M E N A U L

2121 Menaul Blvd NE
Albuquerque, NM 87107

WAREHOUSE & OFFICE
FOR SALE OR LEASE





AVAILABLE

12,338 SF WAREHOUSE & OFFICE ON 1.43 ACRES

SALE: $1,750,000 $142/SF

LEASE: $12-$17/SF Modified Gross

- Prime location minutes from the I-25 & I-40 interchange
- Flexible NR-LM zoning permits diverse industrial and commercial uses
- High-Clearance warehouse with a max top height of 26’
- Three oversized garage doors up to 12’ wide and 20’ high
- Versatile mix of open workspace, private offices, and reception area
- 1.43-Acre lot offers generous capacity for future expansions

CORINNA YONEMOTO
505.615.6859
corinna@nvreg.com

KEN ROMERO
505.610.5616
ken@nvreg.com

NEW VISION REAL ESTATE GROUP

WWW.NVREG.COM
505.615.6859

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SITE MAP



■ BUILDING 1 - OFFICE AND WAREHOUSE

- Office Area: 3,000 SF
- Warehouse Area: 1,799 SF
- The office includes six executive offices, two large conference rooms, a break room, and four restrooms.
- The warehouse features three large workrooms and a flexible floor plan that can be opened up if desired.
- Power: Single-phase, 300 amps
- Garage Door: 12’ high x 10’ wide

■ BUILDING 2 - FLEX / WAREHOUSE SPACES

- Size: 1,352 SF

■ BUILDING 3 - WAREHOUSE SPACE

- Size: 2,880 SF *(Leased - 12/13/25)*
- Ceiling Height: 26' top height / 24' clear height
- Roll-Up Doors: (1) 12’ x 20’ and (1) 12’ x 16’
- Power: 100-amp single-phase
- Three-phase power is available nearby if needed

■ BUILDING 4 - WAREHOUSE SPACE

- Size: 2,400 SF *(Leased - 12/13/25)*
- Ceiling Height: 18' top height / 15' clear height
- Roll-Up Door: (1) 12’ x 14’
- Power: 100-amp single-phase

■ BUILDING 5,6,7 - AUXILLARY SPACE

- Flex-use buildings ideal for storage, light assembly, or maintenance operations
- BLDG 5 - 144sf *(Leased - 12/13/25)*
- BLDG 6 - 480sf
- BLDG 7 - 282.5sf *(Leased - 12/13/25)*

■ SITE FEATURES

- 1.43 Acre Lot
- Secured North rolling gate
- Secured South rolling motorized gate with remote and keypad access
- Security system with alarm installed

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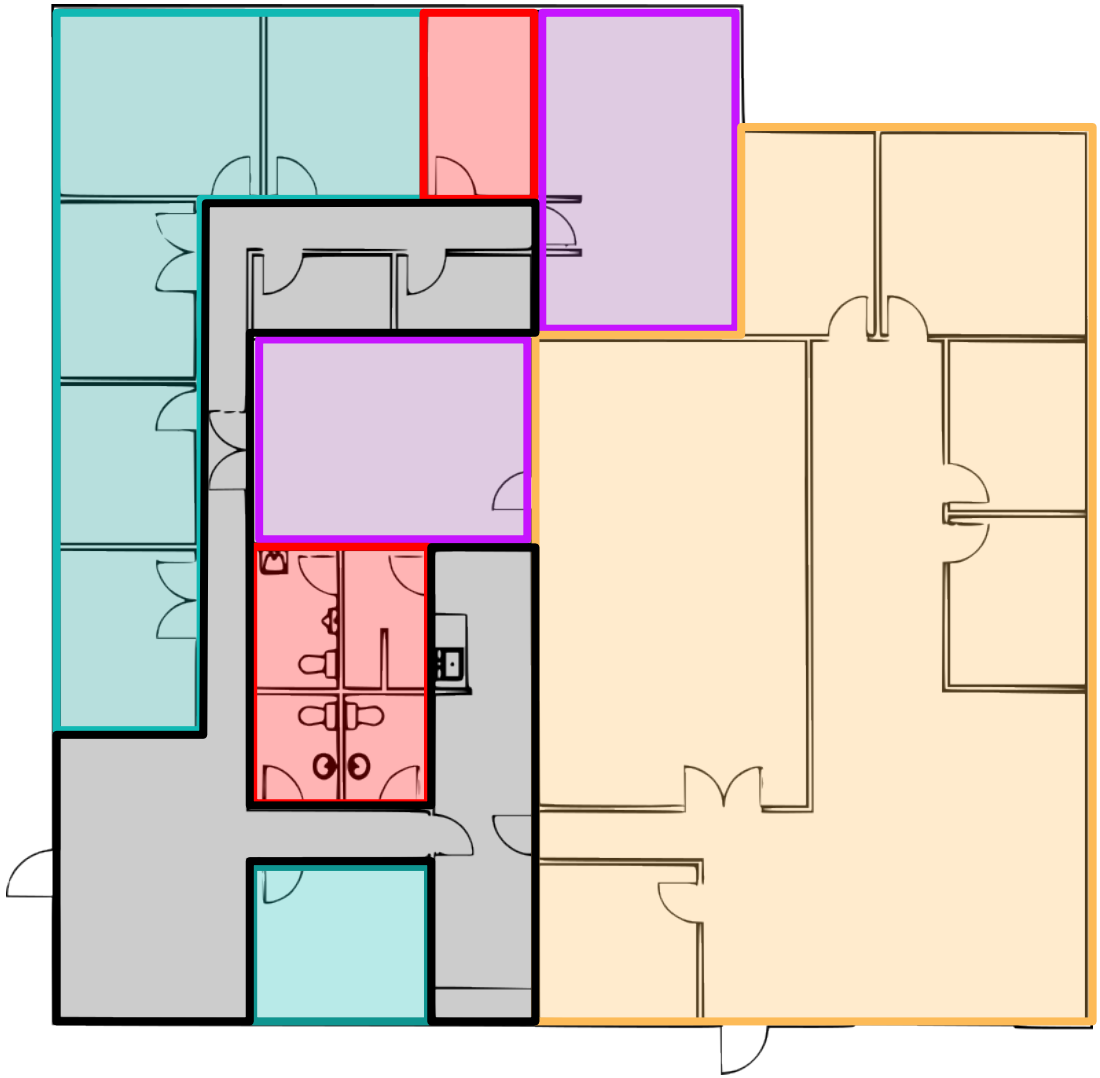
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BUILDING 1
FLOOR PLAN



Restrooms

Offices

Conference Rooms

Warehouse

Reception/Break/Common

The office space includes 6 executive offices, 2 large conference rooms, a break room, and 4 restrooms.

The warehouse features 3 large workrooms and flexible floor plan that can be reconfigured if desired.

OFFICE AREA: ±3,000 SF
WAREHOUSE AREA: ±1,799 SF
POWER: SINGLE-PHASE, 300 AMP
GARAGE DOOR: 12' HIGH X 10 WIDE

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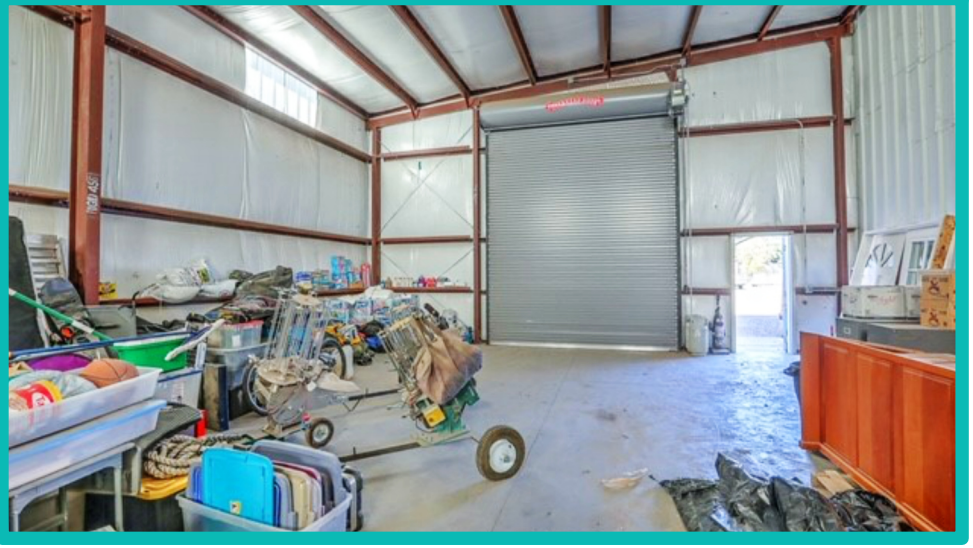
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PHOTOS









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LOCATION MAP



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