

PREMIER MULTI TENANT INDUSTRIAL COMPLEX IN HIGHLY SOUGHT AFTER CENTRAL LOCATION

2105 Aztec Rd NE, Albuquerque, NM 87107



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE OR LEASE



24,017 SF TOTAL AVAILABLE

WEST BUILDING:

SUITE ABC: +/- 9,013 SF

SUITE D: +/- 3,002 SF

EAST BUILDING:

SUITE A: +/- 4,192 SF

SUITE BCD: +/- 7,810 SF



SALE PRICE:

\$3,330,000



LEASE RATE:

\$12 PSF + \$2.00 of NNN



LOT SIZE: 1.2 ACRES

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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. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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**West Building
(Suite ABC):**

- » **+/- 9013 SF**
- » (4) Offices
- » Open Office Working Area
- » (2) Restrooms
- » (2) 10x14 ft Overhead Doors
- » (1) 10x12 ft Overhead Door
- » 3 Phase Electricity

**West Building
(Suite D):**

- » **+/- 3,002 SF**
- » (3) Offices
- » Open Office Working Area
- » (1) Breakroom
- » (1) Restroom
- » (1) 12x14 ft Overhead Doors
- » 3 Phase Electricity

**East Building
(Suite A):**

- » **+/- 4,192 SF**
- » (2) Offices
- » (2) Restrooms
- » (1) Breakroom
- » (1) 8x10 ft Overhead Doors
- » (1) 10x12 ft Overhead Doors
- » 3 Phase Electricity

**East Building
(Suite BCD):**

- » **+/- 7,810 SF**
- » (1) Office
- » (1) Restrooms
- » (1) Breakroom
- » (2) 10x14 ft Overhead Doors
- » (1) 10x12 ft Overhead Door
- » 3 Phase Electricity

PROPERTY DESCRIPTION:

Positioned in one of **Albuquerque's most sought-after industrial corridors** near the Big I interchange, this versatile multi-suite industrial property offers exceptional functionality and accessibility for a wide range of users. The property features **two well-maintained block-constructed buildings** totaling **24,017 SF**, each equipped with **3-phase power**, multiple **oversized grade-level overhead doors**, and **clear heights up to 15 feet**. Each suite offers a balanced mix of **private offices, open work areas, restrooms, and breakrooms**, supporting both administrative and light industrial operations. The site is **partially gated**, with **small fenced yard areas for select suites**, providing secure storage or laydown space. Strategically located just off Pan American Freeway and Aztec Road—an area home to numerous established distribution, manufacturing, and trade businesses—tenants benefit from **direct access to I-25 and I-40**, strong regional connectivity, and exposure to over 200,000 vehicles per day. With full utility service, flexible **NR-LM zoning**, and proximity to Albuquerque's central business and transportation hubs, this property presents a prime opportunity for users seeking an efficient and high-visibility industrial location in the heart of the metro.

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OFFERING DETAILS:

ADDRESS:	2105 Aztec Rd NE, Albuquerque, NM 87107
LOT SIZE:	1.2 Acre
TOTAL SF:	24,017 SF
WEST BUILDING	SUITE ABC: +/- 9,013 SF SUITE D: +/- 3,002 SF
EAST BUILDING	SUITE A: +/- 4,192 SF SUITE BCD: +/- 7,810 SF
ZONED:	NR-LM
SALE PRICE:	\$3,330,000
LEASE RATE:	\$12 PSF + \$2.00 of NNN
POPULATION:	269,488 (5 Mile Radius)
AVG. HH INCOME:	\$74,307 (5 Mile Radius)
DAYTIME EMPLOYEES:	228,794 (5 Mile Radius)
WATER, SEWER & GAS ELECTRICITY:	PIPED IN
INGRESS/EGRESS:	South Property Line



WEST BUILDING - OUTSIDE & BOTH YARDS

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EAST BUILDING - OUTSIDE & BOTH YARDS

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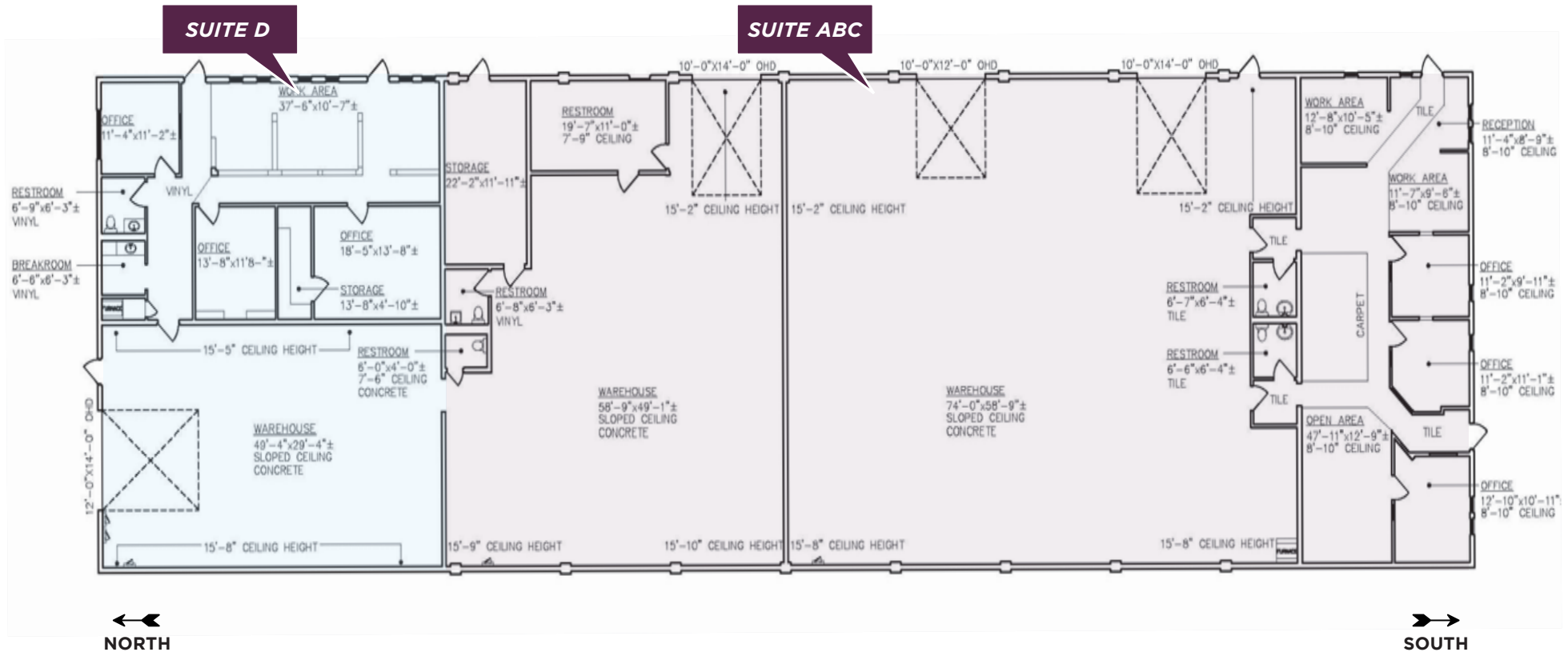


WEST BUILDING FLOOR PLAN

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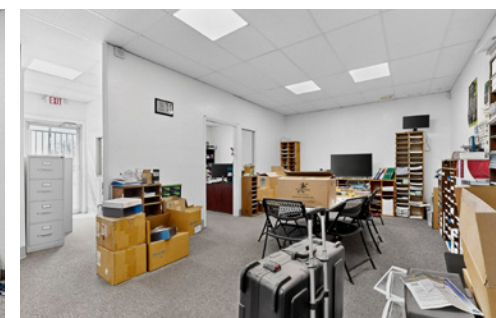
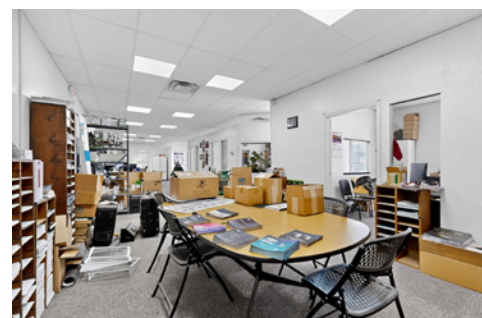
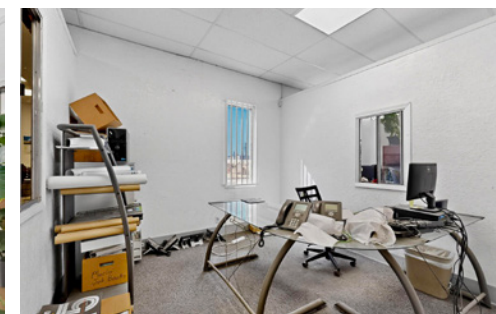
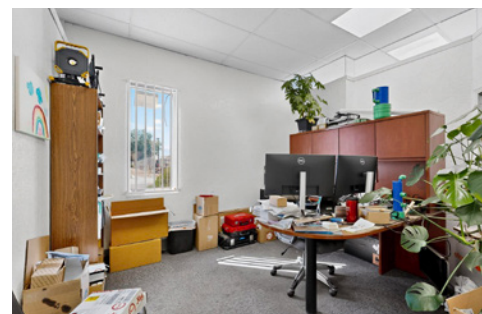
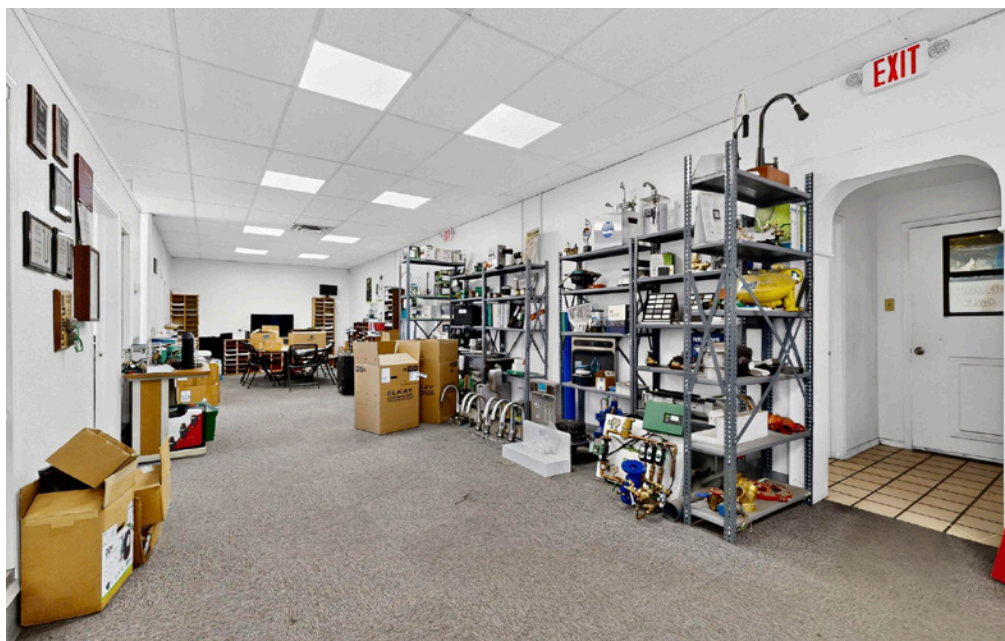


WEST BUILDING - SUITE ABC

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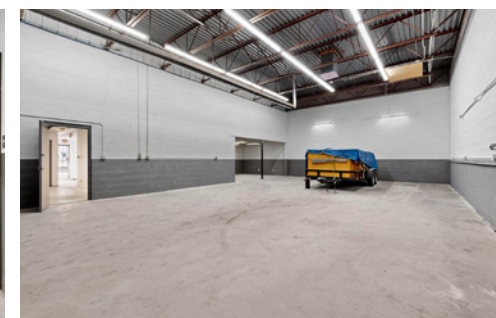
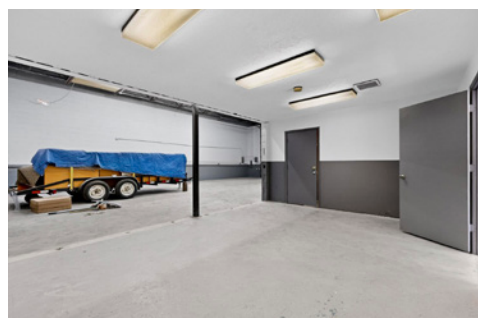
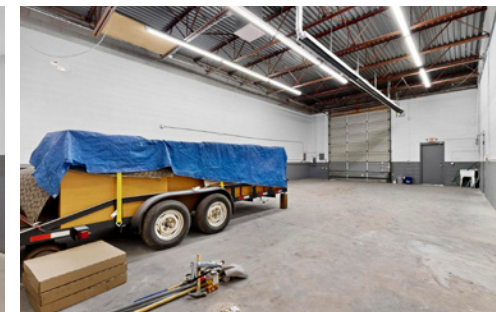
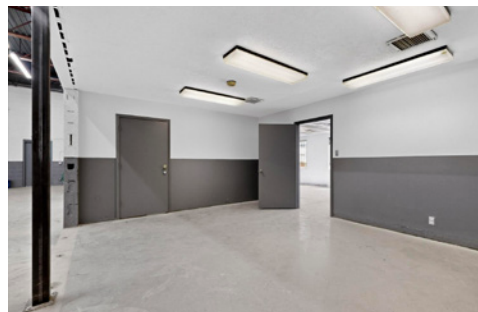
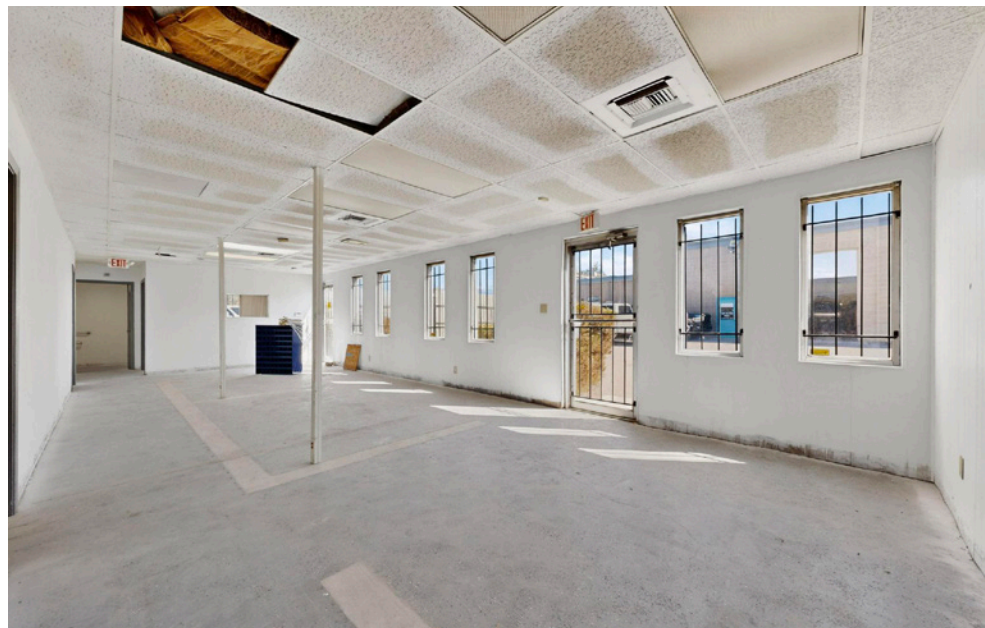


WEST BUILDING - SUITE D

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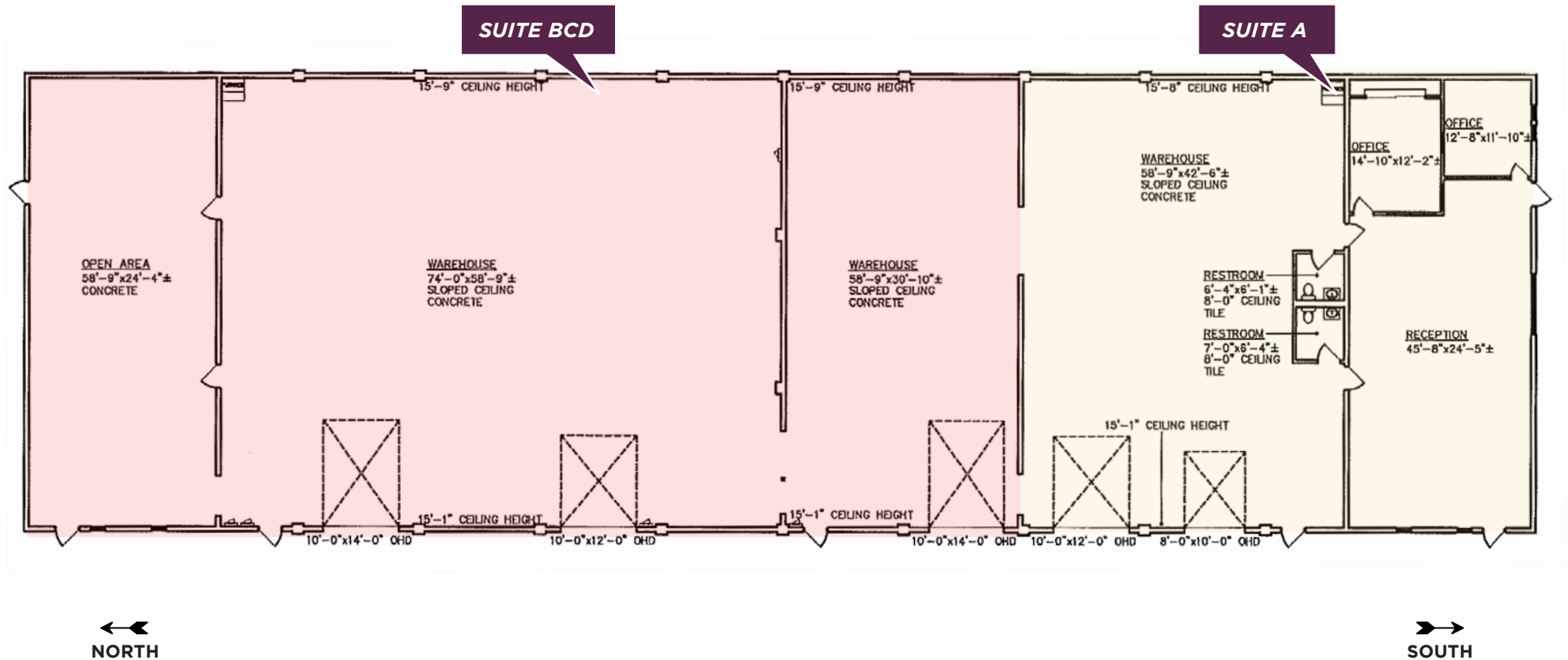


EAST BUILDING FLOOR PLAN

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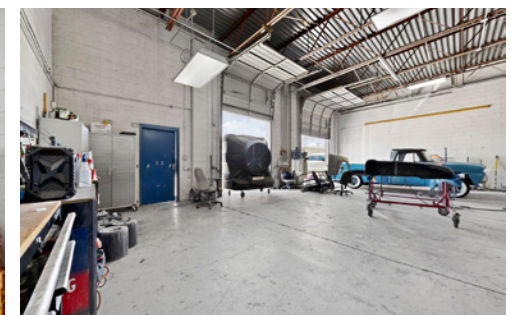
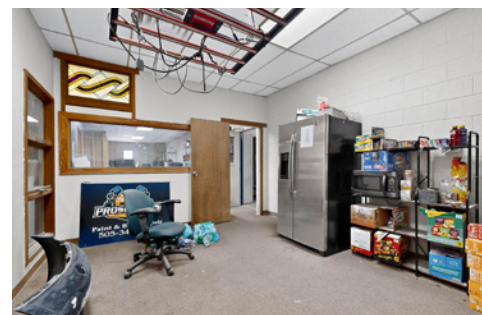
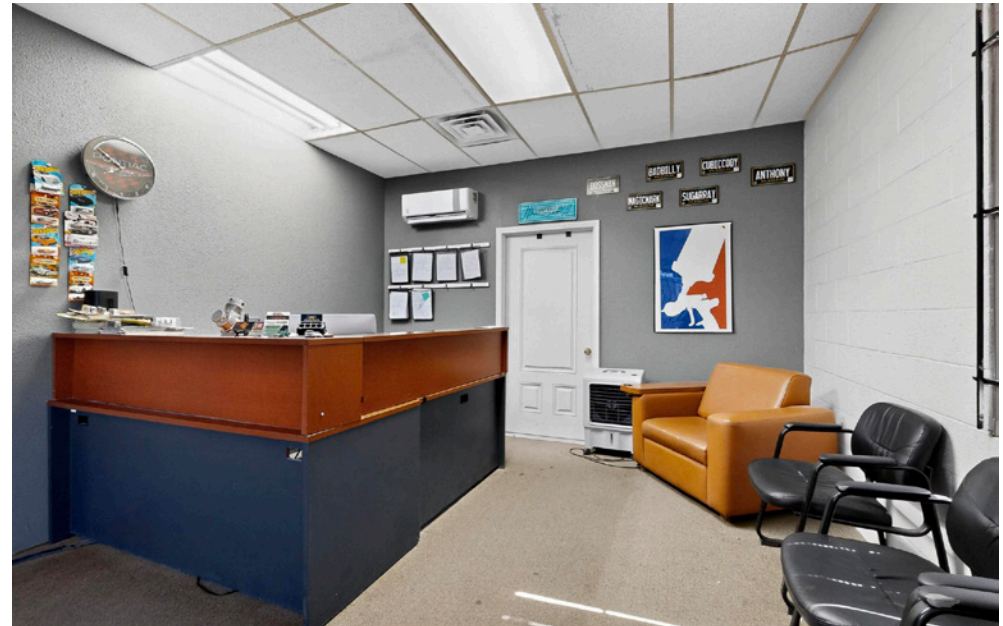
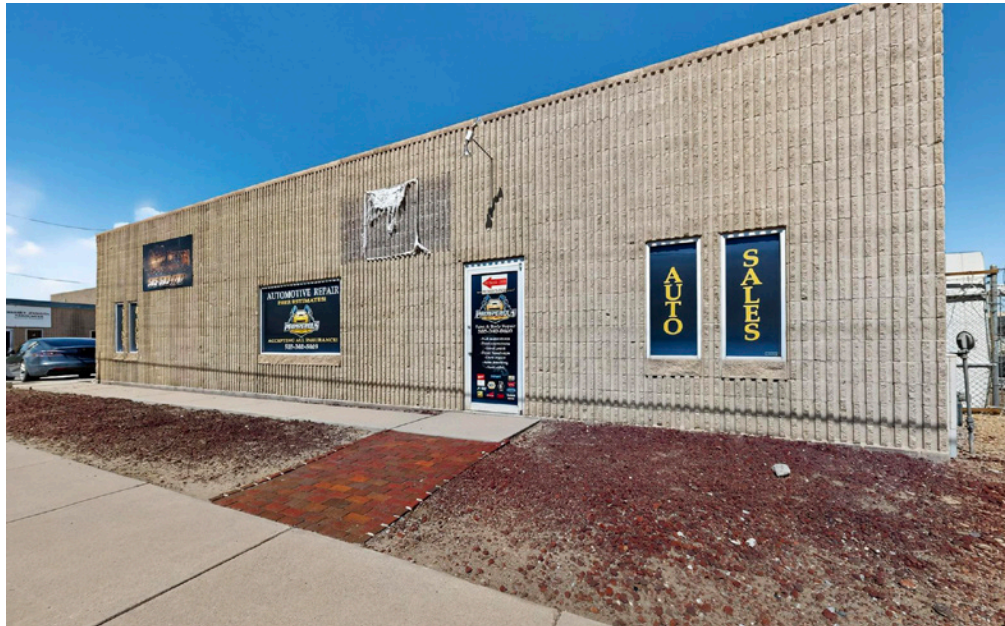


EAST BUILDING - SUITE A

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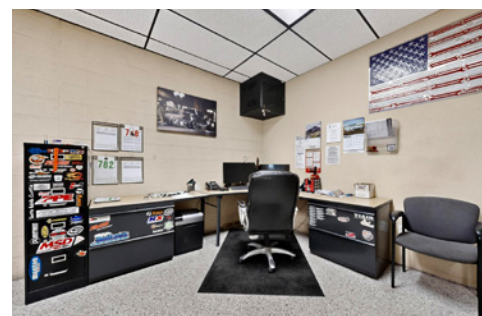
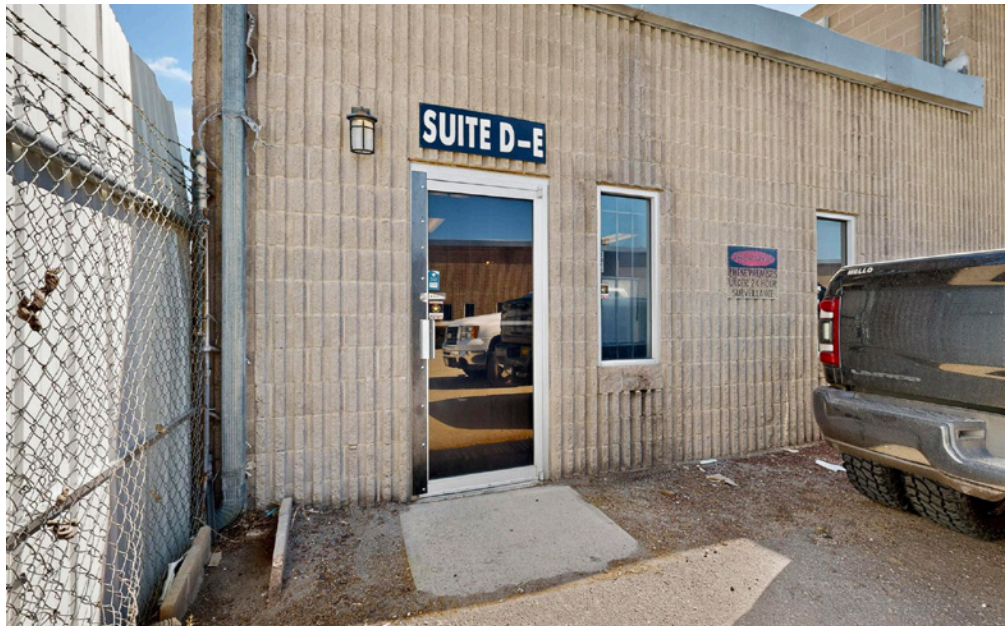


EAST BUILDING - SUITE BCD

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LOCATION MAP

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