

Confidential-Please do not disturb tenant. Contact listing agent to show property.

SALE LEASE BACK > WAREHOUSE

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Investment - 100% Occupied

Accelerating success.

3434 GIRARD BLVD. NE ALBUQUERQUE, NM 87107



Sale Lease Back > Warehouse

- > Sale Lease Back: 100% Occupancy
- > Sale Price: \$800,000
- > NOI: \$60,000
- > Cap Rate: 7.5%
- > Price per SF: \$78.13/SF
- > Lease Term: 4 Years Remaining
- > Building Size: +/- 10,240 SF
- > Land Size: .72 Acres
- > Zoning: M-1

Building Amenities

- > Warehouse area 16-20 ft. ceilings
- > Swamp cooling, gas heaters, and 3 phase 220volt power
- > Outdoor patio
- > Upgraded electrical through PNM's Digital Interior Program
- > Highbay lighting in warehouse
- > Security gate, and parking for 35 cars in lot behind building
- > Tenant has been in the building for 18 years and in business 23 years

Contact Us

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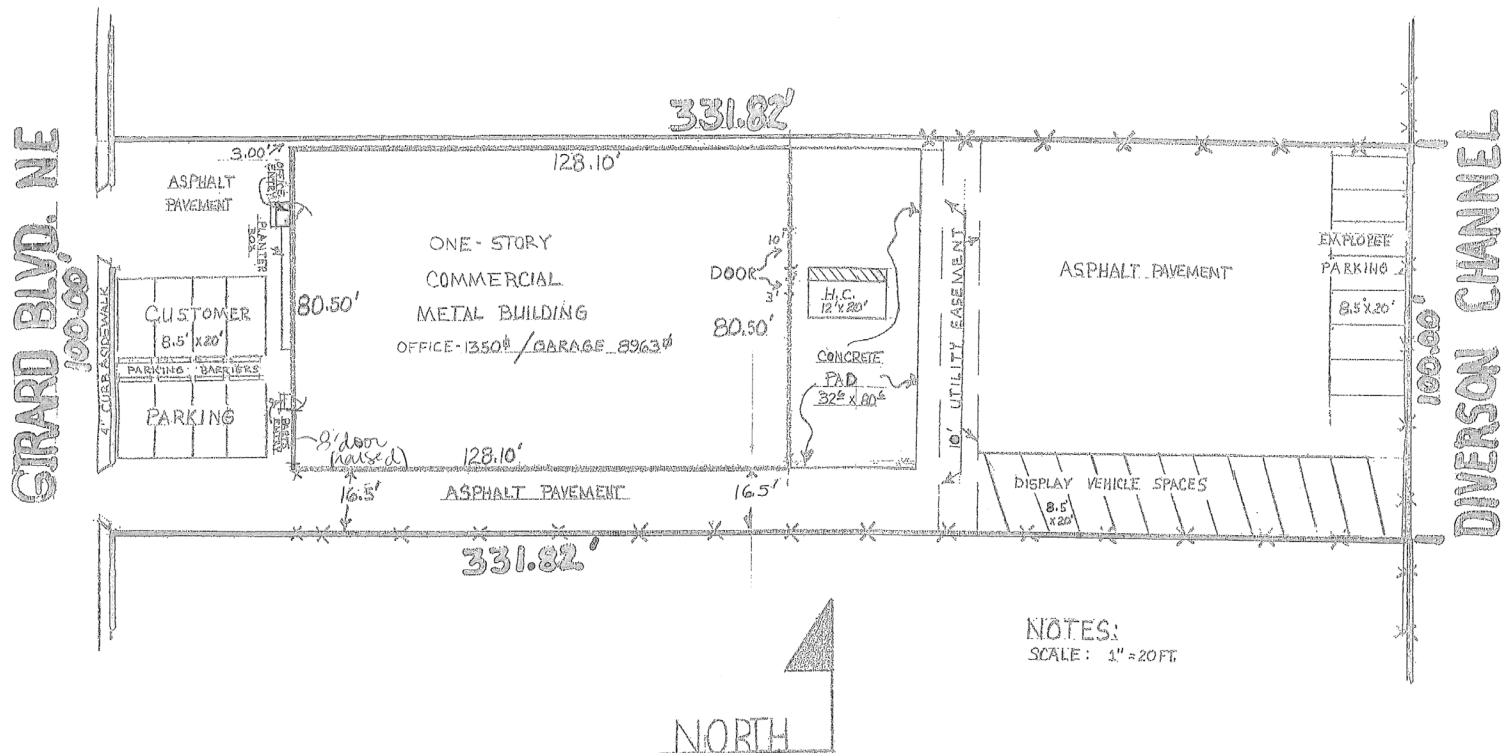
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