

AVAILABLE
2335 2nd St. SW

Albuquerque, NM 87102

PRESENTED BY:

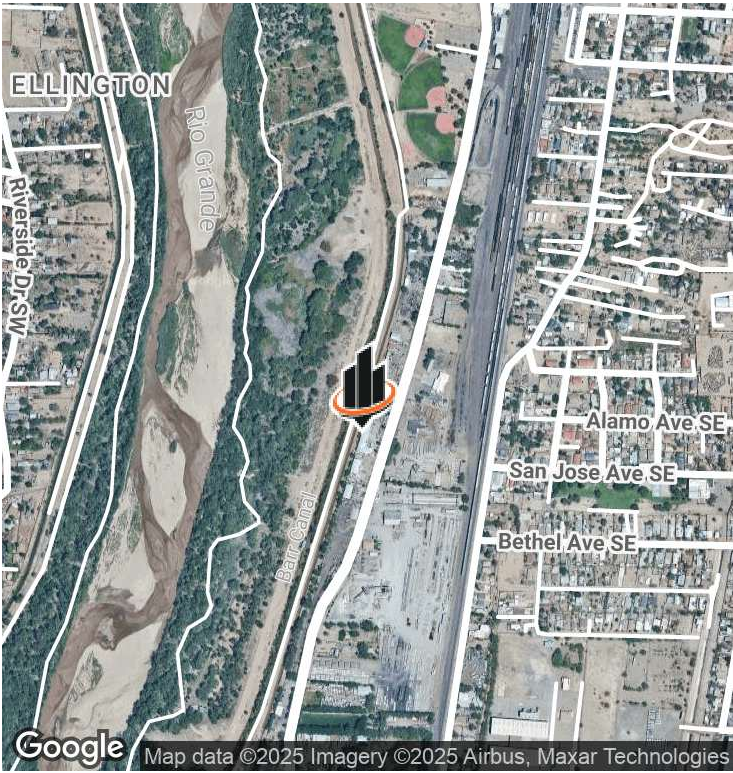
KATRINA FLORES

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,350,000
BUILDING SIZE:	10,380 SF
PRICE / SF:	\$130.06
YEAR BUILT:	2005
ZONING:	NR-GM
MARKET:	Albuquerque
SUBMARKET:	Airport
APN:	101405506540420140

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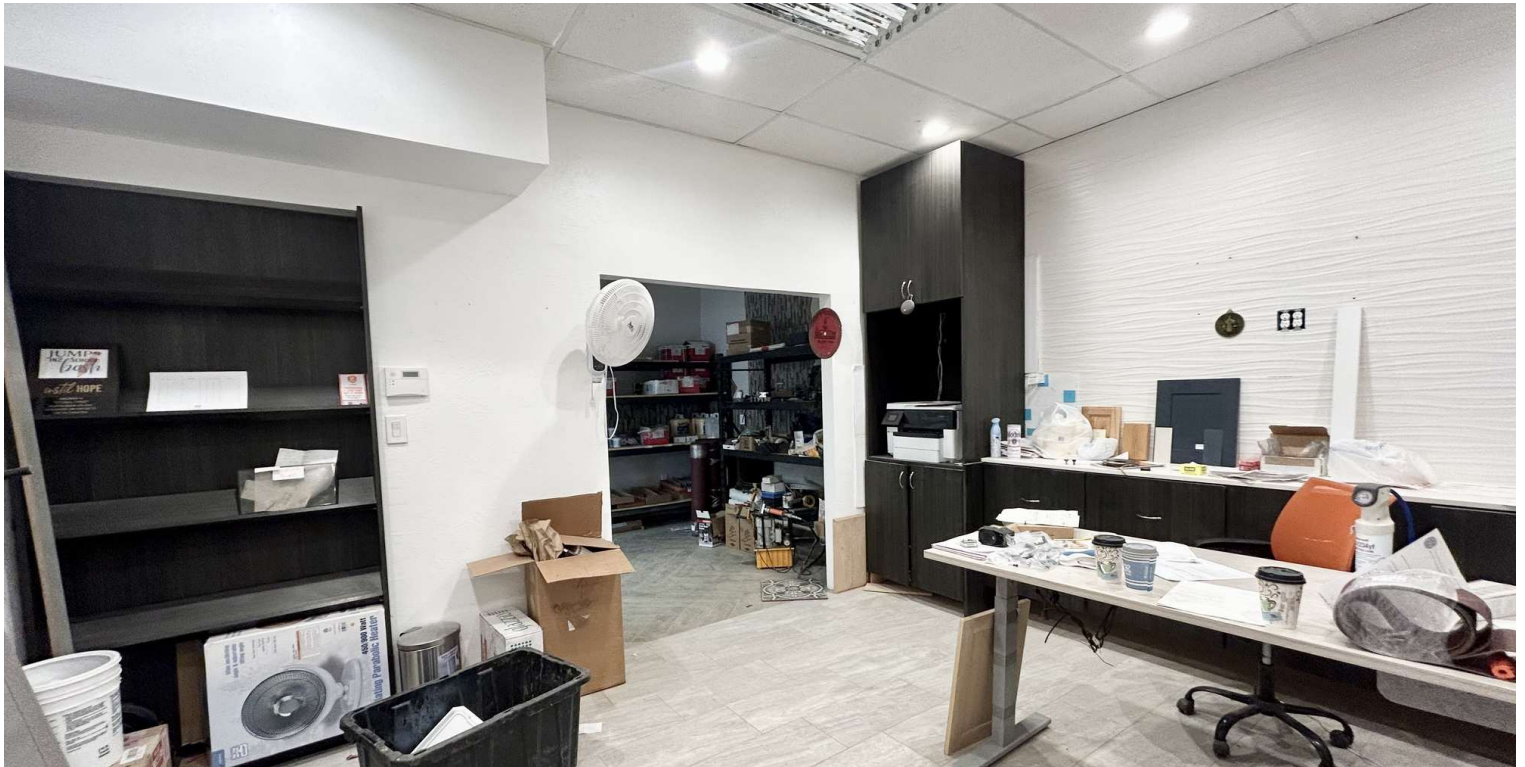
PROPERTY OVERVIEW

Invest in prime industrial space at 2335 2nd St. SW, Albuquerque, NM. This 10,380 SF building, constructed in 2005, is ideally suited for manufacturing and industrial use. Zoned NR-GM, it offers flexibility for a range of operational needs. With its strategic location in the Albuquerque area, this property provides convenient access to key transportation routes and local amenities. The well-maintained building boasts modern features, ample space for production, and a versatile layout to accommodate various business requirements. Don't miss this opportunity to secure a high-quality industrial property with significant potential.

PROPERTY HIGHLIGHTS

- 10,380 SF building
- Built in 2005
- Zoned NR-GM
- Located in Albuquerque
- Ideal for Industrial/Manufacturing
- Ample space for operations
- Modern construction

ADDITIONAL PHOTOS

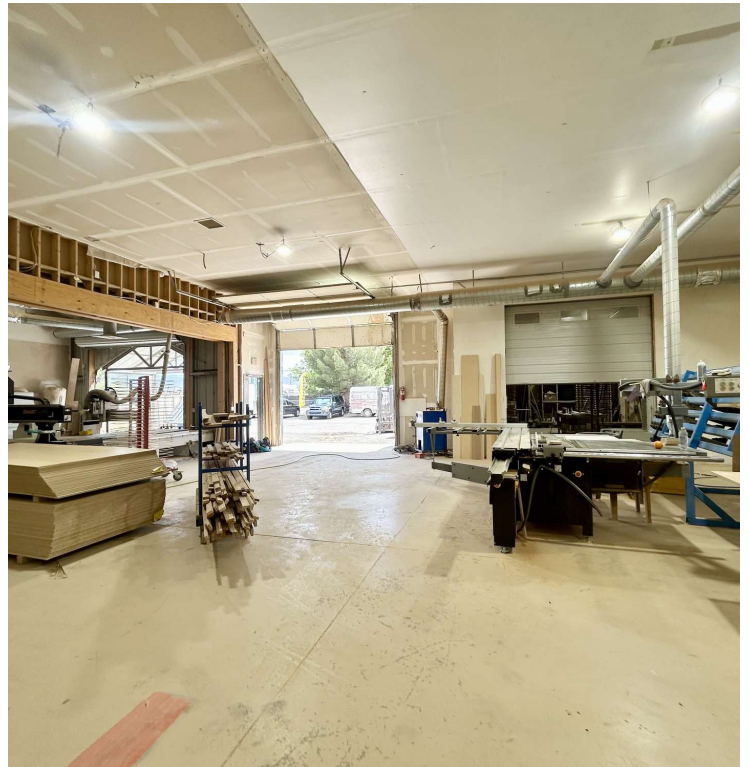
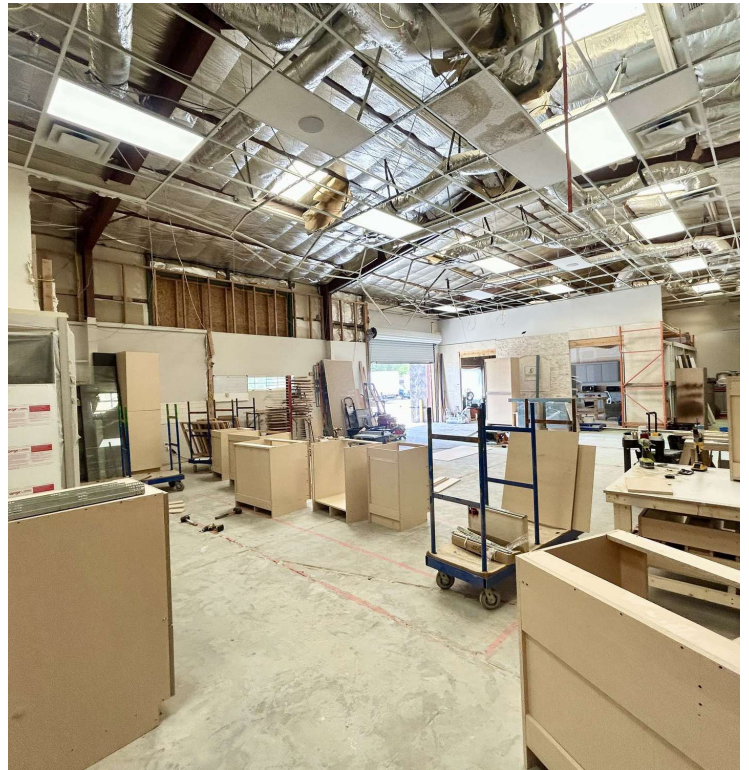


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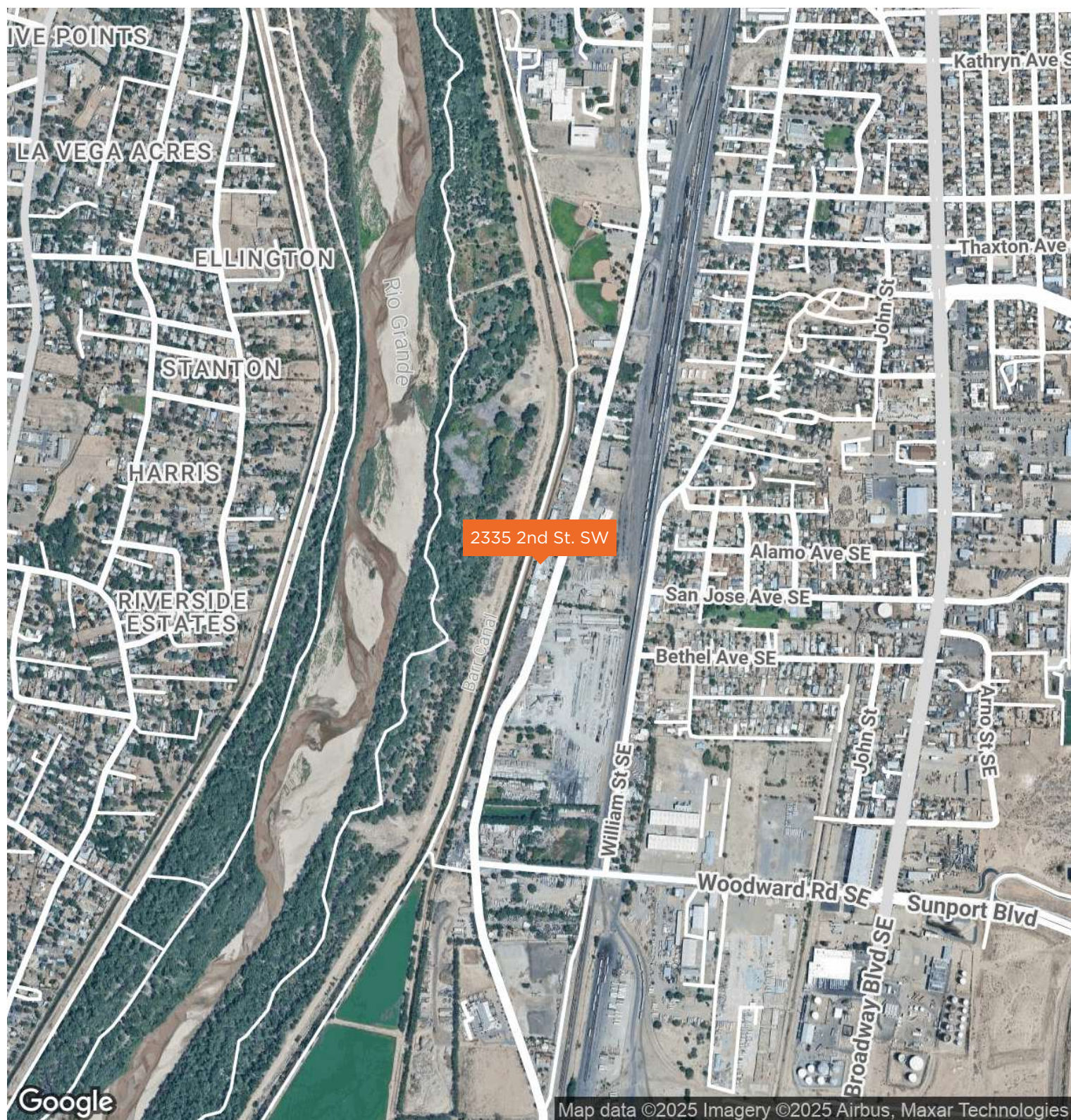
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SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.

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LOCATION MAP

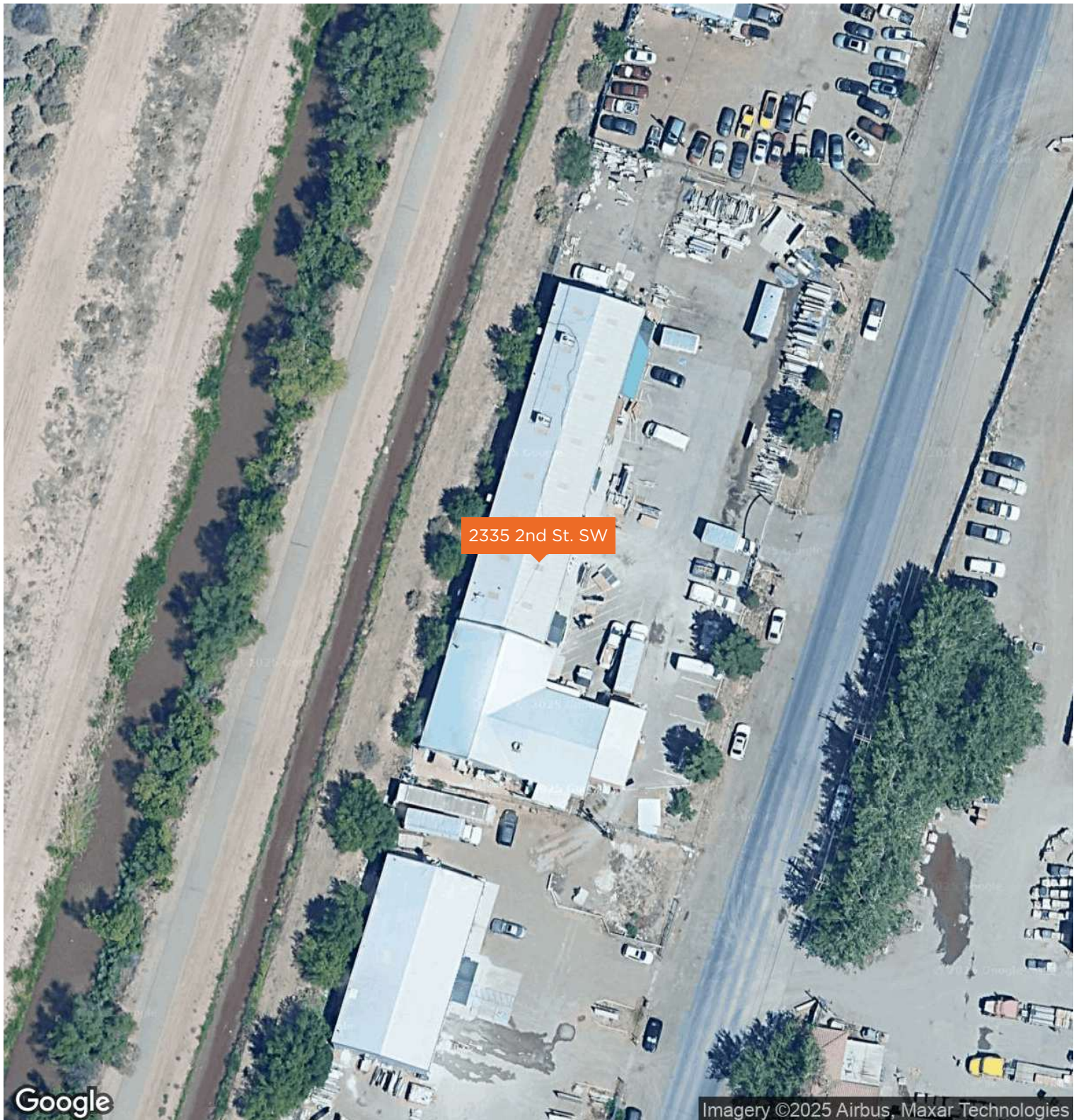


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AERIAL MAP

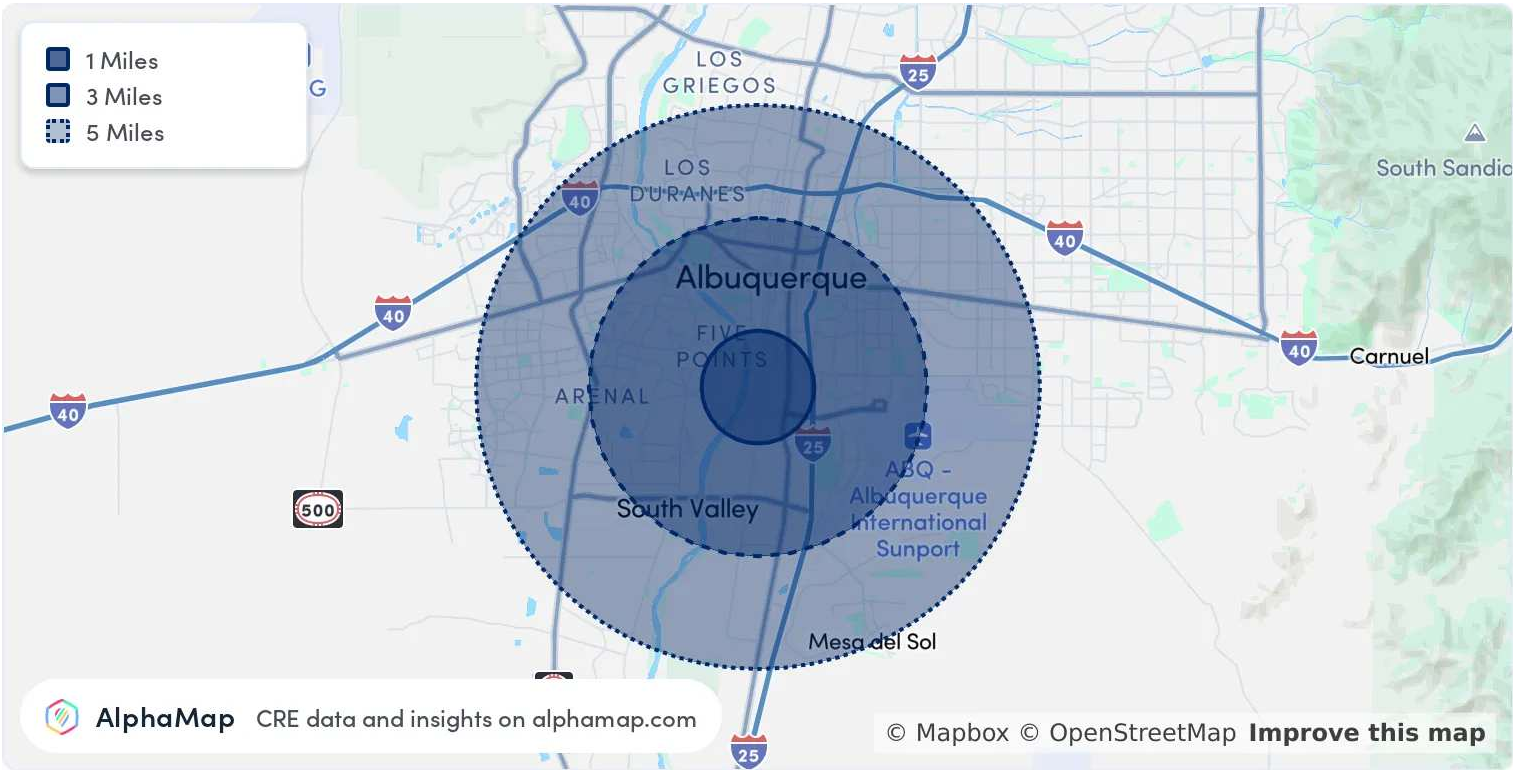


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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,468	67,472	207,258
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	40	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,987	28,638	85,811
PERSONS PER HH	2.8	2.4	2.4
AVERAGE HH INCOME	\$60,327	\$65,745	\$73,185
AVERAGE HOUSE VALUE	\$209,942	\$314,820	\$303,559
PER CAPITA INCOME	\$21,545	\$27,393	\$30,493

Map and demographics data derived from AlphaMap

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