

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: \$1,800,000

\$145/SF

LEASE: \$12-\$17/SF

Modified Gross

■ **Strategic Location Near I-25 & I-40:**

Situated just off Albuquerque's busiest interchange, providing unbeatable access for distribution, logistics, or local service-based businesses.

■ **Flexible Use Potential (Zoned NR-LM):**

Ideal for light manufacturing, warehousing, cannabis operations, or a range of industrial/commercial users.

■ **High-Ceiling Warehouse:**

Spacious clear height allows for racking, equipment, or vertical storage—maximize functionality and efficiency.

■ **Large Garage Doors:**

Three oversized overhead doors make loading and unloading seamless for large vehicles and deliveries

■ **Ample Office Space:**

Includes private offices, reception area, and open workspace to support full admin and operational staff.

■ **Generous Lot – 1.43 Acres:**

Plenty of yard space for parking, outdoor storage, or potential expansion.

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MANUAL FOR SALE OR LEASE

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
- 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
- Ceiling Height: 18' top height / 15' clear height
- Roll-Up Door: (1) 12' x 14'
- Power: 100-amp single-phase

■ BUILDING 5,6,7 - AUXILIARY SPACE

- Flex-use buildings ideal for storage, light assembly, or maintenance operations
- BLDG 5 - 144sf
- BLDG 6 - 480sf
- BLDG 7 - 282.5sf

■ 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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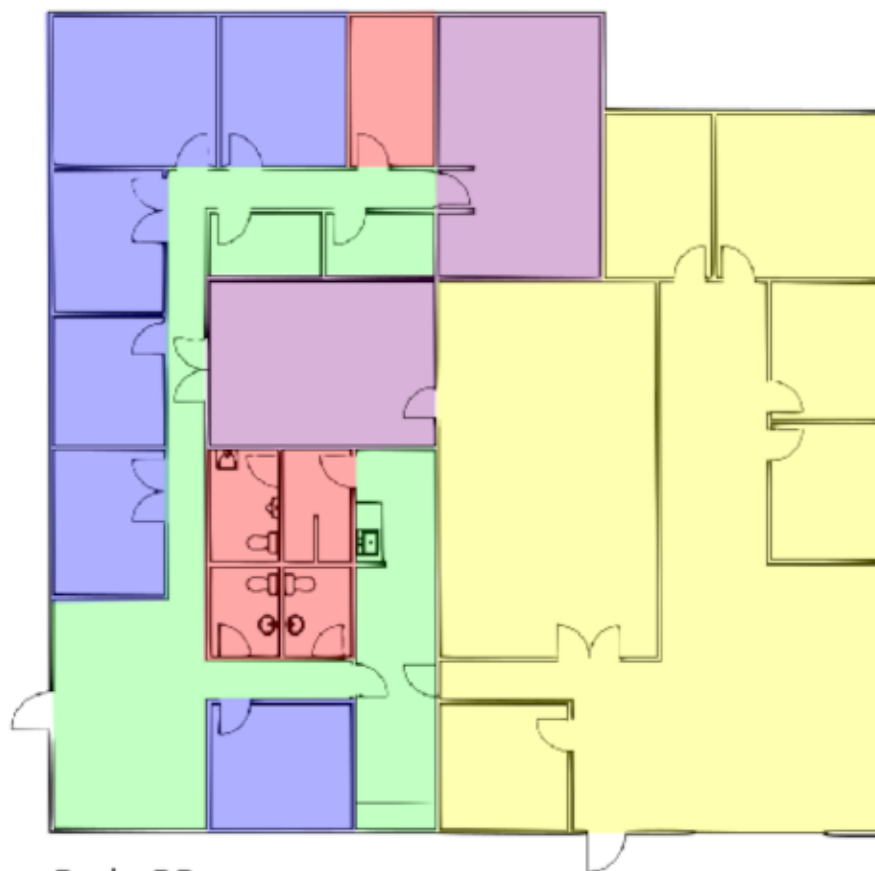
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BUILDING 1

FLOOR PLAN



The office space includes six executive offices, two large conference rooms, a break room, and four restrooms.

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

Red - RR
Blue - Offices
Purple - Conference Rooms
Yellow - Warehouse
Green - Reception/Break/Common

Office area: 3000sf
Warehouse area: 1799sf
Power: Single-phase, 300amp
Garage Door: 12' high x 10' wide



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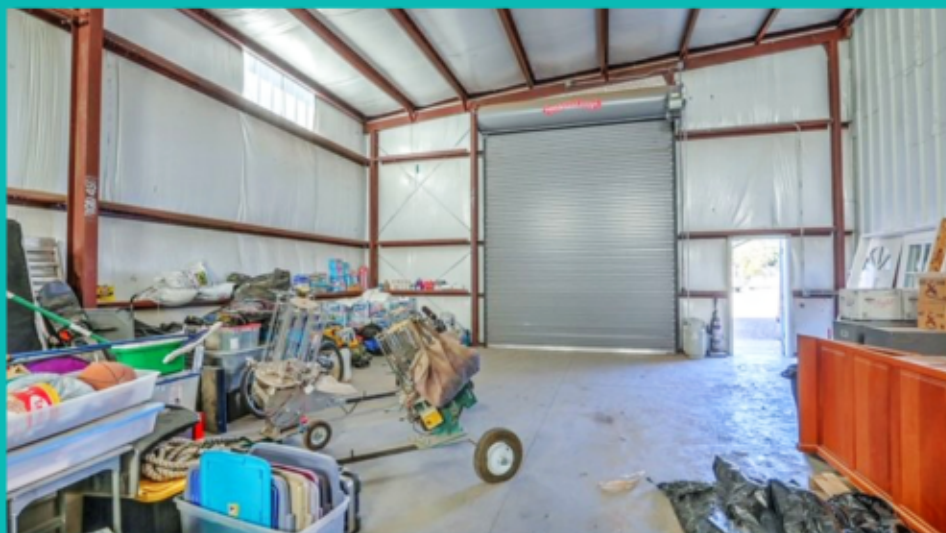
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F O R S A L E O R L E A S E

P H O T O S



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PHOTOS



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LOCATION MAP



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