

FOR LEASE
2335 2nd St. SW

Albuquerque, NM 87102

PRESENTED BY:

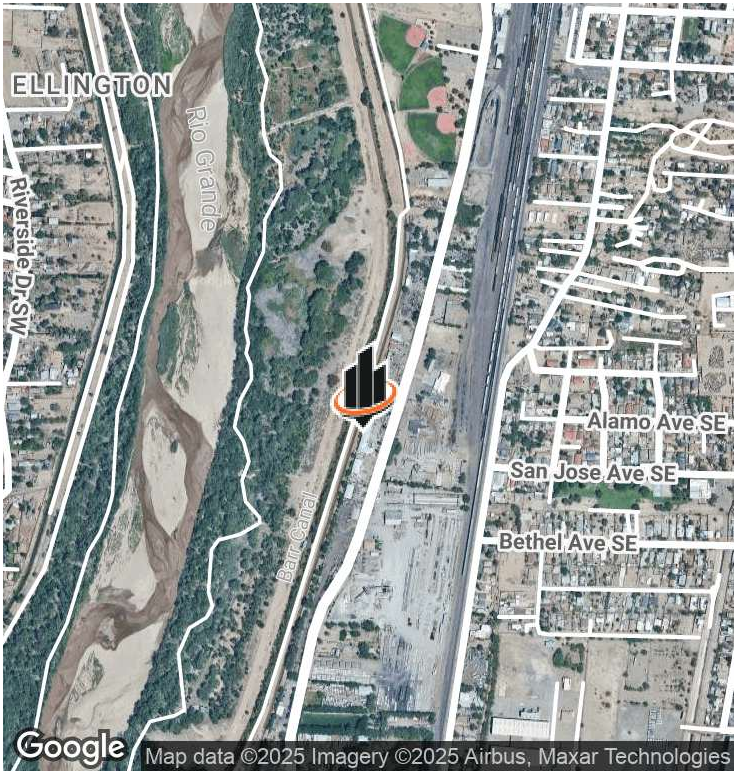
KATRINA FLORES

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$11.00 SF/yr (NNN)
BUILDING SIZE:	10,380 SF
AVAILABLE SF:	10,380 SF
YEAR BUILT:	2005
ZONING:	NR-GM
MARKET:	Albuquerque
SUBMARKET:	Airport
APN:	101405506540420140

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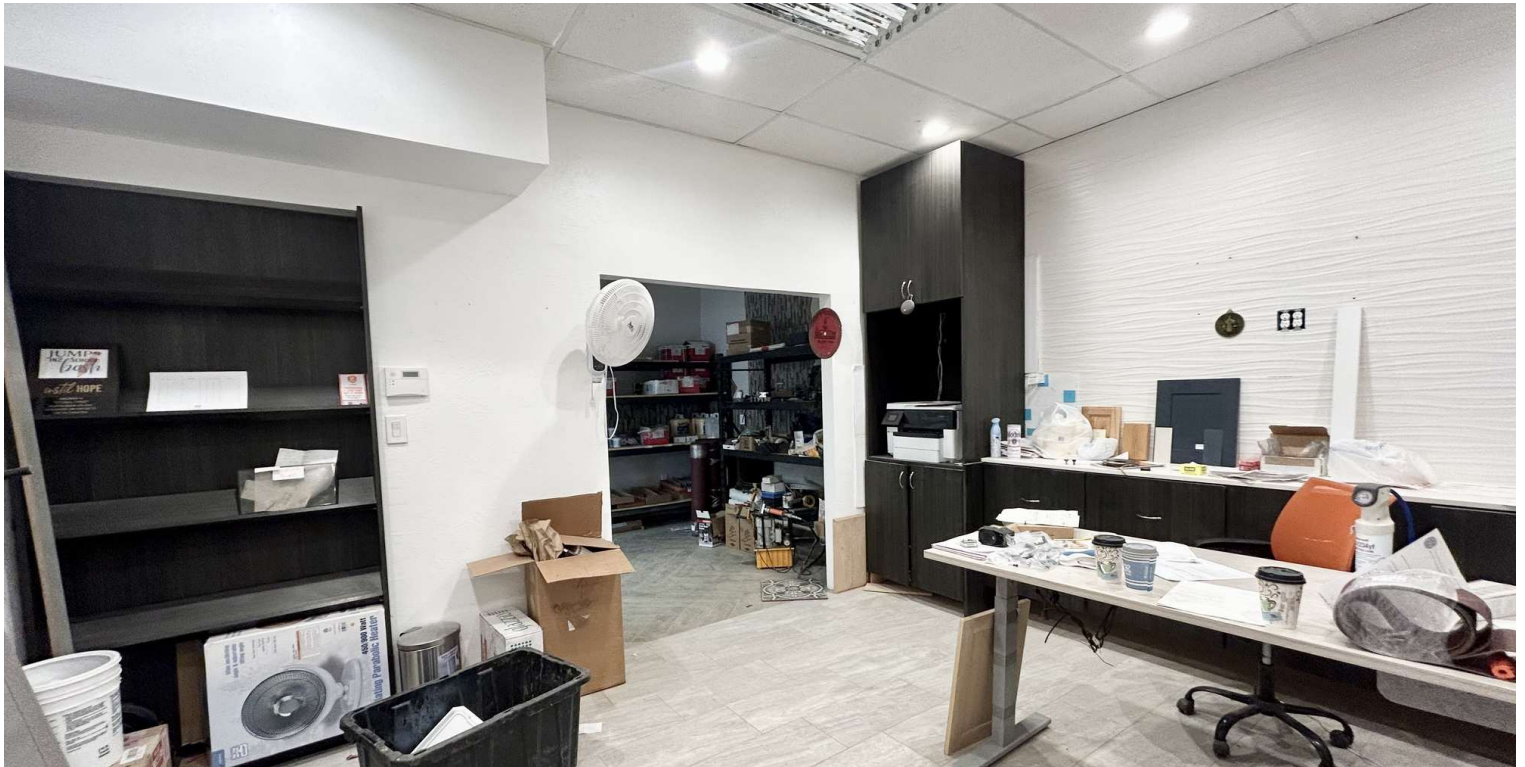
PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at 2335 2nd St. SW, Albuquerque, NM. This well-maintained property presents a 10,380 SF building with a prime location. Constructed in 2005 and zoned NR-GM, it is ideal for a range of industrial and manufacturing uses. Boasting a flexible layout and modern amenities, the space offers the perfect canvas to tailor to your business needs. With convenient access to key transportation routes and local amenities, this property is a compelling option for businesses seeking a strategic location. Secure a lease on this versatile industrial space and position your operations for success.

PROPERTY HIGHLIGHTS

- Prime location in Albuquerque, NM
- Modern and updated interior
- Ample parking for clients and customers
- Close proximity to major highways
- Flexible lease terms available
- NNN's are approximately \$1.50/SF/YR

ADDITIONAL PHOTOS

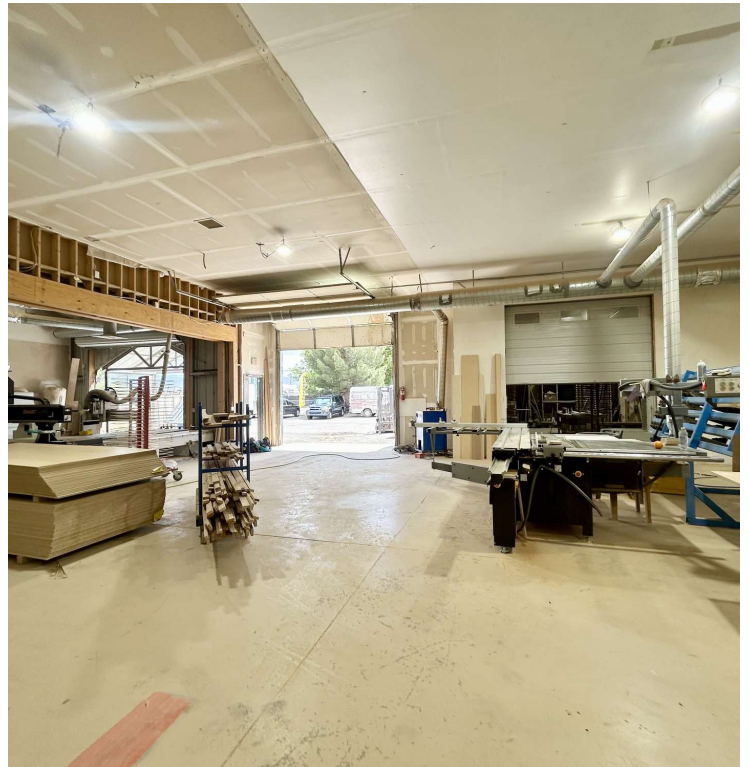
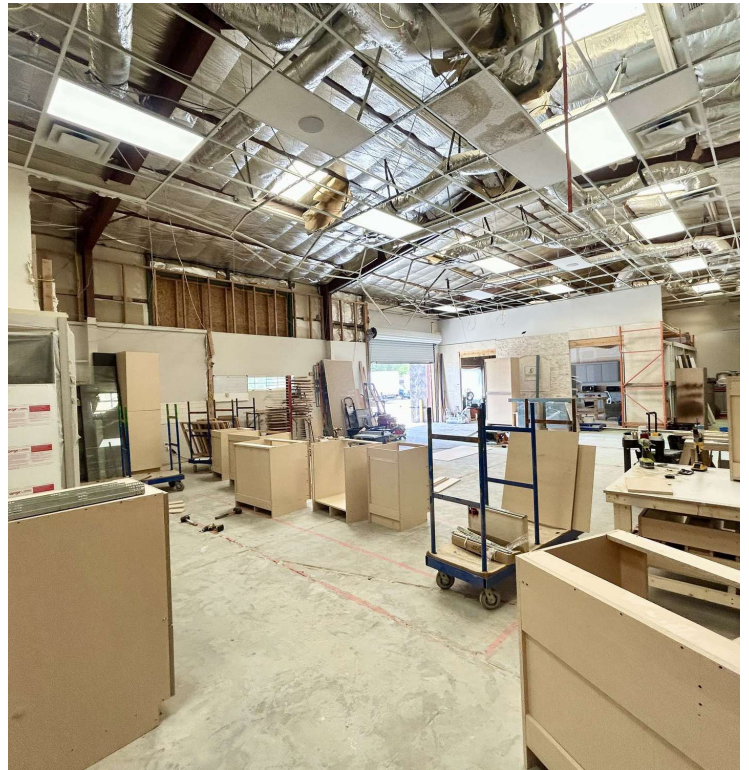


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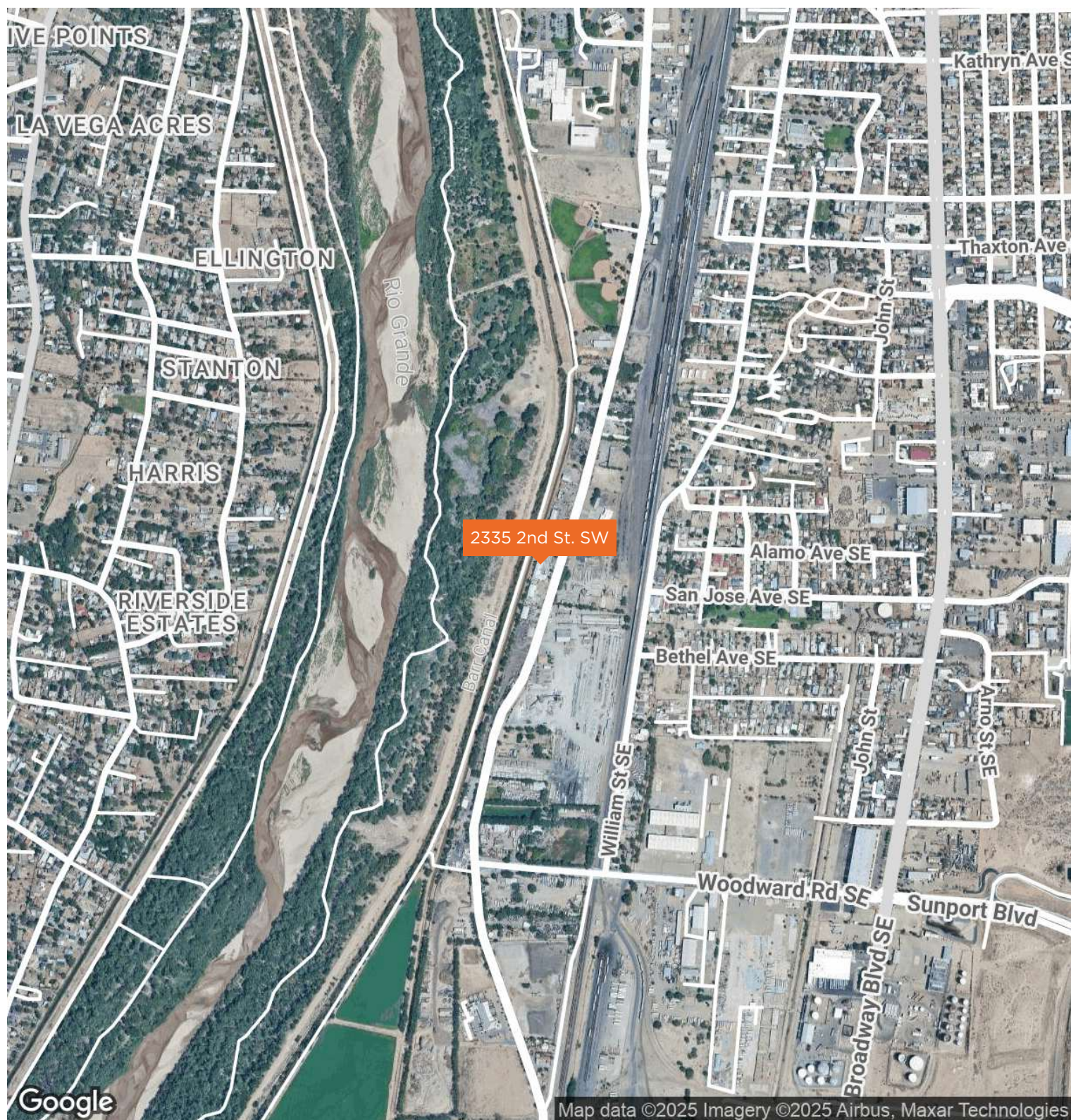
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SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.

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LOCATION MAP

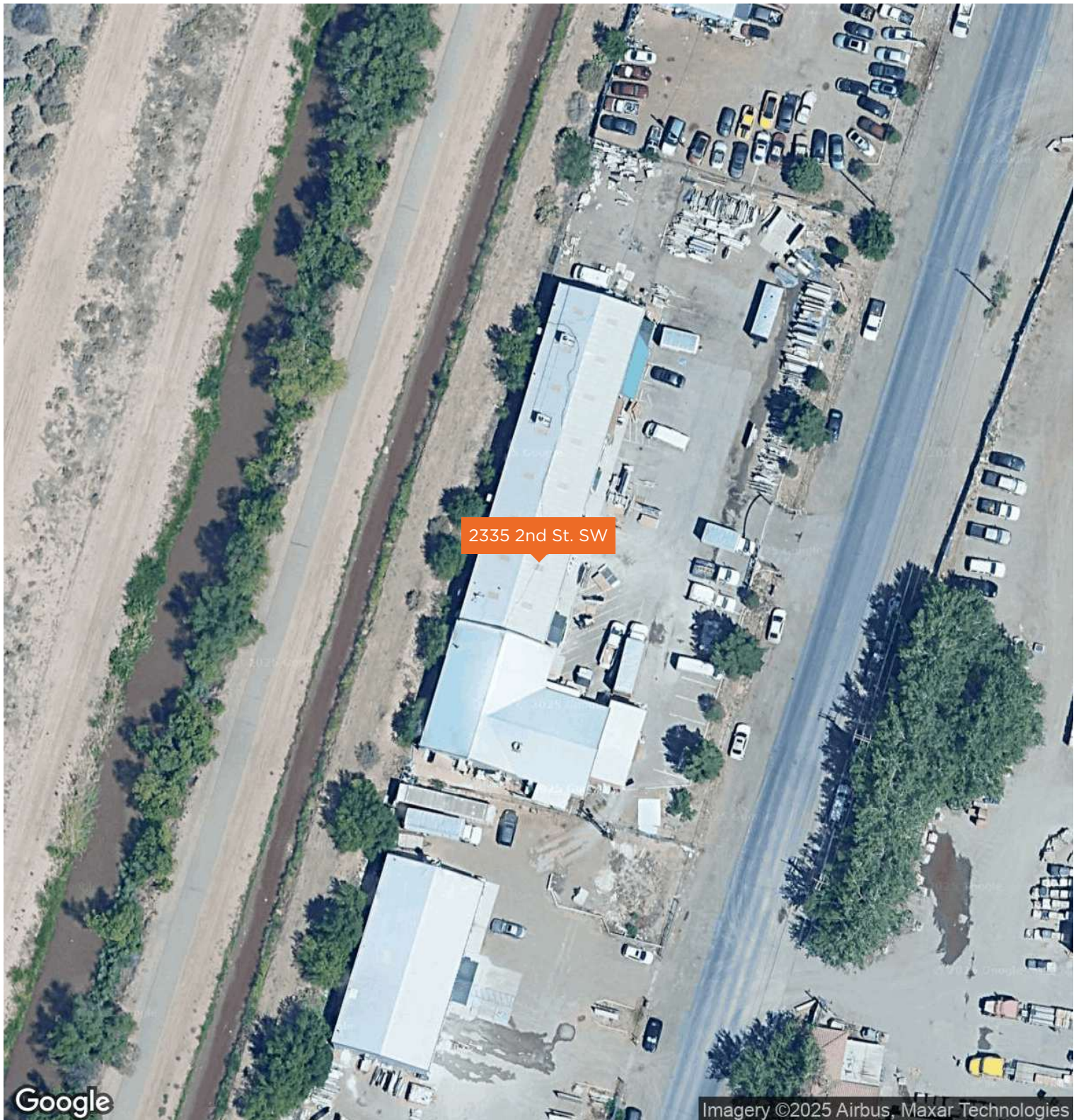


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AERIAL MAP



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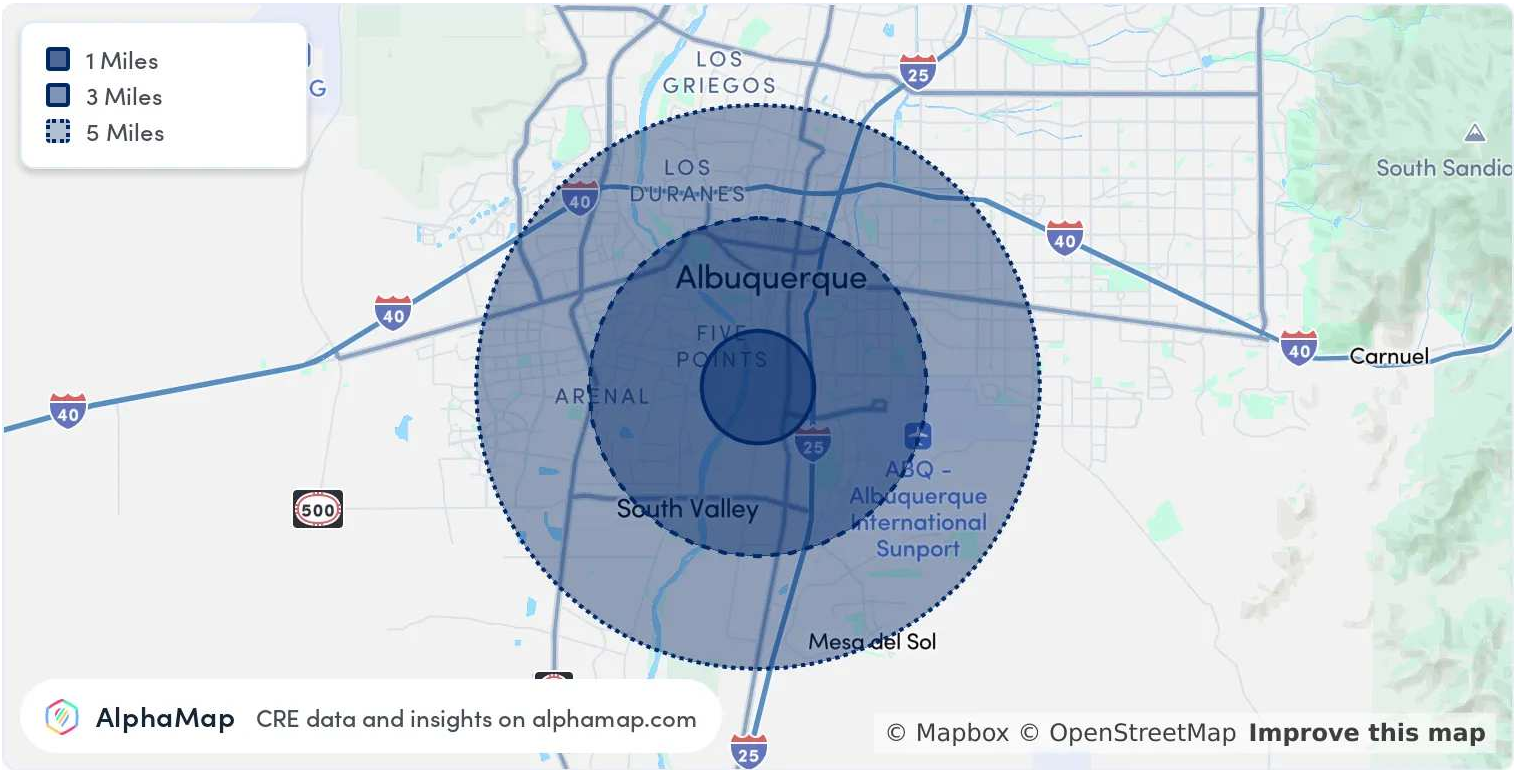
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AREA ANALYTICS



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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