



NORTH I-25 OFFICE WAREHOUSE

EDITH & COMANCHE

300 INDUSTRIAL AVE. NE, ALBUQUERQUE, NM 87107

A large, three-dimensional green sign with white outlines spelling "SOLD" is positioned in front of a warehouse building. The building has a reddish-brown upper section and a green lower section. The ground is paved asphalt.

FOR LEASE

AVAILABLE SPACE
300: 7,500 SF

SALE PRICE
\$8.75 PSF NNN
NNNs* \$1.00

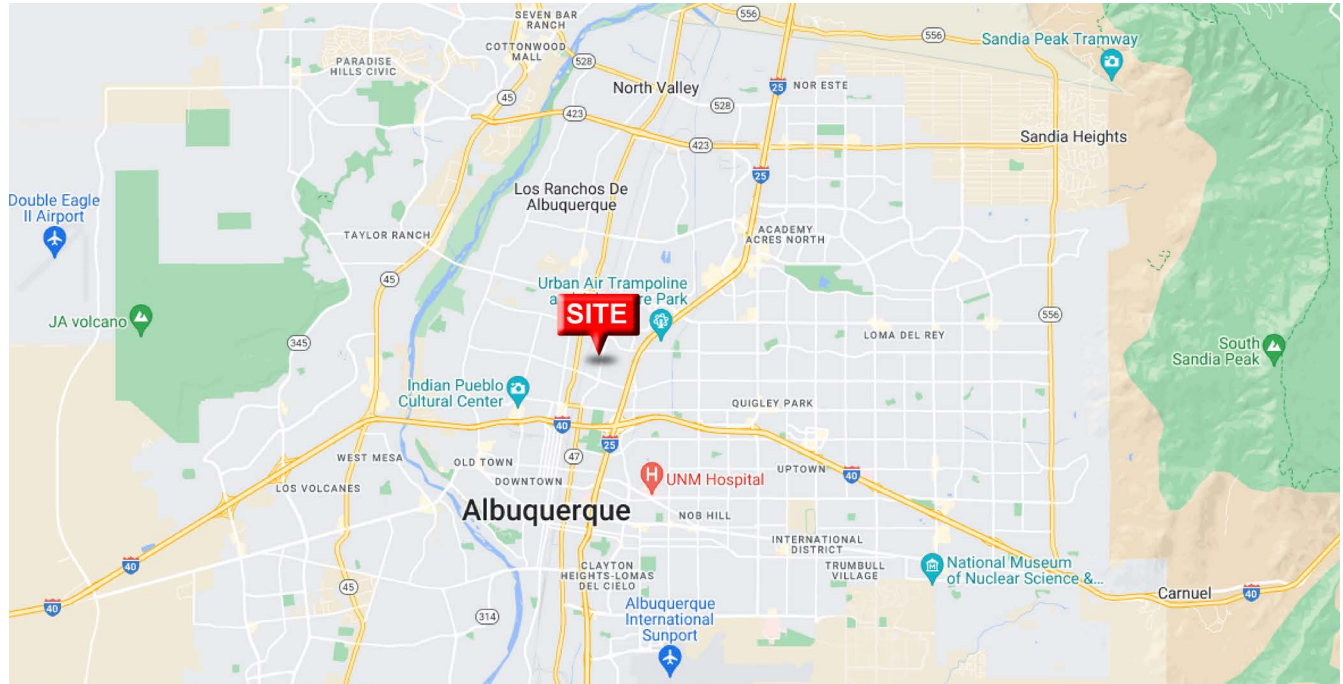
* Estimate provided by Landlord and subject to change

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PROPERTY HIGHLIGHTS

- 3-Phase 208 volts (can be upgraded to 480 volts)
- One 14' roll up door
- Separately Metered
- Less than a mile away from I-25 and I-40
- 14'-16' Ceilings



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2022

 **80,401**
POPULATION
3-MILE RADIUS

 **\$71,849.00**
AVG HH INCOME
3-MILE RADIUS

 **143,148**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Edith Blvd: 14,424 VPD*
Industrial: 164 VPD*
(*Source: Sites USA 2022)

PROPERTY OVERVIEW

Rare North I-25 office warehouse for lease. 7,500 SF of office-warehouse space (95% warehouse and 10% office). Space is separately metered & has a Docking Bay, Forklift Ramp with 14' Roll Up Doors & 14'-16' Ceiling Heights.

LOCATION OVERVIEW

Located in a low-traffic cul de sac off of Edith & Industrial. Within close proximity, less than a mile, to I-25 and I-40.

PROPERTY DETAILS

Available SF:	SOLD
Lot Size:	.47 AC
Zoning:	M-1
Submarket:	North Valley
Year Built:	1956



Spaces	Occupancy	Space Size
300 Industrial Ave. NE	Vacant	7,500 SF

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