SECURE OFFICE / WAREHOUSE WITH YARD

FOR LEASE / 6916 Cochiti Rd. SE, ABQ NM, 87108



LEASE RATE:

Entire Property: \$3,750 / Mo + NNN

½ Building: (+/- 2,882 SF) \$2,250 / Mo + NNN

Yard (+.-:

\$750 / Mo + NNN

BUILDING SIZE

+/- 5,765

LAND SIZE

+/- 0.326 Acres

ZONING

MX-H

FEATURES

- Secure Building.
- Front & Rear Access.
- Flexible zoning for multiple uses.
- 3-phase power.
- Large fenced yard. 0.15 Acres



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

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BRENNAN POSEN (505)401-8048

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DESCRIPTION



Absolute Investment Realty is proud to present this opportunity to lease a secure office / warehouse property located in the heart of Albuquerque, NM. The Building is +/- 5,765 square feet, divisible to 2 +/- 2,880 sf spaces. The property features two roll-up doors, a secure fenced yard, access to Cochiti and alley access, and MX-H zoning. This property is ideal for a wide range of business uses, including industrial, warehouse, retail, or office applications. Available for immediate move-in, this space provides flexibility, and accessibility to meet your business needs. Don't miss this opportunity—contact us today for more details or to schedule a tour!



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PROPERTY SUMMARY

PROPERTY ADDRESS 6916 Cochiti Rd. SE, ABQ NM, 87108

PROPERTY DESCRIPTION Office / Warehouse / Yard

BUILDING SIZE +/- 5,765 SF — Total Building

+/- 2,882 SF — each, 2 suites.

MEZZANINE +/- 1,475 SF Bonus Mezzanine (not included

in SF)

OFFICE SPACE +/-1,475 SF total (+/- 737.5 SF per suite)

WAREHOUSE SPACE +/- 4,295 SF total (+/- 2,145 SF per suite).

YARD SIZE +/- 0.16 Acres

ZONING MX-H – Allows most commercial and heavy

commercial uses.

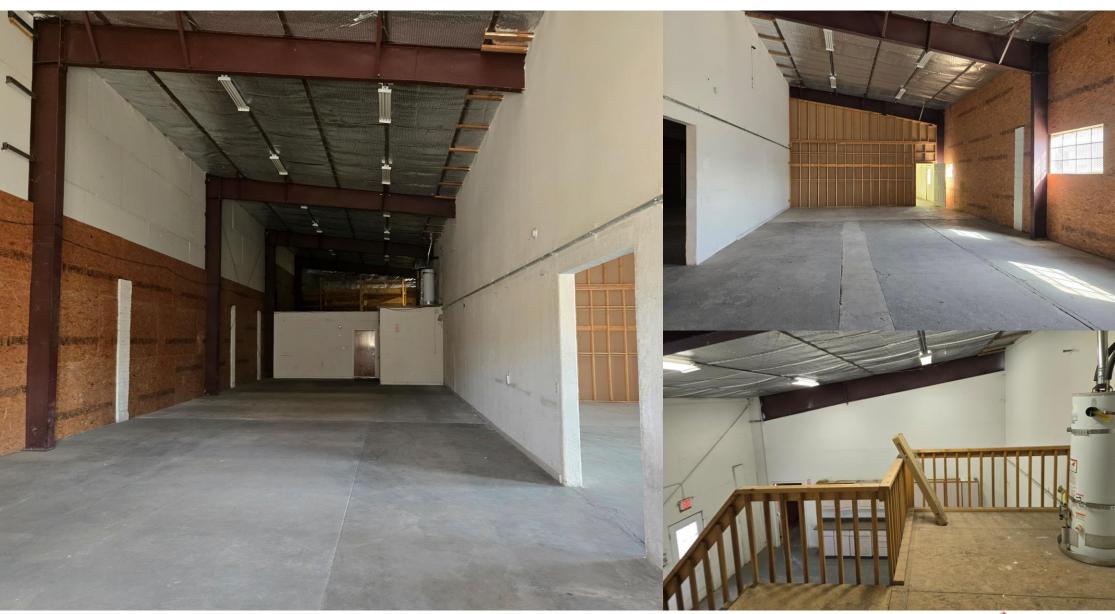
ACCESS Direct Access Via Cochiti & Alley Access

SIGNAGE Building Signage Available

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.

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TRADE AREA



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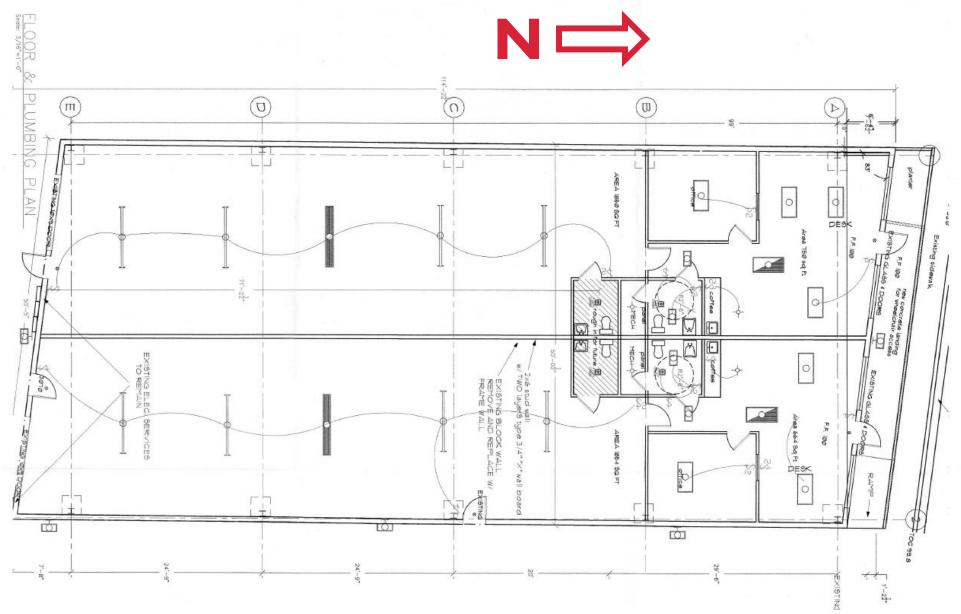


SITE CLOSE UP



SECURE OFFICE / WAREHOUSE WITH YARD

FLOORPLAN



SECURE OFFICE / WAREHOUSE WITH YARD

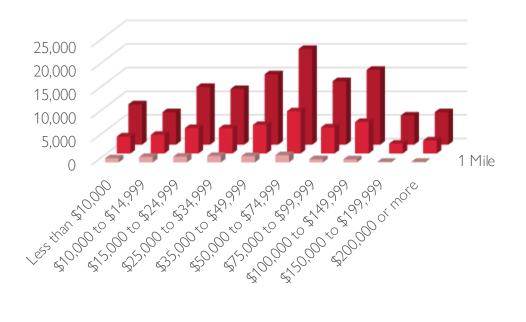
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DEMOGRAPHICS

*provided by the Missouri Census Data Cent

Household Income



TRAFFIC COUNTS

CENTRAL AVE NE 18,500 VPD

LOUISIANA BLVD SE 17,600 VPD

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RADIUS DEMOGRAPHICS

	Population	Median HH Income	Median Age
1 Mi	21,075	\$38,756	36.7
3 Mi	111,322	\$58,606	38.3
5 Mi	251,146	\$61,821	39.4



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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

Growth Since 2020 Median HH Income

924,160

0.99%

\$53,936

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





BROKERS





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.



BRENNAN POSEN

Associate Broker &

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Brennan is a Business Broker and Commercial Realtor with 9 years of experience. He has helped numerous clients and investors in land development, building rehab, property management, and community growth. Coming from a family of commercial developers and investors, he started as an administrative assistant and now is a top broker in the state. He mainly helps business owners start, expand, or sell their businesses and has experience with various types of real estate. He is also a prelicensing educator and has assisted many professionals in obtaining their licenses.





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 advise 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.

