

# Office/Warehouse For Sale or Lease

6501 Eagle Rock Ave. NE, Albuquerque, NM 87113



## Highlights:

### Available:

3,000 ± SF Finished Warehouse  
500 ± SF Finished Office

**List Price: \$325,000** (\$108 PSF)

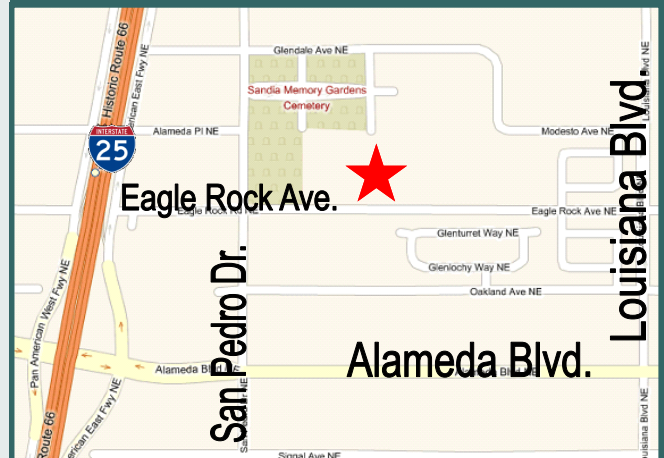
**Lease Rate: \$10 PSF M.G.**  
(\$2,500/mo. plus G & E)

**Zoning: M-1**

### Features:

- North I-25 Corridor
- 2 blocks from I-25
- Professional appearance
- 18' to 22' ceiling heights
- 2 ADA bathrooms
- Owner financing available

## Map:



## Contact:

**James Mocho or Clay Azar**

(505) 858.1444 Office

(505) 263.1768 James Cell

(505) 480.9777 Clay Cell

james@mcrnm.com

clay@mcrnm.com

**Metro Commercial**  
REALTY, INC.

8232 Louisiana Blvd. NE Suite C, Albuquerque, NM 87113  
505.858.1444 505.858.1448 fax [www.mcrnm.com](http://www.mcrnm.com)

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# Floor Plan



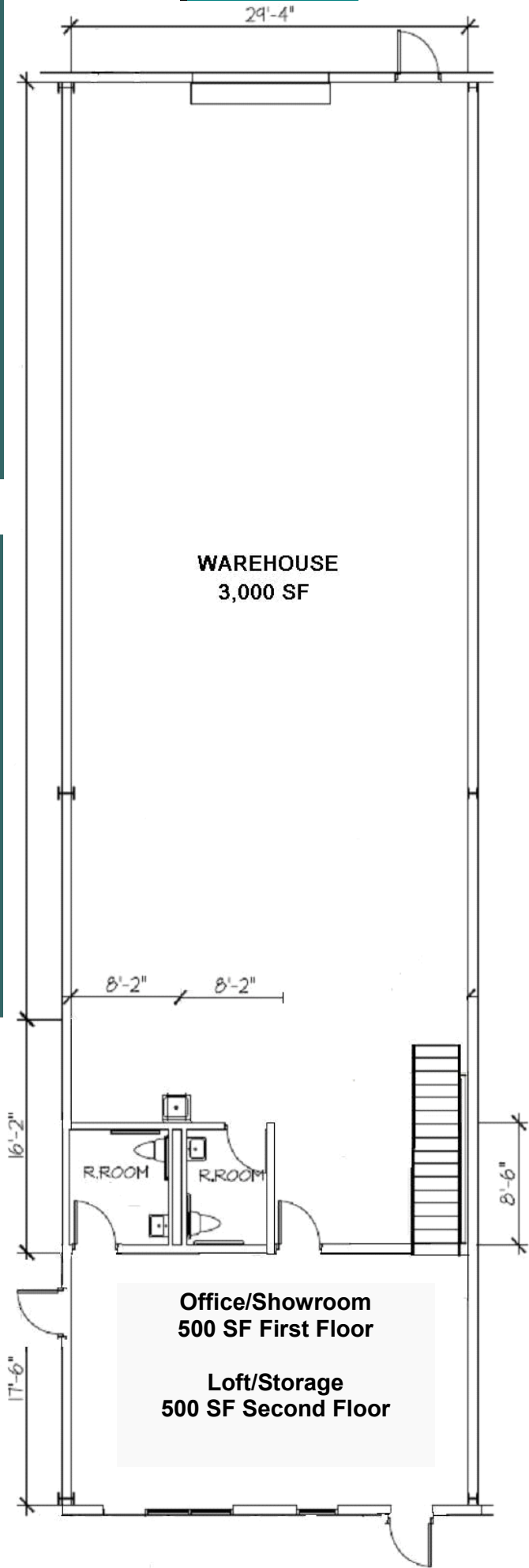
10'x12' Drive-in doors



18' - 22' Ceiling heights



High quality ceramic tile floors



**WAREHOUSE  
3,000 SF**

**Office/Showroom  
500 SF First Floor**

**Loft/Storage  
500 SF Second Floor**