

# For Sale

# Freestanding Office/Warehouse/Yard

OVERSIZED YARD | FULLY FENCED/SECURED

207 Calle Industrial | Bernalillo, NM 87004

NWQ Calle Industrial & Camino del Pueblo/State Hwy. 313)



 Visit Our YouTube Channel  
to See this Property Video 



1-Acre Yard



±1,400 SF Shop

## SALE PRICE

- \$599,000

## AVAILABLE

- Buildings (2): ±5,300 SF
- Land: ±1.0 Acre

## ZONING

- M-1 Light Industrial,  
Bernalillo County

## PROPERTY HIGHLIGHTS

- 13.5' - 17.5' ceiling heights
- 14' high overhead door
- Electronic access gate
- Fully-fenced, grade level lot
- Buildings separately metered for  
gas and electric
- Municipal water and sewer



**This property is in a HUB Zone** For small companies operating/  
employing people in Historically  
Underutilized Business Zones. 



**This property is located in an Opportunity Zone** A new way to  
finance in under-  
served areas. 

# NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [sunvista.com](http://sunvista.com)    



**Riley McKee**  
[riley@sunvista.com](mailto:riley@sunvista.com)  
505 379 1549

**Keith Meyer, CCIM, SIOR**  
[keithmeyer@sunvista.com](mailto:keithmeyer@sunvista.com)  
505 878 0009

**Jim Wible, CCIM**  
[jimw@sunvista.com](mailto:jimw@sunvista.com)  
505 400 6857

FOR MORE INFORMATION:



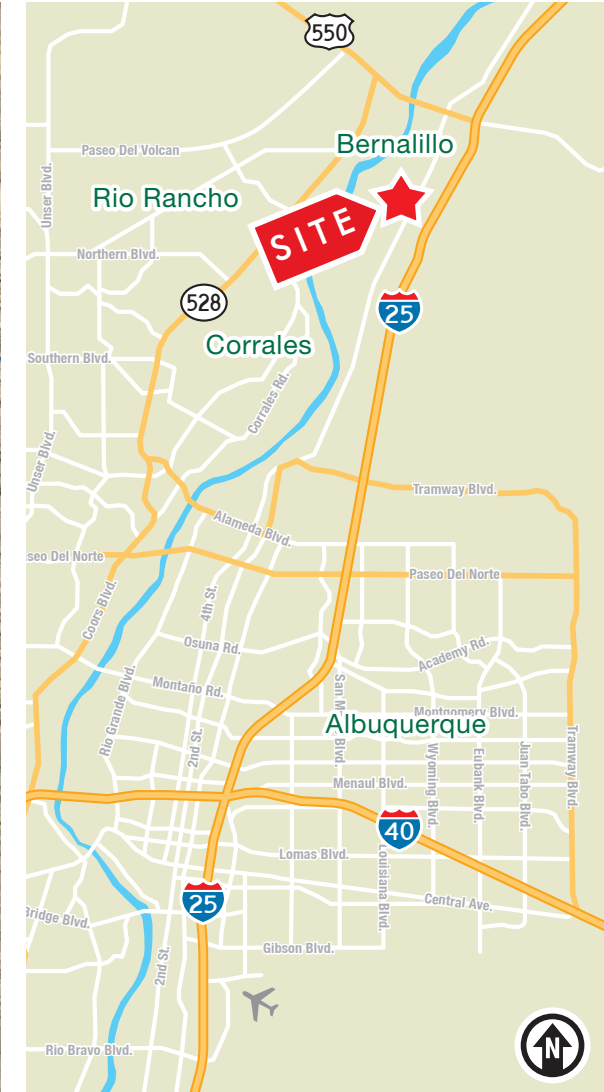
# For Sale

# Freestanding Office/Warehouse/Yard

OVERSIZED YARD | FULLY FENCED/SECURED

207 Calle Industrial | Bernalillo, NM 87004

## LOCATION



**NA SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

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.

**Riley McKee**  
[riley@sunvista.com](mailto:riley@sunvista.com)  
505 379 1549

**Keith Meyer, CCIM, SIOR**  
[keithmeyer@sunvista.com](mailto:keithmeyer@sunvista.com)  
505 878 0009

FOR MORE INFORMATION:

**Jim Wible, CCIM**  
[jimw@sunvista.com](mailto:jimw@sunvista.com)  
505 400 6857



# For Sale

# Freestanding Office/Warehouse/Yard

OVERSIZED YARD | FULLY FENCED/SECURED

207 Calle Industrial | Bernalillo, NM 87004

## SITE

### SITE

- Buildings (2):  $\pm 5,300$  SF
- Land:  $\pm 1.0$  Acre

### SITE

- Buildings (2):  $\pm 5,300$  SF
- Land:  $\pm 1.0$  Acre
- Electronic-access gate
- Fully-fenced, grade level lot
- Buildings separately metered for gas and electric
- Municipal water and sewer

### ZONING

- M-1 Light Industrial, Bernalillo County

### 1 BUILDING 1

- $\pm 1,500$  SF
- 2,400 SF clear-span warehouse
- 13.5' - 17.5' ceiling height
- 14' high overhead door
- Built in 2008

### 2 BUILDING 2

- $\pm 1,400$  SF warehouse
- Restroom with shower
- Direct access to  $\pm 400$  SF storage shed

**NA SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

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.

**Riley McKee**  
[riley@sunvista.com](mailto:riley@sunvista.com)  
505 379 1549

**Keith Meyer, CCIM, SIOR**  
[keithmeyer@sunvista.com](mailto:keithmeyer@sunvista.com)  
505 878 0009

**Jim Wible, CCIM**  
[jimw@sunvista.com](mailto:jimw@sunvista.com)  
505 400 6857

FOR MORE INFORMATION:



# For Sale

# Freestanding Office/Warehouse/Yard

OVERSIZED YARD | FULLY FENCED/SECURED

207 Calle Industrial | Bernalillo, NM 87004

PHOTOS



**NA SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

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.

**Riley McKee**  
[riley@sunvista.com](mailto:riley@sunvista.com)  
505 379 1549

**Keith Meyer, CCIM, SIOR**  
[keithmeyer@sunvista.com](mailto:keithmeyer@sunvista.com)  
505 878 0009

FOR MORE INFORMATION:

**Jim Wible, CCIM**  
[jimw@sunvista.com](mailto:jimw@sunvista.com)  
505 400 6857



# For Sale

# Freestanding Office/Warehouse/Yard

OVERSIZED YARD | FULLY FENCED/SECURED

207 Calle Industrial | Bernalillo, NM 87004

PHOTOS



**NA SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

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.

**Riley McKee**  
[riley@sunvista.com](mailto:riley@sunvista.com)  
505 379 1549

**Keith Meyer, CCIM, SIOR**  
[keithmeyer@sunvista.com](mailto:keithmeyer@sunvista.com)  
505 878 0009

FOR MORE INFORMATION:

**Jim Wible, CCIM**  
[jimw@sunvista.com](mailto:jimw@sunvista.com)  
505 400 6857

# For Sale

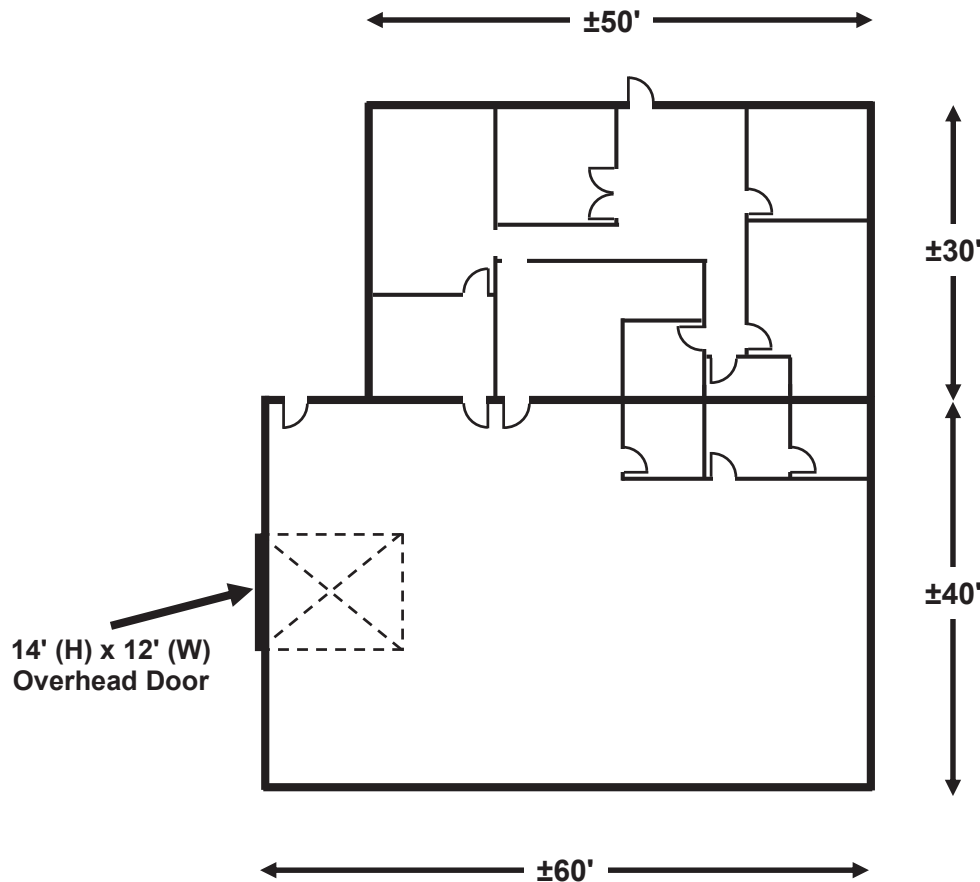
# Freestanding Office/Warehouse/Yard

OVERSIZED YARD | FULLY FENCED/SECURED

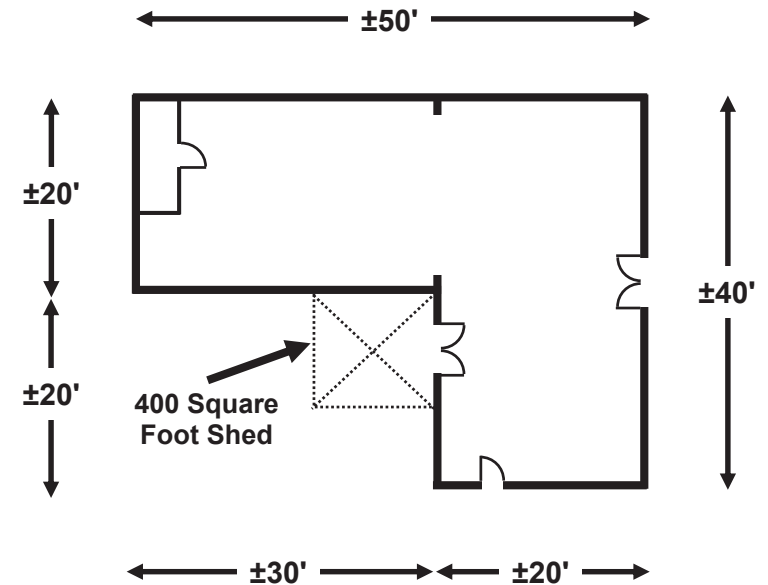
207 Calle Industrial | Bernalillo, NM 87004

FLOOR PLAN

## 1 BUILDING 1



## 2 BUILDING 2



**NAI SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

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.

**Riley McKee**  
[riley@sunvista.com](mailto:riley@sunvista.com)  
505 379 1549

**Keith Meyer, CCIM, SIOR**  
[keithmeyer@sunvista.com](mailto:keithmeyer@sunvista.com)  
505 878 0009

**Jim Wible, CCIM**  
[jimw@sunvista.com](mailto:jimw@sunvista.com)  
505 400 6857

FOR MORE INFORMATION: