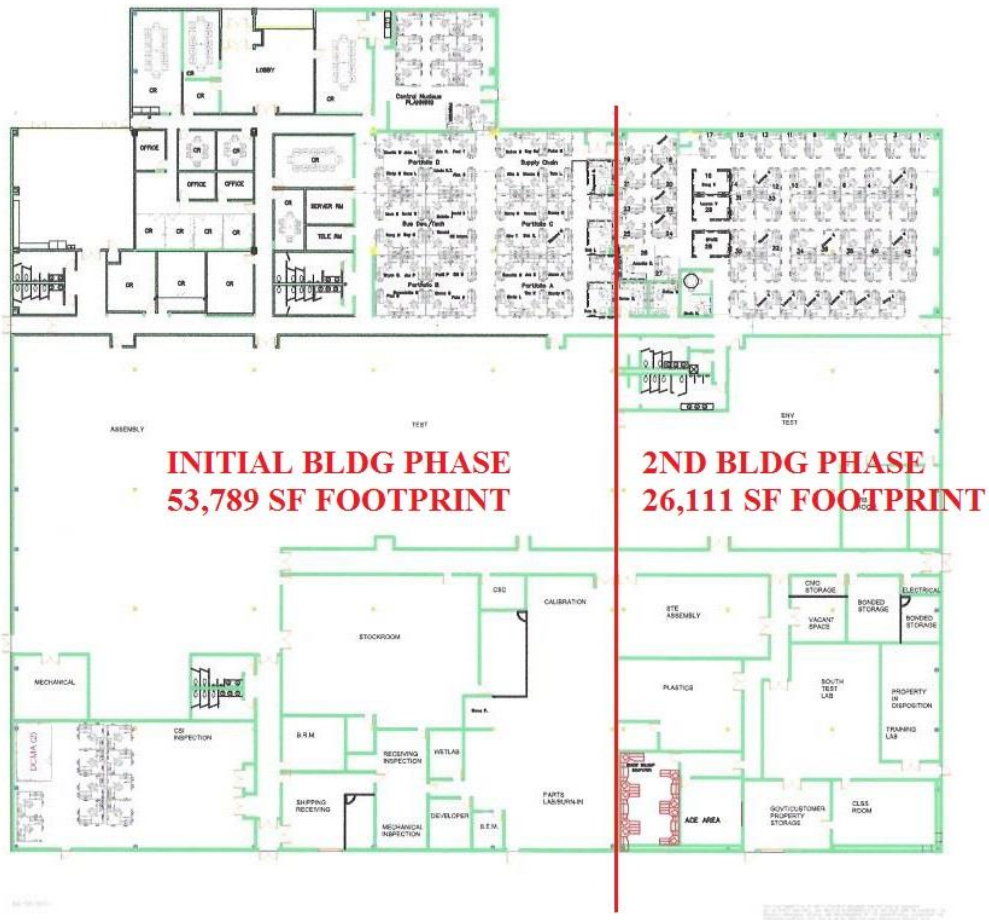
AS-BUILT FLOOR PLAN



DATE: 10/15/2024

PROJECT: [Illegible]

BUILDING DEMISING SCENARIO



PROPERTY SPLIT SCENARIO

