

Showroom/Industrial/Retail
325 Academy Dr., Corrales, NM 87048

SALE | LEASE

Oreion Motors
Car Factory

**±.4 Acres of
fenced, yard space**



COUNT ON US

505.807.0605 | base5retail.com | 115 Gold Ave. SW, Suite 203G Albuquerque, NM 87102



Sale Price

\$2,450,000 (\$50.64/SF)

Lease Rate

\$4.50/SF + .30¢/SF NNN



Additional Income

AT&T cell tower lease on property with \$14,400 of annual income

Lot Details

±2.9768 acres (±129,670 SF) with ±.4 acres of fenced dirt area for additional storage



Zoned C, Neighborhood Commercial Zone (Village of Corrales)

On-site well (±65/gpm) and septic

Building Details

Multiple drop down gas fire space heaters and rooftop mounted evaporative cooling units (Building B)



Ideal user is a company that can utilize one building or both. This property is suited for the movie industry, manufacturing/distribution or the medical cannabis industry

2017 MAI appraisal of property available upon request



Power

Currently Single Phase 220 Volt with the ability to upgrade to 3 Phase power



Fire Alarm System

Both Buildings have a fire alarm system with isolated zones and fire separation walls



Building A

Building Size	±22,099 SF (Distribution Warehouse) 160'x140'
Details	2-hour fire separation wall
Doors	Three (3) dock high doors 10'x12' One (1) ground level roll-up door 10'x12'
Ceiling Height	14' - 18.5'



Building B

Building Size	±26,286 SF (300'x90')
Office Build-out	±2,223 SF
Showroom	±24,063 SF
Building Details	LED track lighting and multiple display acres for home decor Areas of the showroom have carpet, laminate wood, stained concrete and tile. The foundation is reinforced concrete slab Broken up into three zones separated by 3-hour fire separation walls Office space has 5 private offices, 1 conference room, breakroom and reception area with work area
Roll-Up Door	One (1) ground level roll-up door 8'
Ceiling Height	10'-13' with 10' clear

Click on tab for more info

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Brandon Saylor, CCIM Owner/Broker
brandon@base5retail.com | 505.350.0296

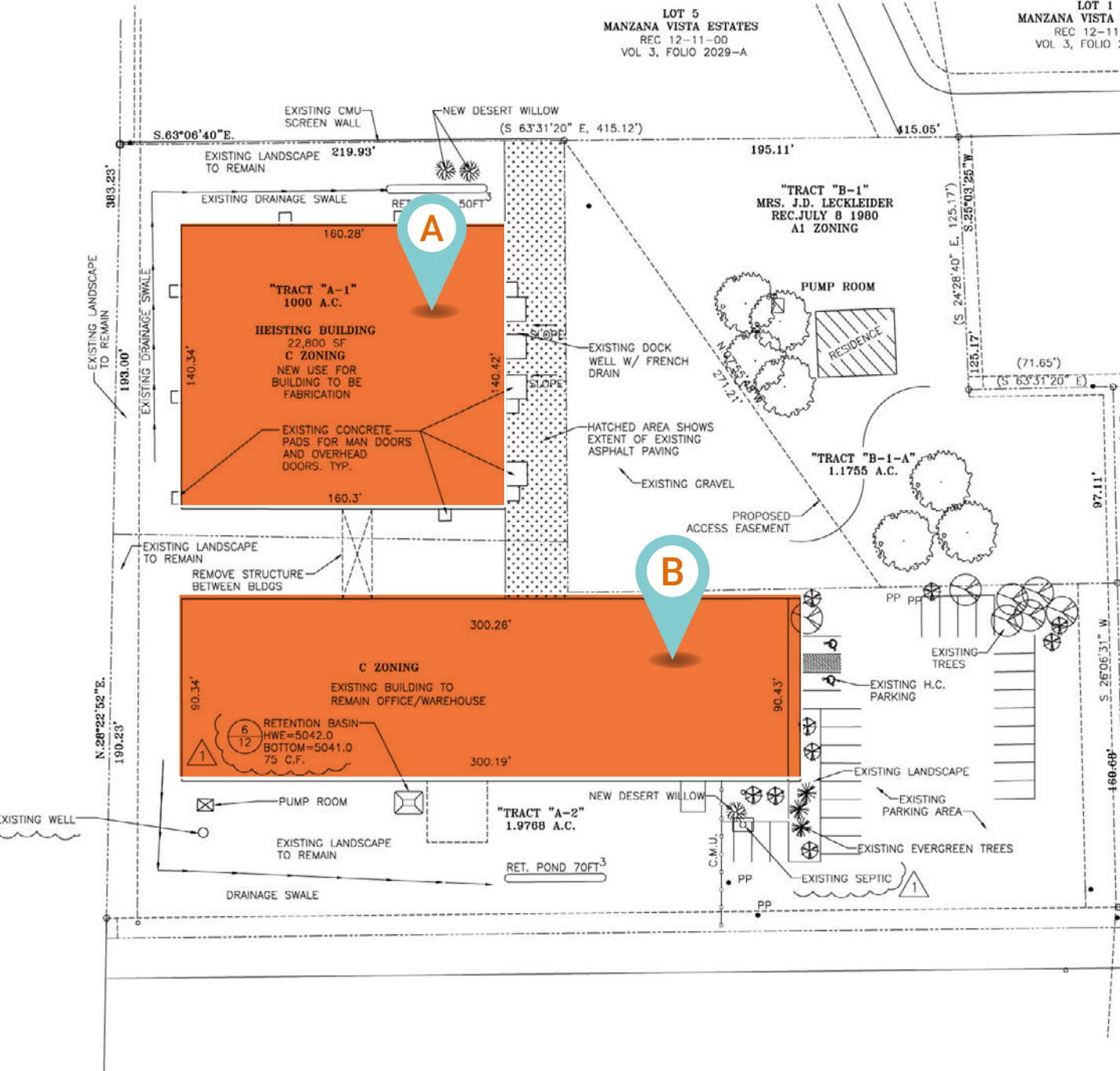
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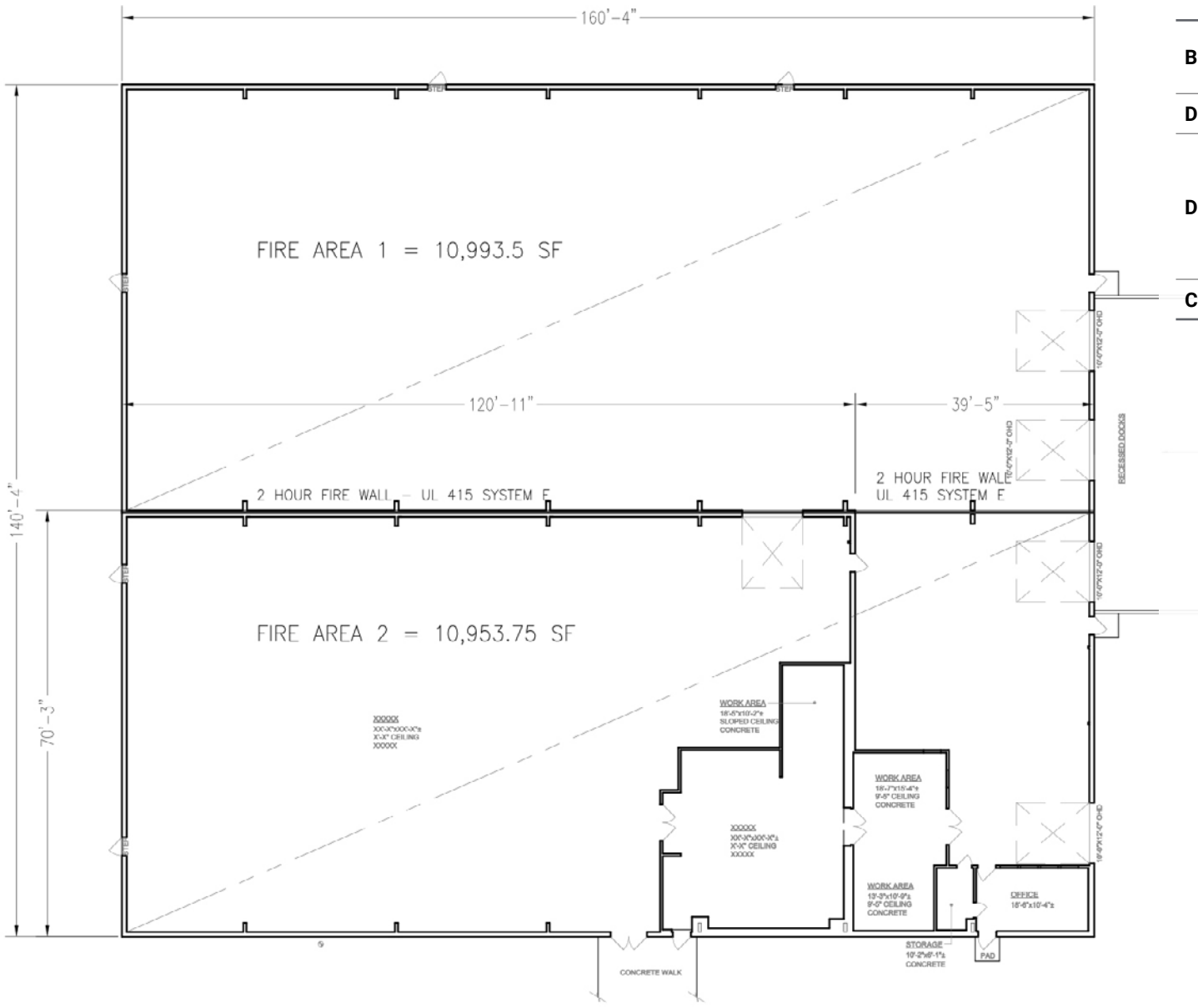
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1 NORTH BUILDING FIRE PROTECTION FLOOR PLAN
 F2
 SCALE: 1" = 10'-0"

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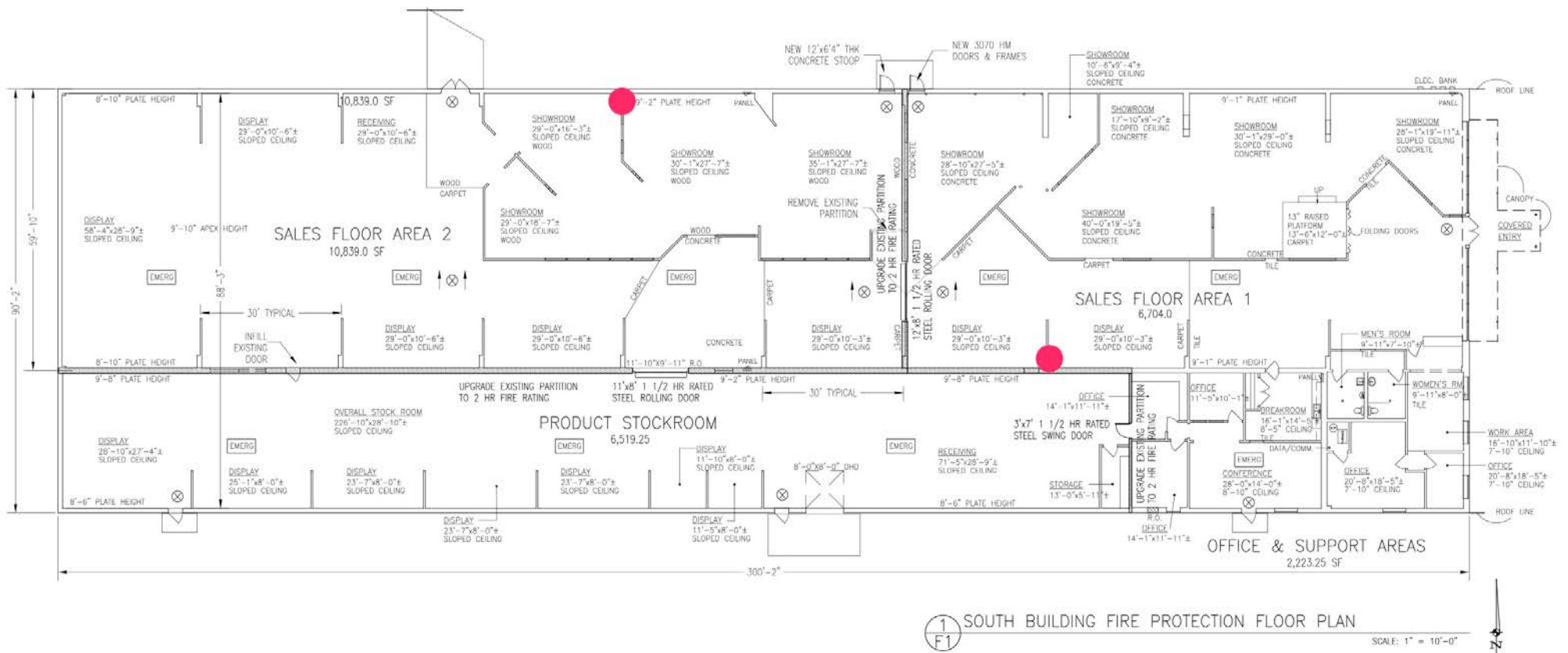
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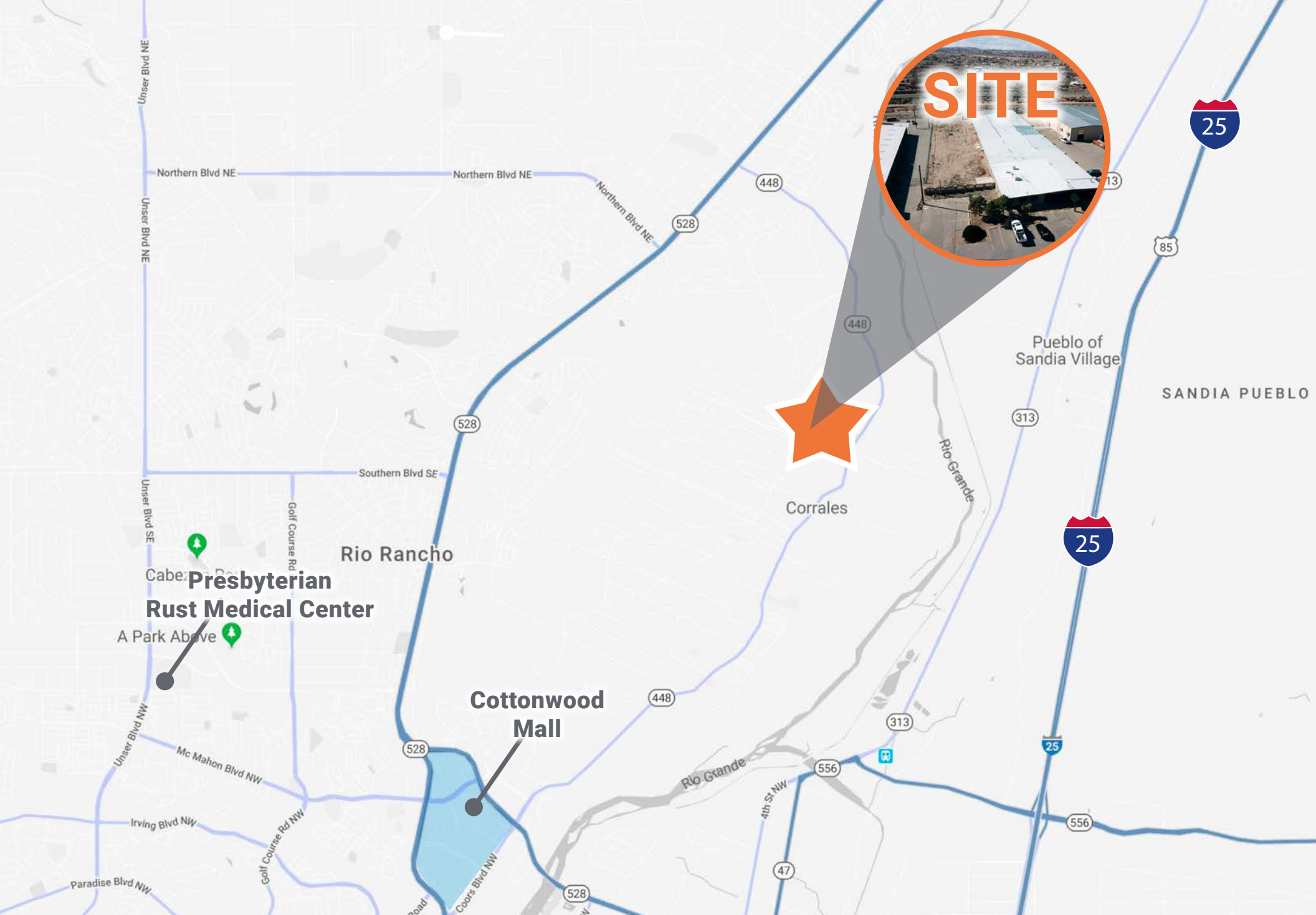
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