

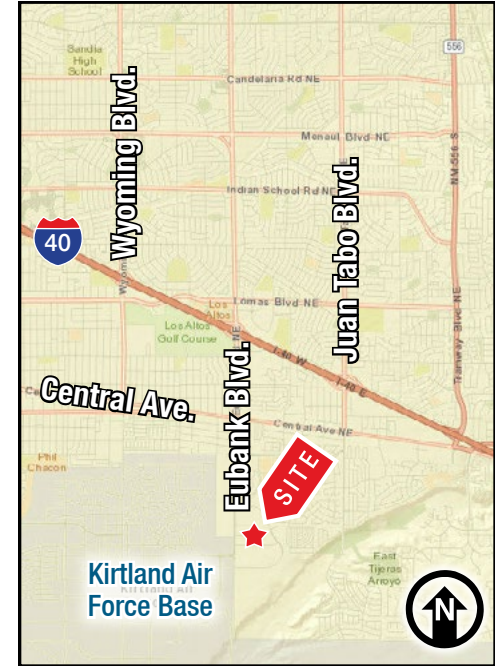
Two Office Buildings For Sale or Lease

Sandia Science & Technology Park

10520 Research Rd. SE | Albuquerque, NM 87123

**FOR LEASE
OR FOR SALE**

SEQ Research Rd. & Eubank Blvd.



PROPERTY DETAILS

AVAILABLE 10520 Research Rd. (±12,000 SF)

SALE PRICE **\$540,000** (\$45.00/SF)

LEASE RATE **\$10.00/SF**
Tenant Pays Gas, Electric & Janitorial

ZONING IP

BENEFITS

- Excellent Research & Development Facility
- Exceptional Value at Below Replacement Costs
- Located in High Tech Research Park
- Near Eubank Blvd Entrance to Sandia National Labs
- Building Facilities Built Out with Hard Wall Offices
- Buildings are Sprinkled
- Parking Ration is 3.25:1,000 SF
- Three building campus

For more information please contact:

DAVE HILL, CCIM
dave@gotSPACEUSA.com
505 238 6413

www.gotSPACEUSA.com

6801 Jefferson NE, Suite 200
Albuquerque, NM 87109

505.878.0001

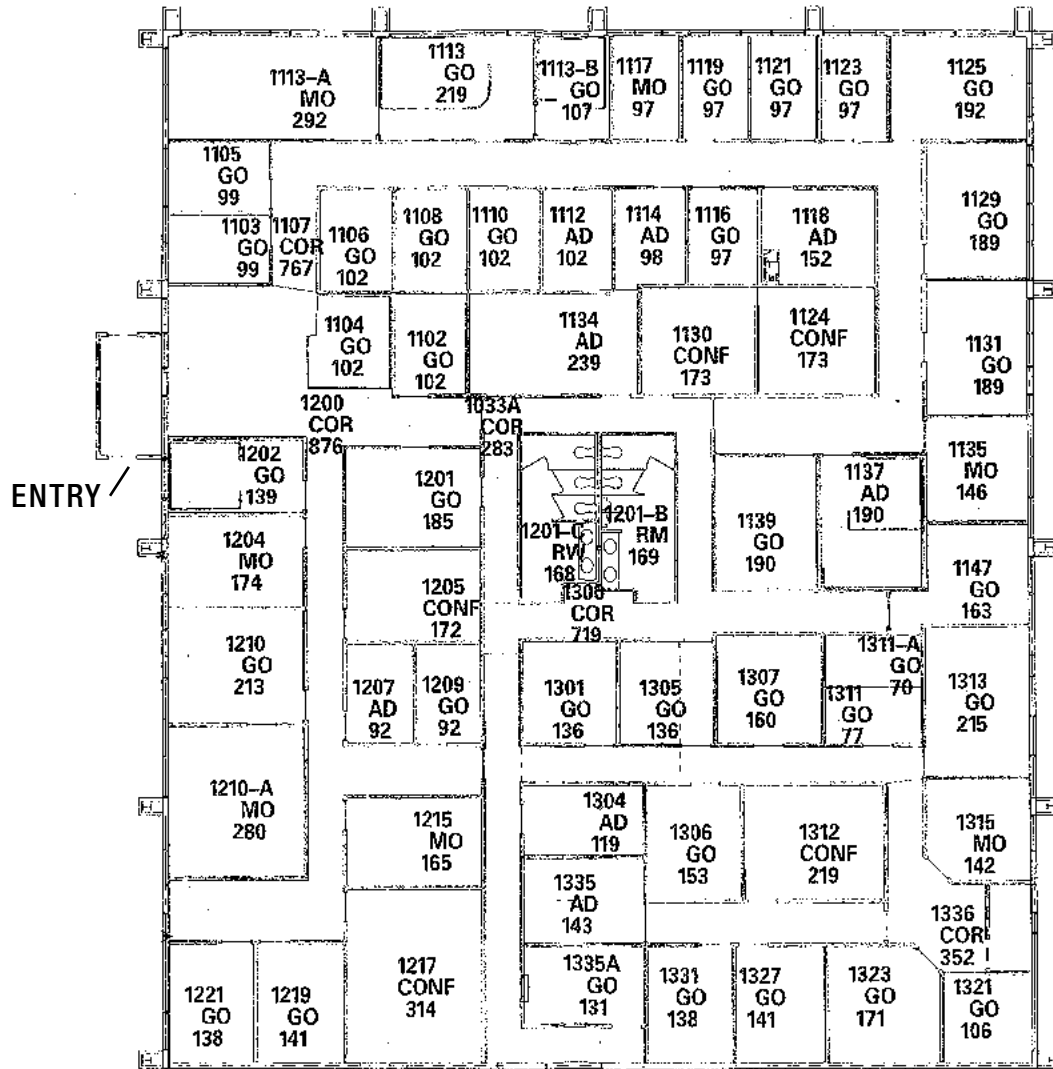
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SITE PLAN

10520 RESEARCH RD. SE | ALBUQUERQUE, NM 87123



10520 Research Rd.
±12,000 SF



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AERIAL

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