



NEW WAREHOUSE & YARD with 3-PHASE

FOR LEASE OR SALE / 9324 Susan Ave SE, Albuquerque, NM 87108

NEW WAREHOUSE & YARD with 3-PHASE

FOR SALE / LEASE / 9324 Susan Ave SE, Albuquerque, NM 87108



SALE PRICE:

\$450,000 – Building on 0.15 acres
\$565,000 – Building on 0.30 Acres

LEASE PRICE:

\$3,500 / Month - Building on 0.15 acres
\$4,500 / Month - Building on 0.30 acres

BUILDING SIZE: +/-2,800 SF

LAND SIZE: +/-0.15 – +/-0.30 Acres

ZONING: NR-C

FEATURES

- 14' Max Clear Height (height varies).
- 3-Phase Power.
- 6" Fiber Reinforced Concrete Slab Floor.
- 14' x 12' Drive-in door.
- Office and Bathroom.
- Large Front Yard.
- Adjacent 0.15 Acre Lot Available



Absolute Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

NEW WAREHOUSE & YARD with 3-PHASE

FOR LEASE / 9324 Susan Ave SE, Albuquerque, NM 87108

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net

DESCRIPTION



Absolute Investment Realty is pleased to present this rare opportunity to lease or purchase a brand-new, free-standing warehouse located adjacent to Kirtland AFB and Sandia National Labs. The property is well suited for a contractor, auto repair, nearly any industrial use, or businesses working with the air force base or national labs.

The building sits on +/-0.15 acres, has a large front yard/parking area, and the adjacent +/- 0.15 acre lot is also available. Both lots are fully fenced with new heavy gauge steel fencing.

The building has a 6" reinforced concrete floor, finished office, and bathroom.

Don't miss this rare opportunity to own or lease a brand-new warehouse in the core of Albuquerque!



VIEW WEBSITE >



VIEW VIDEO

NEW WAREHOUSE & YARD with 3-PHASE

FOR LEASE / 9324 Susan Ave SE, Albuquerque, NM 87108

PROPERTY SUMMARY

PROPERTY ADDRESS	9324 Susan Ave SE, Albuquerque, NM 87108
PROPERTY DESCRIPTION	Warehouse with Office and Yard.
PROPERTY SIZE	+/- .1534 Acres +/- 0.30 Acres with adjacent lot
LOT DIMENSIONS	+/- 50' x +/- 134' per lot
TOTAL BUILDING SIZE	+/- 2,800 SF
BUILDING DIMENSIONS	40x70 footprint. 12' eave Height. 14' max clear.
TRADE AREA	Kirtland AFB. The property is located adjacent to Kirtland Airforce Base & Sandia National Labs
INTERIOR FINISH	Office & bathroom included.
ZONING	NR-C. Non-residential commercial. Allows for most commercial uses.
ACCESS	Direct Access on Susan.
SIGNAGE	Building and possible monument signage

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

ALFREDO BARRENECHEA

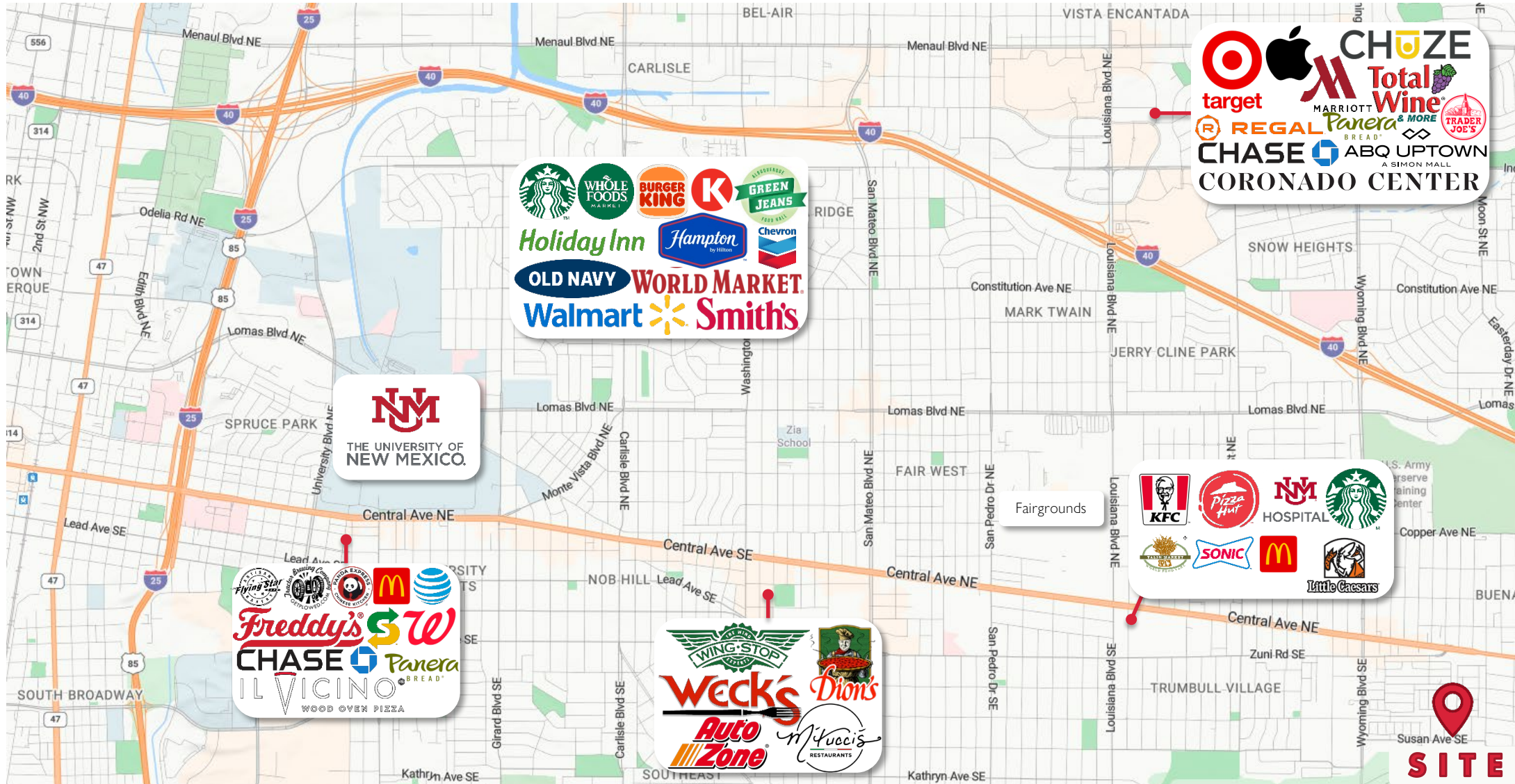
(505) 401-0135

alfredo@go-absolute.net



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

TRADE AREA



NEW WAREHOUSE & YARD with 3-PHASE

FOR LEASE / 9324 Susan Ave SE, Albuquerque, NM 87108

ALFREDO BARRENECHEA

(505) 401-0135

alfredo@go-absolute.net



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

SITE CLOSE UP



NEW WAREHOUSE & YARD with 3-PHASE

FOR LEASE / 9324 Susan Ave SE, Albuquerque, NM 87108

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

PROPERTY PHOTOS



NEW WAREHOUSE & YARD with 3-PHASE

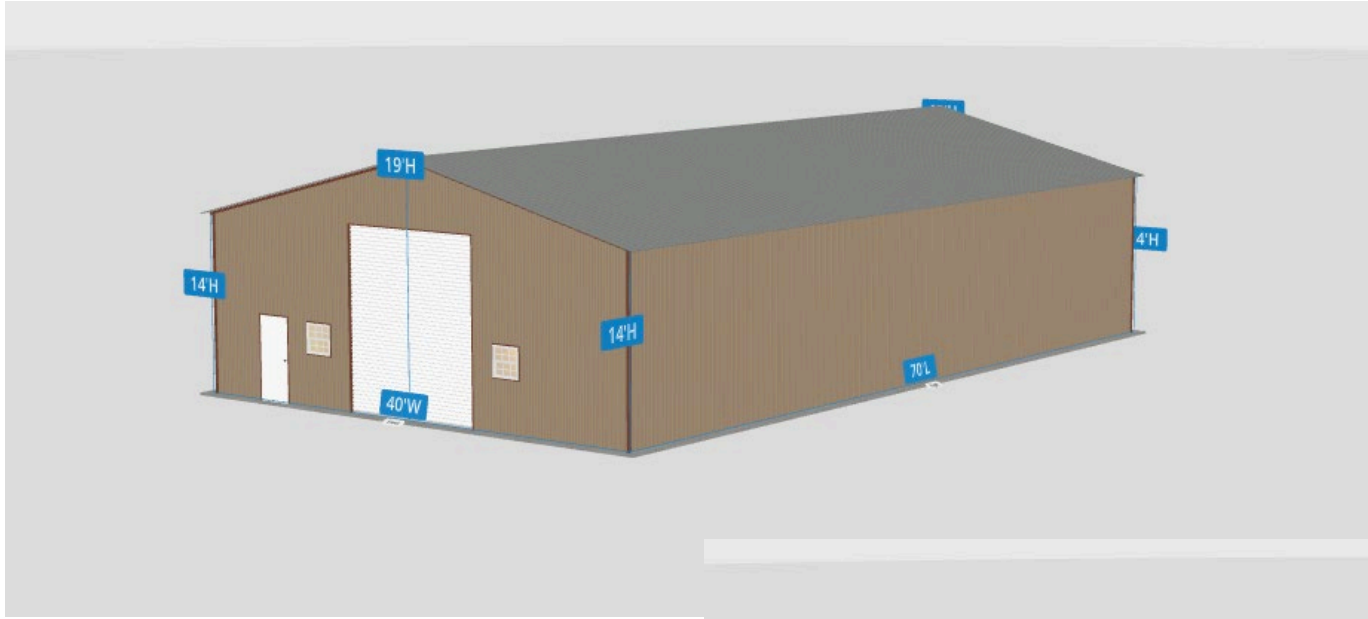
FOR LEASE / 9324 Susan Ave SE, Albuquerque, NM 87108

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net



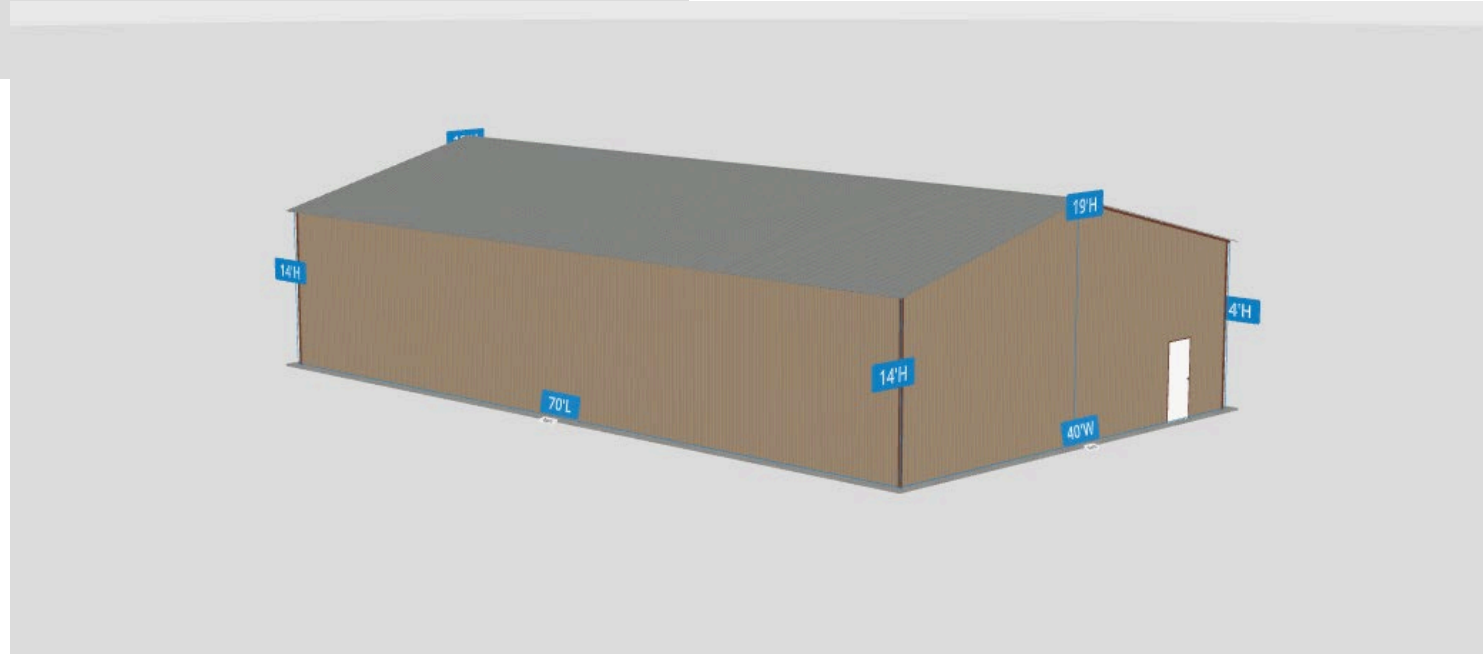
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

RENDERINGS



Front: North Face

Back: South Face



NEW WAREHOUSE & YARD with 3-PHASE

FOR LEASE / 9324 Susan Ave SE, Albuquerque, NM 87108

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

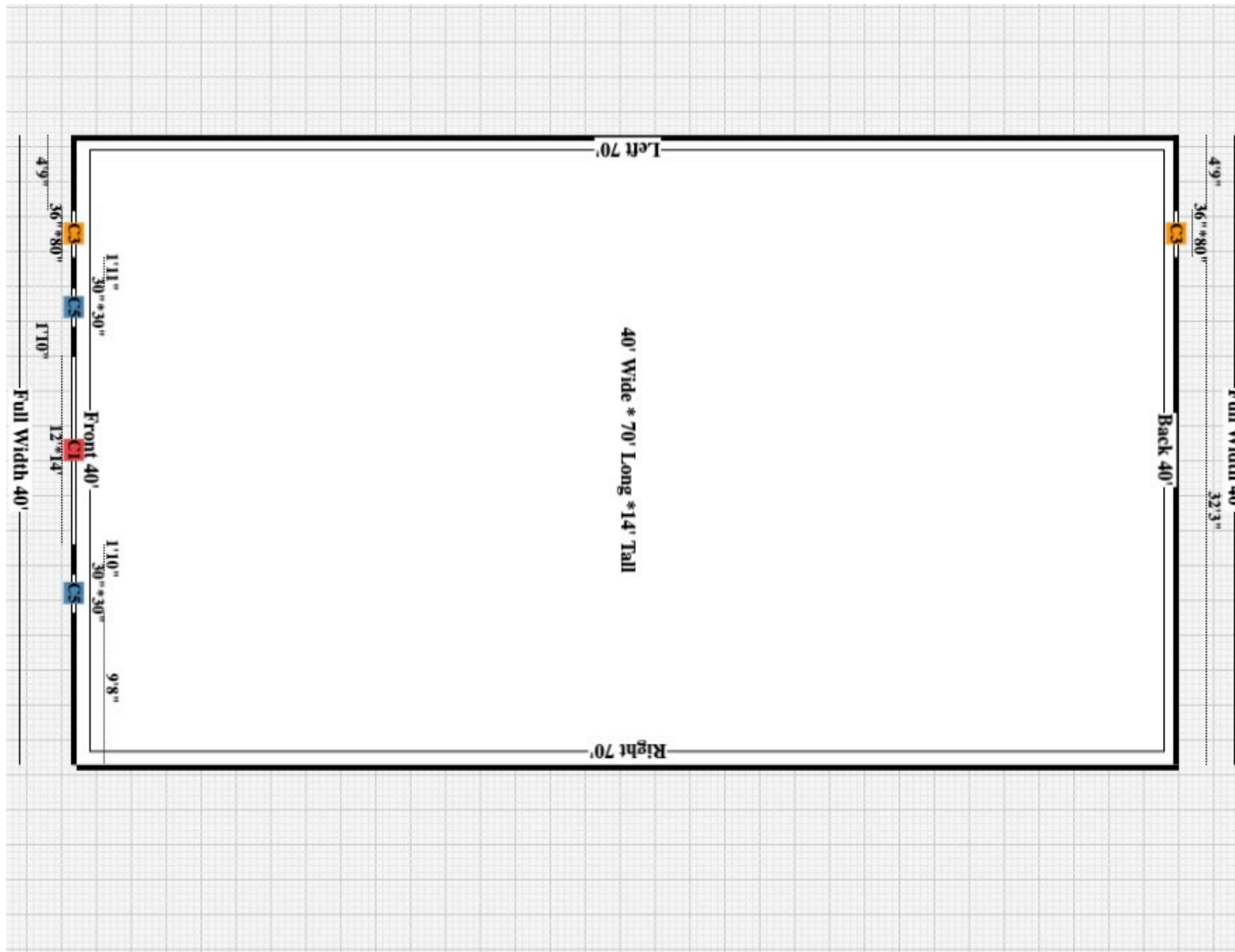
PURLIN @ 3'-4" C/C - TOTAL 14
 8'-0" CONN. SLEEVE
 TRUSS WEB @ MAX. 24" C/C
 3'-0" CONN. SLEEVE
 TRUSS CHORD
 TRUSS WEB @ MAX. 24" C/C
 GIRTS @ 39" C/C
 BASE RAIL
 TOP OF CONC.
 40'-0" O/O FRAME
 (5) ROWS OF LATERAL BRACES
 KNEE BRACE
 MAX. 2'-0"
 14' LEG HT.
 15'4" EAVE HT.

FOR LEASE / 9324 Susan Ave SE, Albuquerque, NM 87108



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

BUILDING FOOTPRINT



NEW WAREHOUSE & YARD with 3-PHASE

FOR LEASE / 9324 Susan Ave SE, Albuquerque, NM 87108

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net



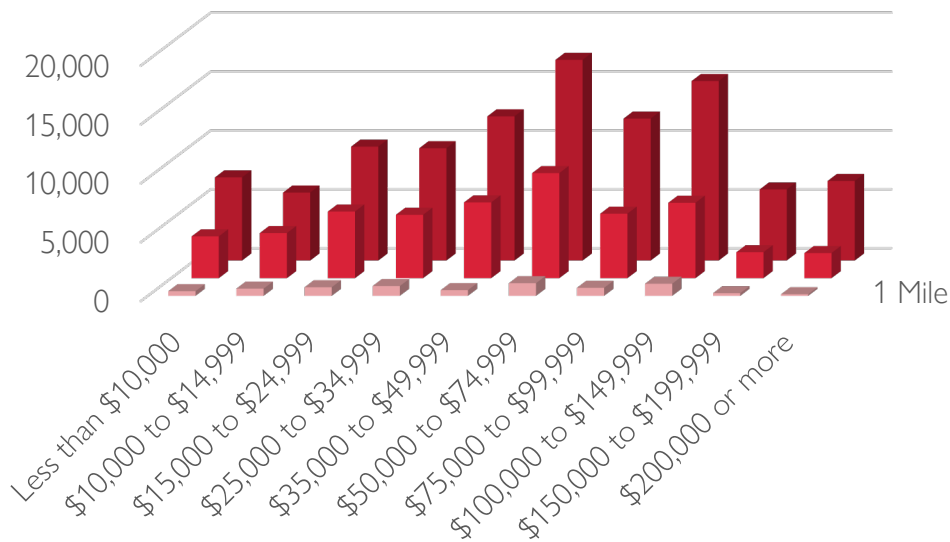
NEW WAREHOUSE & YARD with 3-PHASE

FOR LEASE OR SALE / 9324 Susan Ave SE, Albuquerque, NM 87108

DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



TRAFFIC COUNTS

CENTRAL AVE. 22,400 VPD

WYOMING BLVD. 7,300 VPD

NEW WAREHOUSE & YARD with 3-PHASE

FOR LEASE / 9324 Susan Ave SE, Albuquerque, NM 87108

RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	15,352	\$54,437	31.7
3 Mi	110,673	\$56,730	39.0
5 Mi	220,059	\$66,898	40.3



ALFREDO BARRENECHEA

(505) 401-0135

alfredo@go-absolute.net



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



Median HH Income

\$53,936

2020 Estimates

NEW WAREHOUSE & YARD with 3-PHASE

FOR LEASE / 9324 Susan Ave SE, Albuquerque, NM 87108

ALFREDO BARRENECHEA

(505) 401-0135

alfredo@go-absolute.net



"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net



BROKERS



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net



ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advice on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.



NEW WAREHOUSE & YARD with 3-PHASE

FOR LEASE OR SALE / 9324 Susan Ave SE, Albuquerque, NM 87108