



INDUSTRIAL WAREHOUSE / LARGE GATED YARD

HARD CORNER OF MOUNTAIN AND 2ND
1205 2nd St NW, Albuquerque, NM 87102



FOR SALE

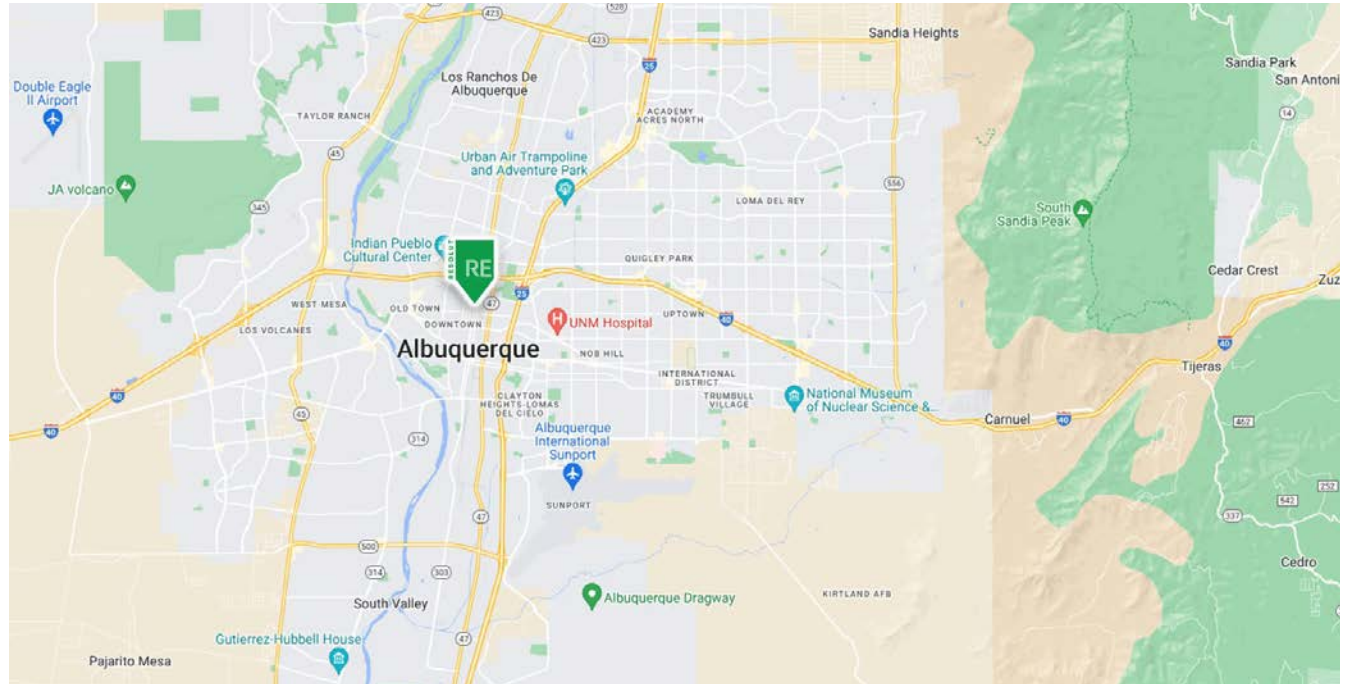
AVAILABLE
9,012 SF on
1.44 Acres

PRICE
\$1,500,000

Billy Lehmann
blehmann@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- 1.44 acres of fenced in yard
- 4 ground-level drive in doors
- Hard signalized corner
- Opportunity Zone
- HUD Zone
- Multiple curb cuts
- Monument sign




AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2023

 **24,568**
POPULATION
3-MILE RADIUS

 **\$72,204.00**
AVG HH INCOME
3-MILE RADIUS

 **33,500**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
2nd St: 17,900 VPD
(STDB 2023)

PROPERTY OVERVIEW

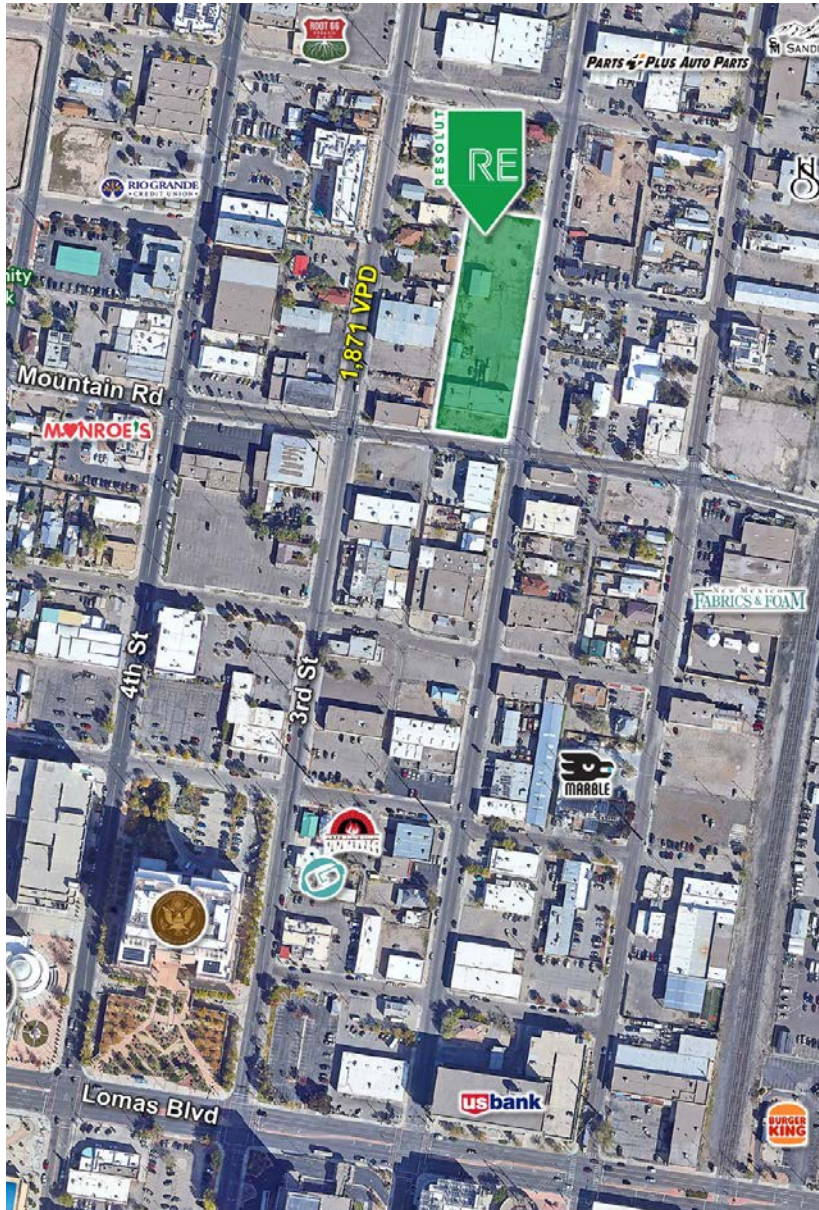
Nestled within the heart of Albuquerque, 1205 2nd Street stands as a premier industrial property. Boasting an enviable location within a thriving industrial district, this property offers a rare opportunity to secure a strategic foothold at hard corner in one of the region's most sought-after commercial hubs.

Spanning 6912 square feet of space in the main building with 2,100 square feet in the additional storage building on the north side of the lot. 1205 2nd Street exudes both functionality and flexibility, making it ideally suited to accommodate a wide range of industrial endeavors. From manufacturing and warehousing to distribution and logistics, or storage and development. The property's versatile layout lends itself to seamless adaptation to meet the unique needs of any business venture. With 9,000 +/- square feet of adaptable space on 1.4 acres, this opportunity offers endless possibilities for customization and expansion. Whether consolidating existing operations or embarking on a new venture, businesses will find ample room to grow and thrive within these expansive confines.



PROPERTY DETAILS

Price:	\$1,500,000
Available SF:	9,012 SF
Lot Size:	1.44 AC
Frontage Feet:	600 Ft.
Zoning:	NR-LM



LOCATION OVERVIEW

Downtown Albuquerque, from an industrial perspective, offers a unique blend of historic charm, strategic location, and economic vitality. With its rich heritage as a center of commerce and industry, the area continues to evolve as a vibrant hub for businesses seeking a dynamic urban environment with convenient access to key amenities and transportation networks.

Nestled amidst the picturesque landscape of New Mexico's largest city, downtown Albuquerque boasts a diverse array of industrial properties that cater to a wide range of needs and industries. From historic warehouses and manufacturing facilities to modern industrial complexes, the area offers a wealth of options for businesses looking to establish or expand their operations in the heart of the city.

Situated at the crossroads of major transportation routes, including Interstates 25 and 40, downtown Albuquerque offers unparalleled access to regional and national markets. Its central location within the state makes it an ideal logistical hub for businesses involved in manufacturing, distribution, and warehousing.

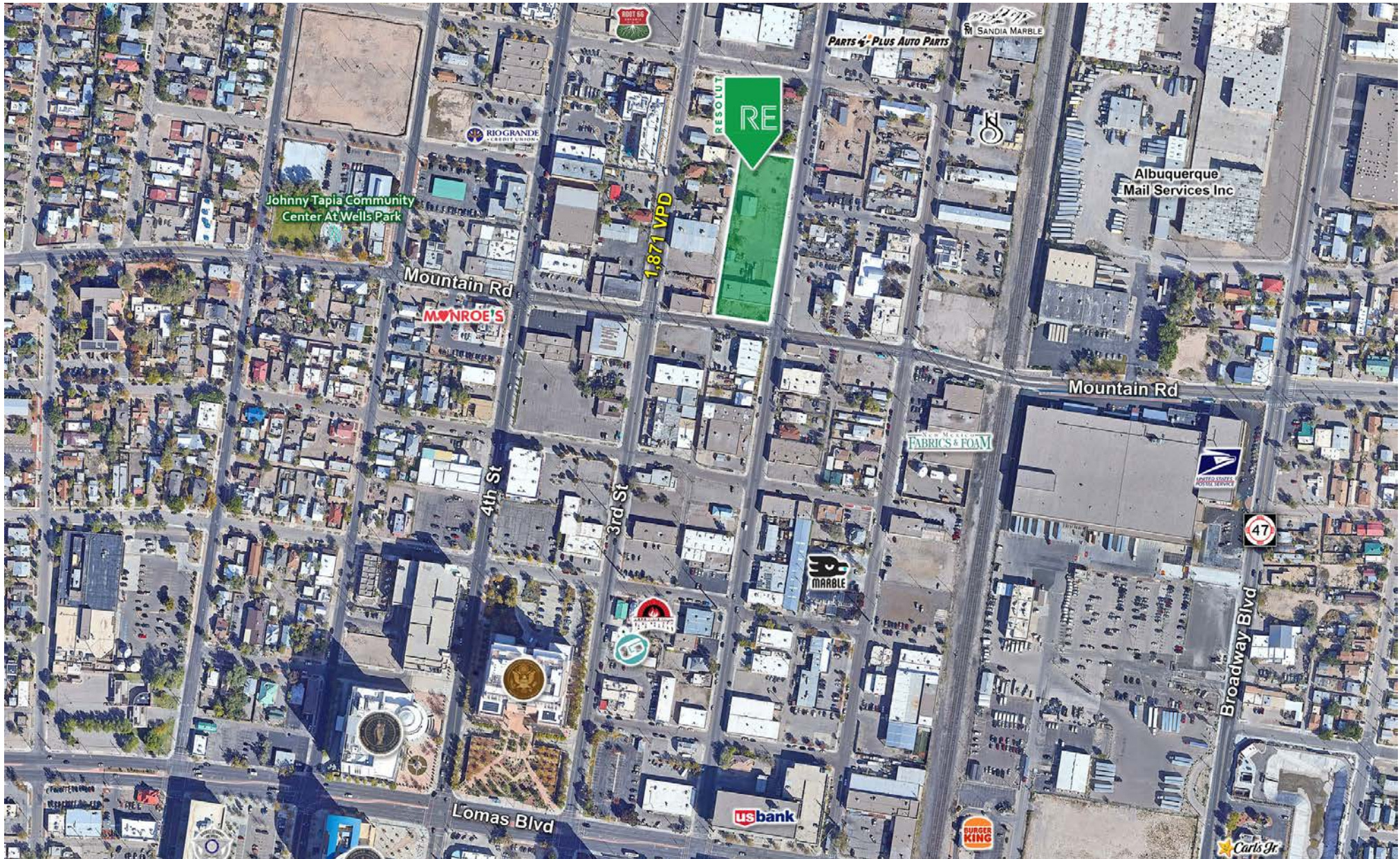
In recent years, downtown Albuquerque has undergone a renaissance, with significant investments in revitalization efforts aimed at enhancing the area's appeal and economic vitality. Renovated warehouses and industrial spaces have been transformed into vibrant mixed-use developments, attracting a diverse array of businesses, restaurants, and cultural attractions.

In summary, downtown Albuquerque presents a compelling destination for industrial businesses seeking a strategic location with access to key markets, amenities, and incentives. With its historic charm, urban vitality, and strategic advantages, the area offers a unique opportunity for businesses to establish a presence in one of New Mexico's most dynamic and promising urban centers.

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