

Showroom/Warehouse/Retail

325 ACADEMY DR., VILLAGE OF CORRALES, SANDOVAL COUNTY, NM 87048

Accelerating success.



Details

- > Price: \$2,450,000.00 or \$50.64/SF
- > Lease Rate: \$4.50/SF
- > NNN: \$0.30/SF
- > Available Space: +/- 48,385 SF
 - > Building 1 (North): 22,099 SF (160'x140') of high bay warehouse with dock high doors
 - > Building 2 (South): 26,286 SF (300'x90') of retail/showroom 24,063 of showroom/2,223 of office
- > Lot Size: +/- 2.9768 acres or 129,670 SF
 - 0.4 acres of fenced yard space
 - +/- 25 paved parking spaces
- > Zoning: C - Neighborhood Commercial Zone (Village of Corrales)

Amenities

- > Ideal user would be a company that can utilize one or both buildings. This property is suited for the movie industry, manufacturing/distribution or the medical cannabis industry
- > On-site well and septic/sewer
- > Multiple drop-down gas fire space heaters and rooftop mounted evaporative cooling units
- > 2017 MAI appraisal of property
- > Both buildings have a fire alarm system with isolated zones and fire suppression walls
- > Currently single phase 220 volt with the ability to upgrade to 3 phase power
- > AT&T cell tower lease on property with \$14,400 of annual income

Contact Us

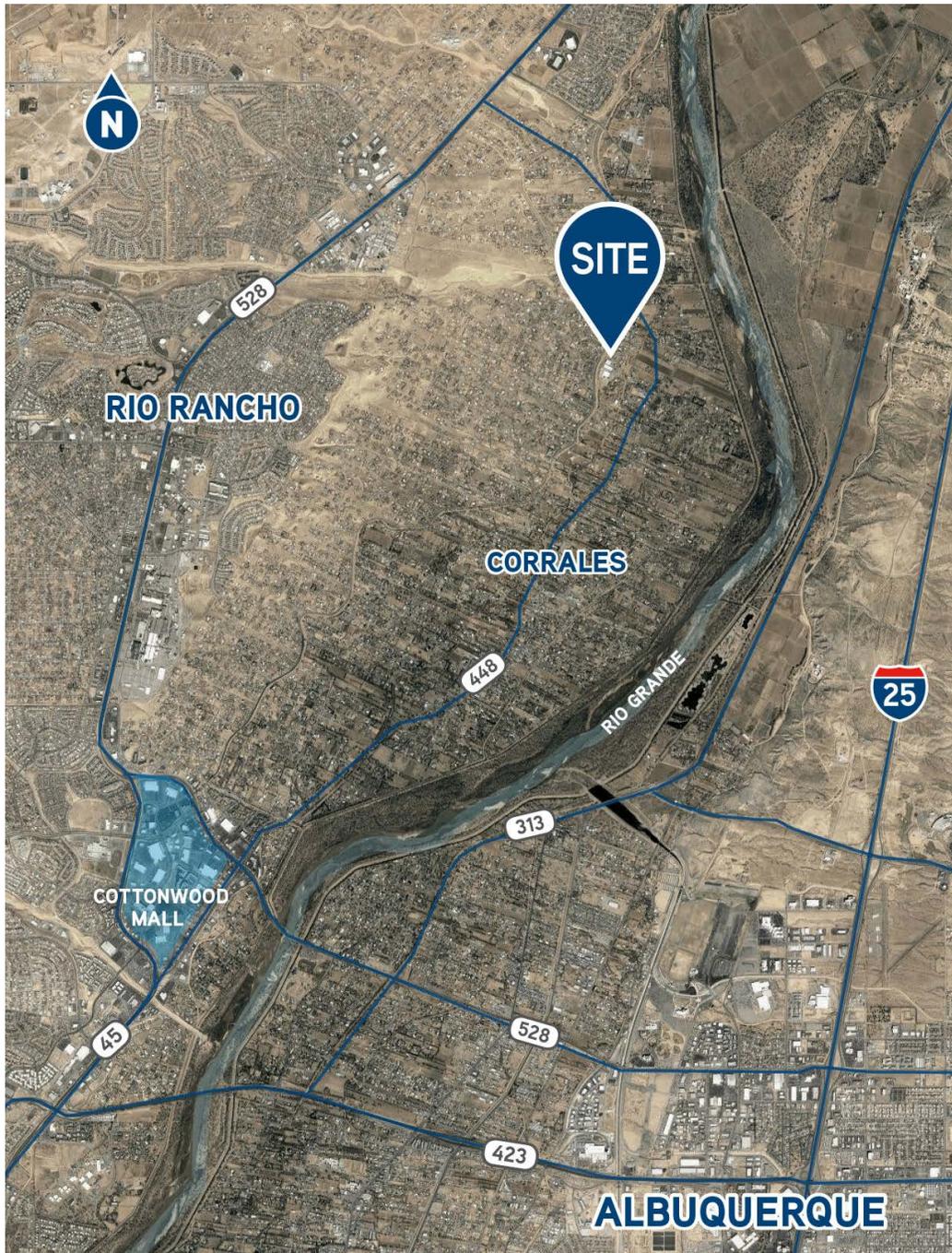
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Aerial

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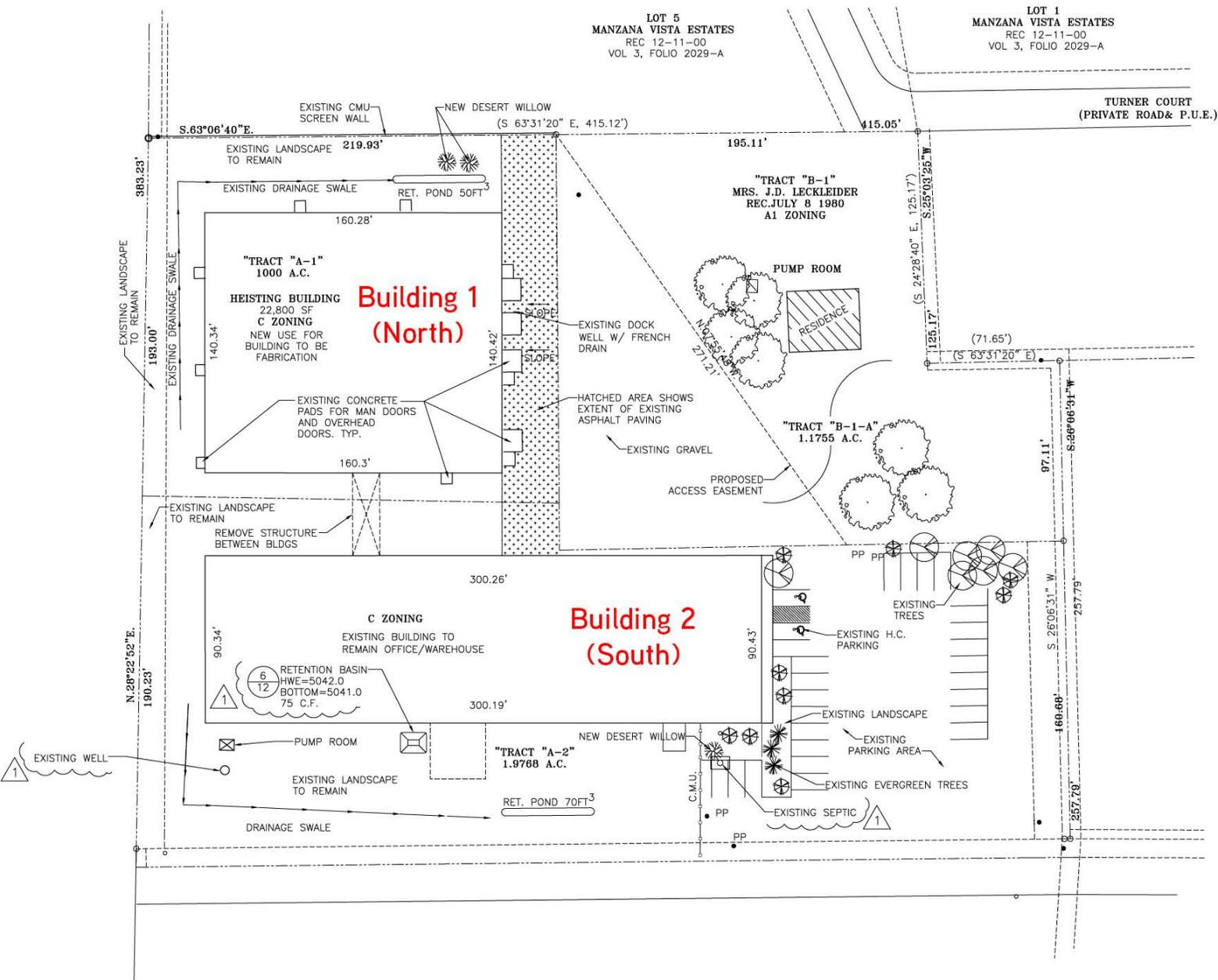
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Site Plan

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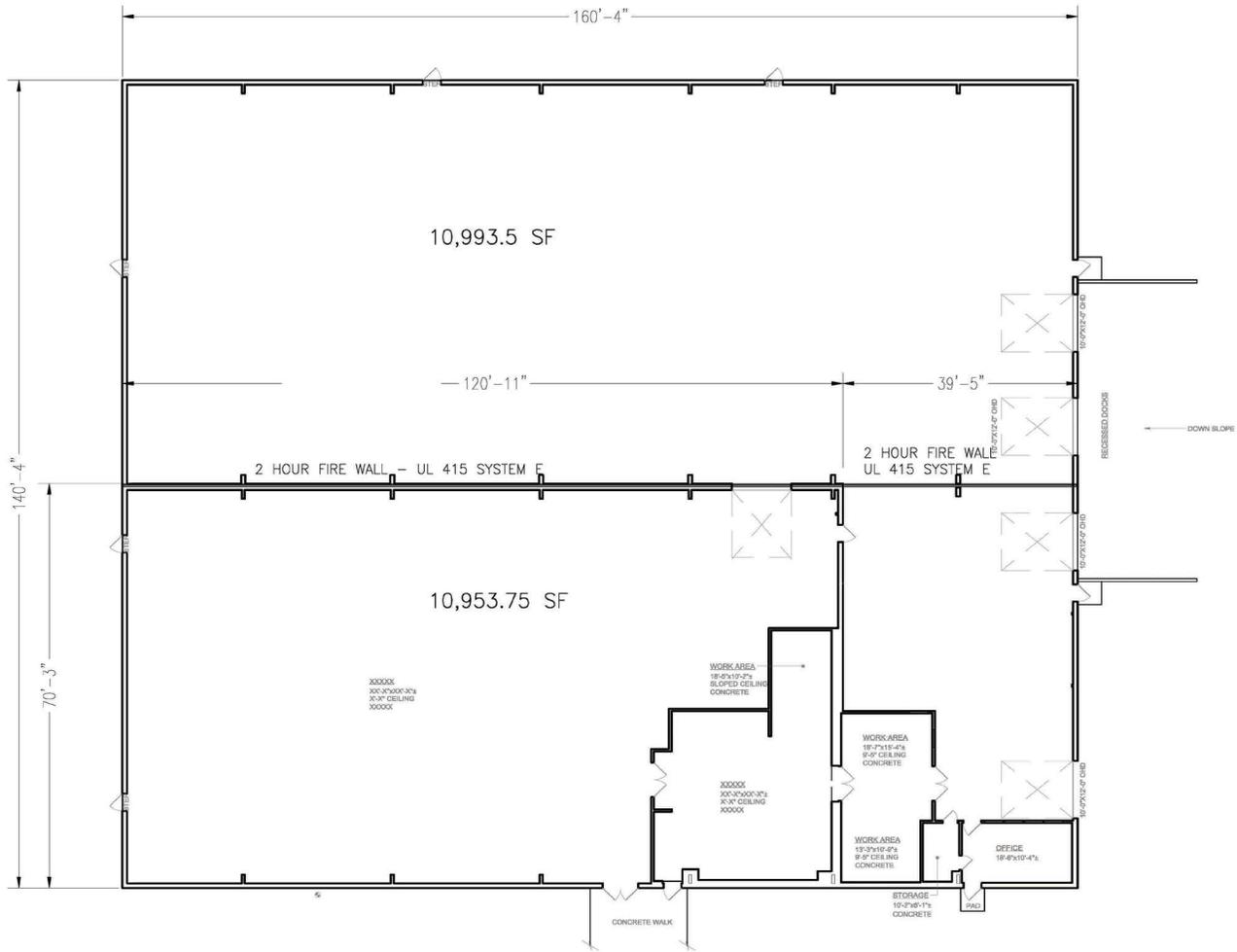
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Building 1 (North) floorplan

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- > Building 1 (North) is a distribution warehouse with ceiling heights ranging from 14'-18.5' ft.
- > Building 1 (North) has three (10'x12') dock high doors with one (10'x12') ground level roll-up door.

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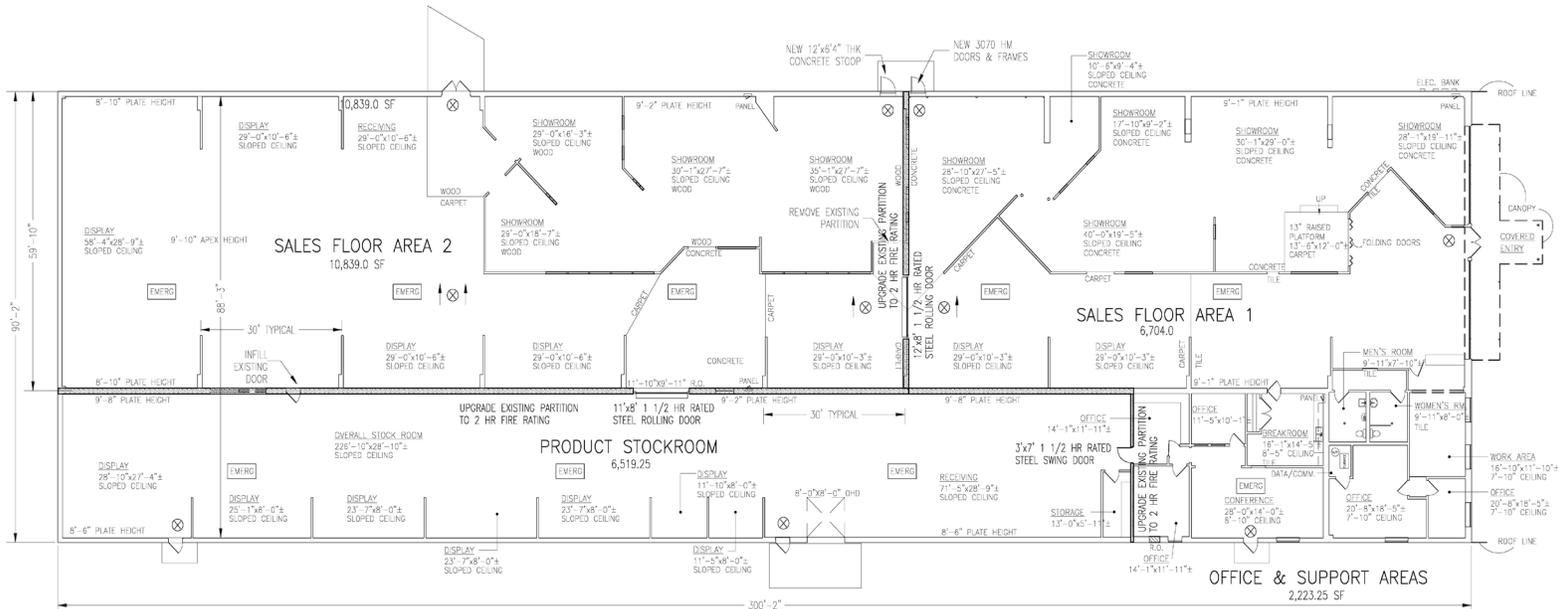
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Building 2 (South) floorplan

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- > Building 2 (South) is built out as a showroom used formally by a furniture company. The space is complete with LED track lighting and multiple display areas for home decor. Areas of the showroom have carpet, laminate wood, stained concrete and tile. The foundation is reinforced concrete slab. Ceiling heights range from 10-13 ft., 10 ft. clear.
- > Building 2 (South) is broken up into three zones, separated by 3-hour fire walls. Office space has 5 private offices, 1 conference room and breakroom and reception area with work area.
- > Building 2 (South) has one 8 ft. ground level roll-up door.

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Property Photos

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