# 116 Industrial Ave NE

Albuquerque, NM 87107

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



## FOR LEASE

### WAREHOUSE 1 – HEATED & COOLED STANDALONE INDUSTRIAL SPACE

**$9.00 PSF + NNN**
LEASE RATE

**±4,300 SF WAREHOUSE**
20'–25' CEILING HEIGHT

**14' X 14' ROLL-UP DOOR**
3-PHASE, 480V POWER

**NEAR I-25 / I-40**
NORTH VALLEY INDUSTRIAL CORRIDOR


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## OFFERING MEMORANDUM


The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof.
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# EXECUTIVE SUMMARY



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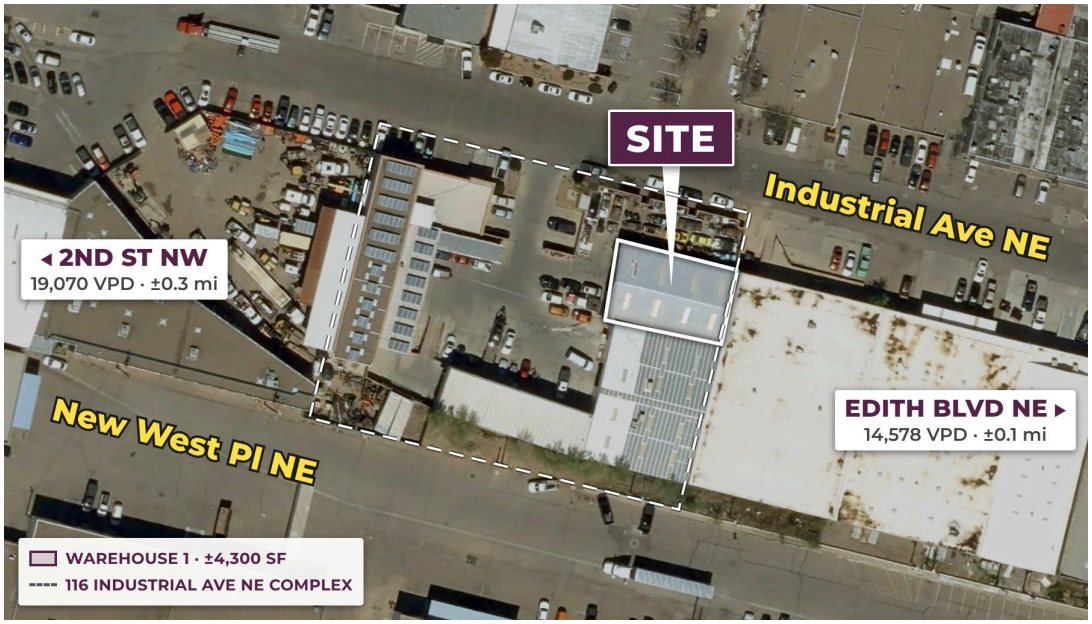
## PROPERTY HIGHLIGHTS:

- **±4,300 SF** standalone warehouse
- Heated and cooled, with existing overhead HVAC ductwork
- **14' x 14'** grade-level roll-up door
- **3-phase, 480V** electrical power
- **20'–25' ceiling height** with exposed steel framing
- Paved exterior loading and circulation area
- **Shared restrooms** and **conference room** included
- **Executive offices** available for lease separately
- Within an established North Valley industrial complex
- **±1.3 mi** to the I-25 on-ramp, **±1.8 mi** to I-40




## PROPERTY DESCRIPTION:

Approximately **4,300 SF of heated and cooled warehouse space** conveniently located at 116 Industrial Avenue NE in Albuquerque, New Mexico. The property features an open industrial floor plan, overhead lighting, a grade-level roll-up door, and existing HVAC distribution throughout the warehouse.

Strategically positioned near the **I-25 and I-40 interchange**, this centrally located warehouse offers convenient access to Albuquerque's major transportation corridors and surrounding commercial districts. The space is well-suited for a variety of industrial, storage, distribution, and light manufacturing operations, subject to applicable zoning and use approvals.

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# EXECUTIVE SUMMARY



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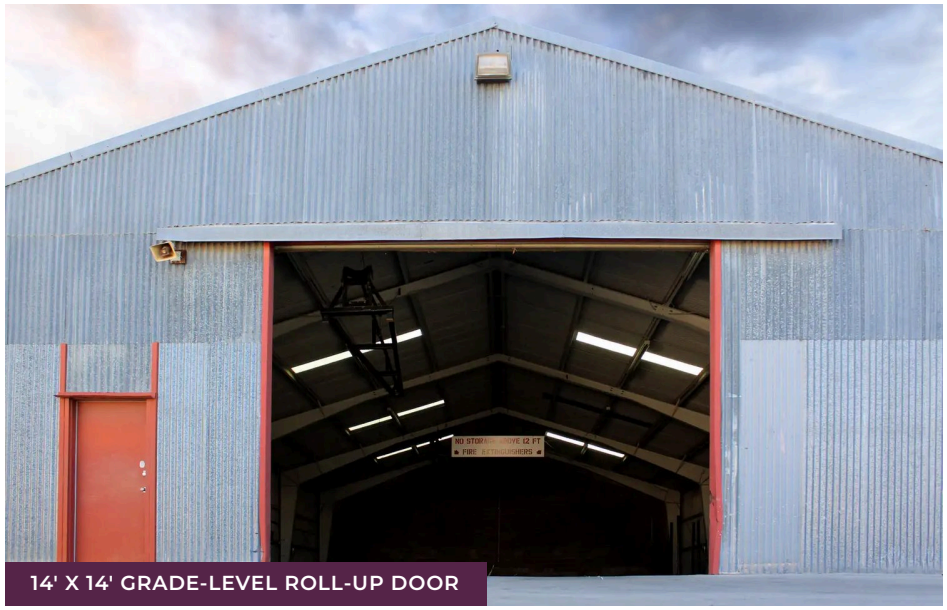
## OFFERING DETAILS:

| | |
|---|---|
| **ADDRESS** | 116 Industrial Ave NE – Warehouse 1<br>Albuquerque, NM 87107 |
| **LEASE RATE** | **$9.00 PSF + NNN** |
| **AVAILABLE** | ±4,300 SF standalone warehouse |
| **ZONING** | M-1 (Bernalillo County) |
| **BUILDING** | Fully enclosed industrial building with exposed steel framing |
| **CEILING HEIGHT** | 20'–25' |
| **LOADING** | 14' x 14' grade-level roll-up door |
| **POWER** | 3-phase, 480V |
| **HVAC** | Heated & cooled; existing overhead ductwork |
| **LIGHTING** | Overhead lighting throughout |
| **SITE** | Paved exterior loading & circulation area within an established industrial complex |
| **USES** | Storage, distribution, light manufacturing & general warehouse (subject to zoning and use approvals) |



14' X 14' GRADE-LEVEL ROLL-UP DOOR



LARGE, OPEN WAREHOUSE FLOOR PLAN

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# OFFERING SUMMARY



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## PROPERTY FEATURES:

### The Warehouse

- ±4,300 SF standalone warehouse space
- Large, open warehouse floor plan
- 20'–25' ceiling height with exposed steel framing
- Fully enclosed industrial building
- Overhead lighting throughout warehouse
- Suitable for storage, distribution, light manufacturing and general warehouse operations

### Systems, Loading & Amenities

- 3-phase, 480V electrical power
- Heated and cooled warehouse
- Existing overhead HVAC ductwork
- 14' x 14' grade-level roll-up door
- Paved exterior loading and circulation area
- Shared restrooms and conference room included
- Executive offices available for lease separately

### Location

- Central Albuquerque location in the North Valley industrial corridor
- Located within an established industrial complex
- Near 2nd Street NW and Candelaria Road NW
- Convenient access to the I-25 / I-40 interchange
- Convenient access to Downtown, Midtown and North Valley business districts
- Strategic for local distribution, service contractors and industrial users

| ±4,300 SF | $9.00 PSF | 20'–25' | 14' x 14' | 480V | ±1.3 MI |
|---|---|---|---|---|---|
| AVAILABLE | LEASE RATE + NNN | CEILING HEIGHT | ROLL-UP DOOR | 3-PHASE POWER | TO I-25 ON-RAMP |

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# PRIME LOCATION

116 Industrial Ave NE – Warehouse 1, Albuquerque, NM 87107 | 5

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## LOCATION HIGHLIGHTS:

Centrally located in Albuquerque's **North Valley industrial corridor**, between 2nd Street NW and Edith Boulevard NE, north of Candelaria Road.

Minutes to the **I-25 / I-40 interchange**, Downtown, Midtown and the North Valley business districts.

### TRAFFIC COUNTS

| | |
|---|---|
| 2nd St NW | **19,070 VPD** |
| Candelaria Rd | **14,928 VPD** |
| Edith Blvd NE | **14,578 VPD** |
| Griegos Rd | **13,286 VPD** |

# ±4,300 SF

AVAILABLE FOR LEASE




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# PROPERTY PHOTOS



BERKSHIRE HATHAWAY
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OVERHEAD HVAC DUCTWORK & LIGHTING



HEATED & COOLED WAREHOUSE INTERIOR



EXPOSED STEEL FRAMING



20'–25' CEILING WITH SKYLIGHTS

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# PROPERTY PHOTOS



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PAVED LOADING & CIRCULATION AREA



PAVED, WALLED SIDE YARD



EXTERIOR HVAC UNIT



GATED ENTRY

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# LOCATION MAP

116 Industrial Ave NE – Warehouse 1, Albuquerque, NM 87107 | 8

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# LOCAL AREA



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Minutes from the **I-25 and I-40** on-ramps, with fuel, food and supply businesses along 2nd St, 4th St and Menaul Blvd:

## DRIVE TIMES

| | |
|---|---|
| I-25 on-ramp | **±1.3 mi · 3 min** |
| I-40 on-ramp | **±1.8 mi · 4 min** |
| Downtown ABQ | **±3.2 mi · 7 min** |
| UNM | **±3.6 mi · 9 min** |
| ABQ Uptown | **±4.7 mi · 10 min** |
| Journal Center | **±4.8 mi · 9 min** |
| Balloon Fiesta | **±8.2 mi · 16 min** |
| ABQ Sunport | **±8.3 mi · 15 min** |

## FOOD & FUEL

**Speedway**
135 Candelaria Rd NW

**Wendy's**
3601 4th St NW

**Taco Bell**
4815 4th St NW

**Whataburger**
200 Menaul Blvd NW

**Love's Travel Stop**
2200 6th St NW

**Shell**
2021 Menaul Blvd NE

**Circle K**
2001 Menaul Blvd NE

## SUPPLY & SERVICES

**Baker Utility Supply**
4322 2nd St NW

**AutoZone**
3526 4th St NW

**O'Reilly Auto Parts**
416 Candelaria Rd NW

**Wells Fargo**
3801 4th St NW

**UMB Bank**
3701 4th St NW

**Walgreens**
4700 4th St NW

**Family Dollar**
1114 Candelaria Rd NW

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