



Office/Flex 2nd Generation Cannabis Lab

NWQ I-25 AND OSUNA RD NE  
6901 GRUBER AVENUE NORTHEAST SUITE F  
ALBUQUERQUE, NM 87109

## CALL FOR MORE INFORMATION



### FOR SALE

\$1,095,000

### AVAILABLE SPACE

7,300 SF

### TRAFFIC COUNT

San Antonio: 21,561 VPD

Osuna: 27,197 VPD

(Sites USA 2021)

### AREA TRAFFIC GENERATORS



### PROPERTY SNAPSHOT



**90,076**  
2021 POPULATION  
3 MILE RADIUS



**123,645**  
2021 DAYTIME POPULATION  
3 MILE RADIUS



**\$78,765**  
2021 AVERAGE INCOME  
3 MILE RADIUS

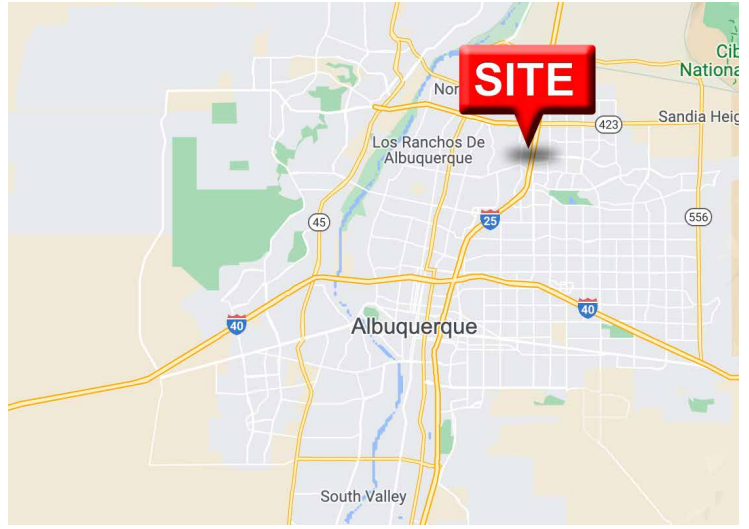


**27,197 VPD**  
OSUNA

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Christian File  
[cfile@resolutre.com](mailto:cfile@resolutre.com)  
505.337.0777

[www.resolutre.com](http://www.resolutre.com)



### PROPERTY OVERVIEW

Price: \$1,095,000  
Available SF: 7,300 SF  
Lot Size: 0.10 Acres  
Zoning: M-1

### PROPERTY SUMMARY

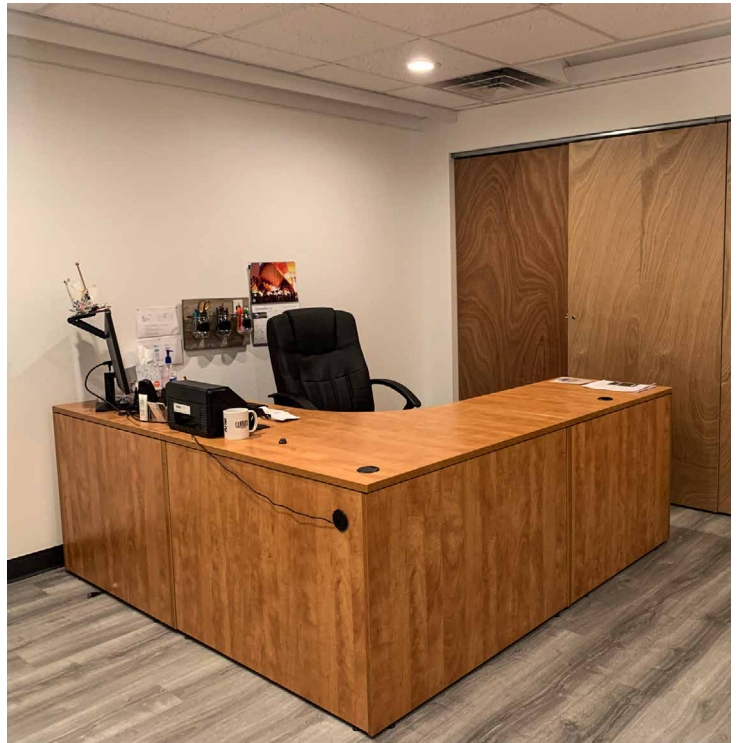
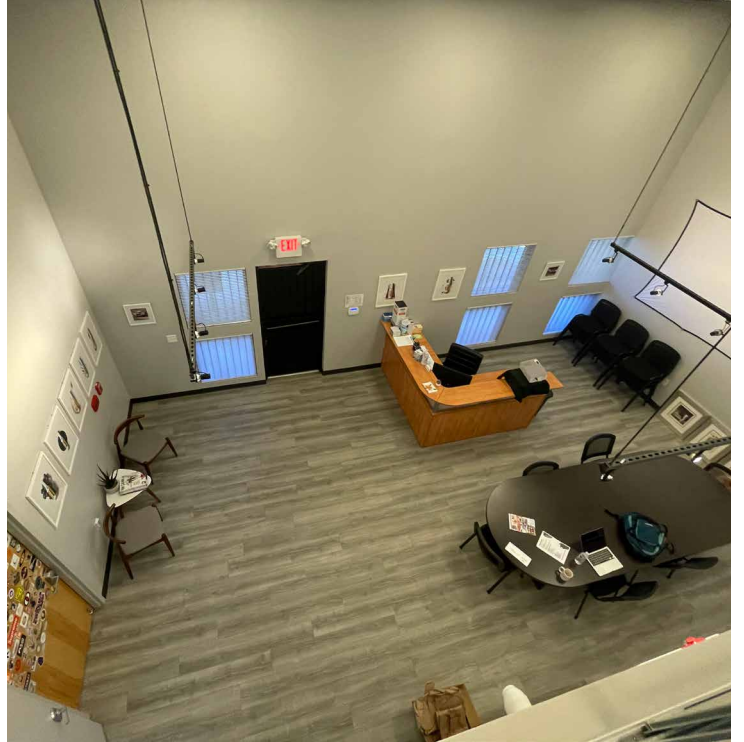
This rare second generation extraction lab is now available. Perfect for anyone looking for office, lab, or flex space. It is located in the north I-25 corridor and is Zoned M-1 (NR-LM). This building comes equipped with an incredible amount of upgrades detailed below;

- All improvements were permitted and approved through the city of ABQ
- Meets all location requirements for cannabis manufacturing
- New flooring throughout. VCT and luxury vinyl
- New paint throughout
- Bars on all windows
- Security film and reflective film on all windows
- Reinforced exterior doors.
- Wired for 48 CCTV cameras throughout
- 200 amp power upgrade for extraction room
- Electrical receptacles added throughout
- Added light fixtures throughout
- Service windows installed to extraction room
- Multiple secure rooms for storage
- New 5 ton AC in extraction room
- Fresh air and exhaust air vents in extraction room
- New toilets in all bathrooms
- Floor sink for 3 sink
- Hot and cold water to 3 sink
- Mop sink
- Fire alarm system
- Security system
- New PVC ceiling grid panels in multiple rooms
- Hand washing sink with plumbing

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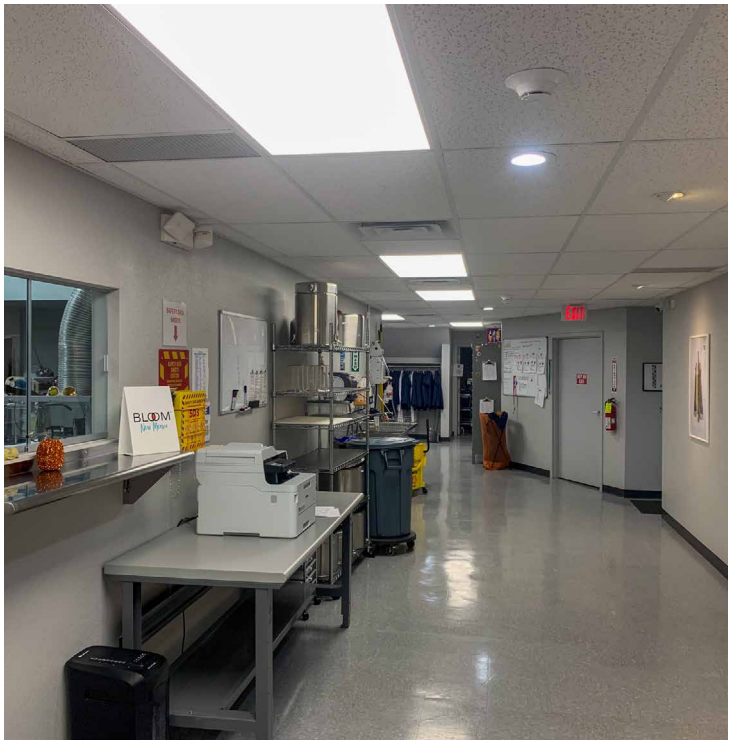
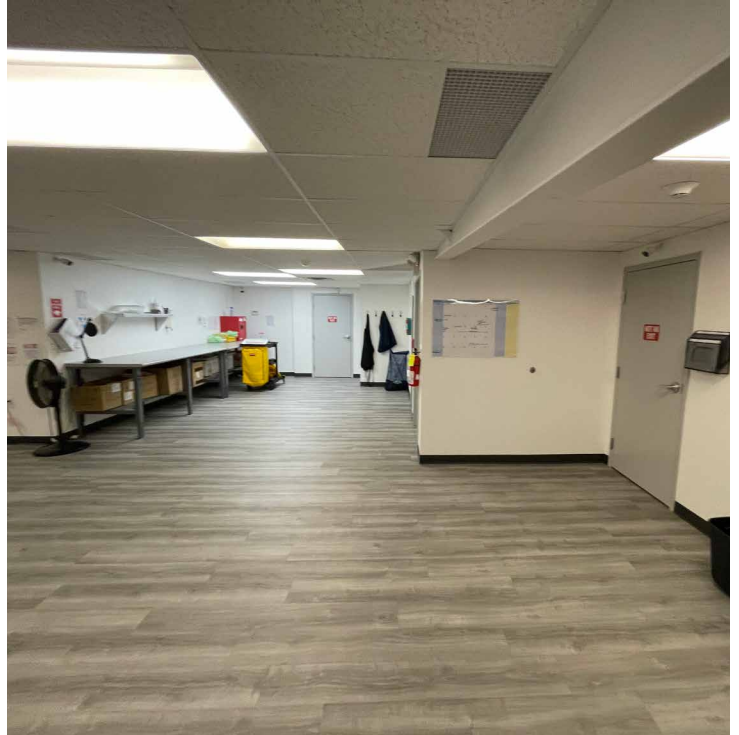
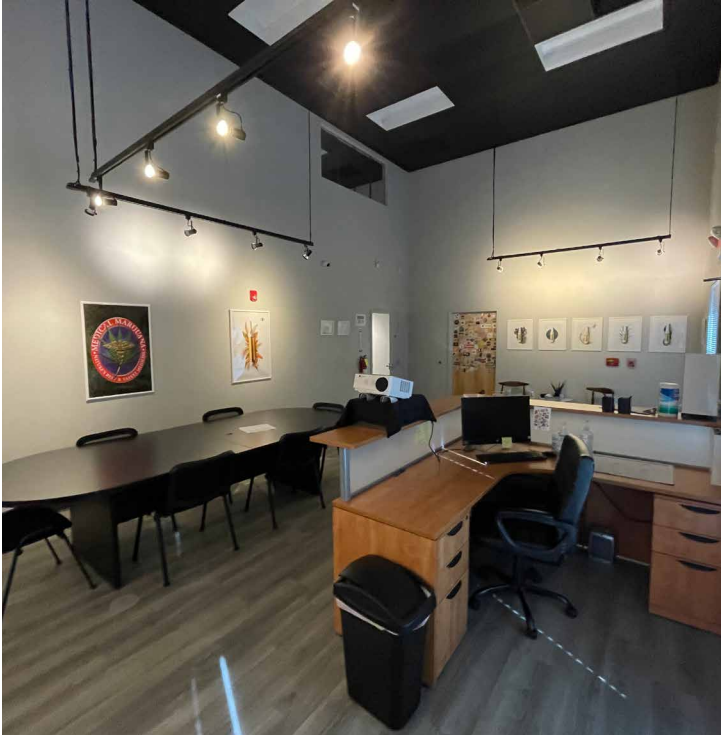
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