

Industrial Facility with Active Rail Spur Rail Served Industrial Site

FOR SALE

Industry Way & Broadway Blvd.

**PRICE REDUCED,
MAKE AN OFFER!**



PRICE:

- \$1,900,000

LOT SIZE:

- ±8.85 Acres

BUILDING SIZE:

- ±25,000 SF

ZONING:

- M-1

BENEFITS:

- Approximately 25,000 SF of warehouse and shop buildings
- Two Rail spurs totaling over 1300 LF currently served by BNSF
- Onsite overhead crane with 2 ton capacity
- Warehouse contains lumber treatment facility
- Clear height approximately 15' at eaves and 24' at peak
- Large flat and level site
- Night Watchman's home on property

NAI Maestas & Ward

6801 Jefferson NE, Suite 200 Albuquerque, NM 87109
www.gotspaceusa.com

KEITH MEYER, CCIM, SIOR
keithmeyer@gotspaceusa.com
505 715 3228

JIM WIBLE, CCIM
jimw@gotspaceusa.com
505 400 6857

505.878.0001

Industrial Facility with Active Rail Spur Rail Served Industrial Site

LOCATION

Industry Way & Broadway Blvd.



NAI Maestas & Ward

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.

505.878.0001

KEITH MEYER, CCIM, SIOR
keithmeyer@gotspaceusa.com
505 715 3228

JIM WIBLE, CCIM
jimw@gotspaceusa.com
505 400 6857

Industrial Facility with Active Rail Spur Rail Served Industrial Site

PHOTOS

Industry Way & Broadway Blvd.



NAI Maestas & Ward

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.

505.878.0001

KEITH MEYER, CCIM, SIOR
keithmeyer@gotspaceusa.com
505 715 3228

JIM WIBLE, CCIM
jimw@gotspaceusa.com
505 400 6857