

# For Lease

\$18.00 sq/ft a year

Total leasable area  
of 3,000 sq. ft..

Monthly rent of  
\$4,500.00 + \$300.00  
CAM – Tenant pays  
utilities and refuse.  
1 ADA Bathroom  
On Site Parking.  
Gated. Views!

Zoned I-1 allows  
for office, storage &  
light industrial use

Easy drive to  
Albuquerque or Los  
Alamos.

**Well located Office or Light Industrial Space- Brand New finished late 2021**



**7520 Gooney Bird Way #2**

Dougherty Real  
Estate Co., LLC  
[www.dresf.com](http://www.dresf.com)  
505-989-7741

Easy to Show- just call office Wm. David Dougherty Agent 505-989-7741 [daviddough@aol.com](mailto:daviddough@aol.com)