

North I-25 Industrial Land

10024 2nd St, 148 Mountain Park and 144 Mountain Park,
Albuquerque, NM 87114



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE OR BUILD TO SUITE

LOT 1: 10024 2ND ST

✕ 0.46 ACRES

\$ CONTACT BROKER

LOT 2: 144 MOUNTAIN PARK

✕ 0.39 ACRES

\$ CONTACT BROKER

LOT 3: 148 MOUNTAIN PARK

✕ 0.39 ACRES

\$ CONTACT BROKER

Christian File

CFile@CREBerkshire.com | 505.235.8518

Jacob Lopez

JLopez@CREBerkshire.com | 505.328.5156

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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PROPERTY HIGHLIGHTS:

- » **Total Area:** 1.24 acres (Three parcels: 0.46, 0.39, and 0.39 acres)
- » **10024 2nd st:** 0.46 Acres
- » **144 Mountain Park:** 0.39 Acres
- » **148 Mountain Park:** 0.39 Acres
- » **Location:** Frontage on 2nd St with proximity to Mountain Park
- » **Utilities:** Electric, Water, Gas, Fiber, and Sewer available on Mountain Park and 2nd St
- » **Well:** One well on property
- » **Access:** Curb cuts for each parcel on Mountain Park, plus curb cut and entrance on 2nd St
- » **Build-to-Suit Opportunity:** Landlord will entertain build-to-suit for the right lease term
- » **Ideal Use:** Turnkey contractor's yard or other industrial application
- » **Proximity to I-25:** 1.8 miles
- » **Area Demographics:**
 - Population: 617,000 (within 10-mile radius)
 - Average Household Income: \$89,000 (within 10-mile radius)
- » **Traffic:** 20,000 VPD on 2nd St



PROPERTY DESCRIPTION:

Exceptional opportunity to lease up to 1.24 acres across three adjacent parcels in the North Valley near the intersection of 2nd St and Alameda. Ideal for a contractor's yard, commercial storage, or other industrial uses, these parcels are available individually or combined. The landlord is willing to construct a warehouse and office for tenants with a suitable lease term, with plans ready for execution. Key utilities are already available, and the property offers flexible ingress and egress with curb cuts and established entrances.

EXECUTIVE SUMMARY

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OFFERING DETAILS:

SIZE:	1.24 Acres Total
SIZE PER PARCEL:	10024 2nd St: 0.46 Acres 144 Mountain Park: 0.39 Acres 148 Mountain Park: 0.39 Acres
RATE:	Contact Broker
ZONING:	M1
DEMOGRAPHICS:	Proximity to I-25: 1.8 miles
AREA DEMOGRAPHICS:	Population: 617,000 (within 10-mile radius)
AVERAGE HOUSEHOLD INCOME:	\$89,000 (within 10-mile radius)
TRAFFIC:	20,000 VPD on 2nd St



LAND OUTLINES

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LAND OUTLINES

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LAND OUTLINES

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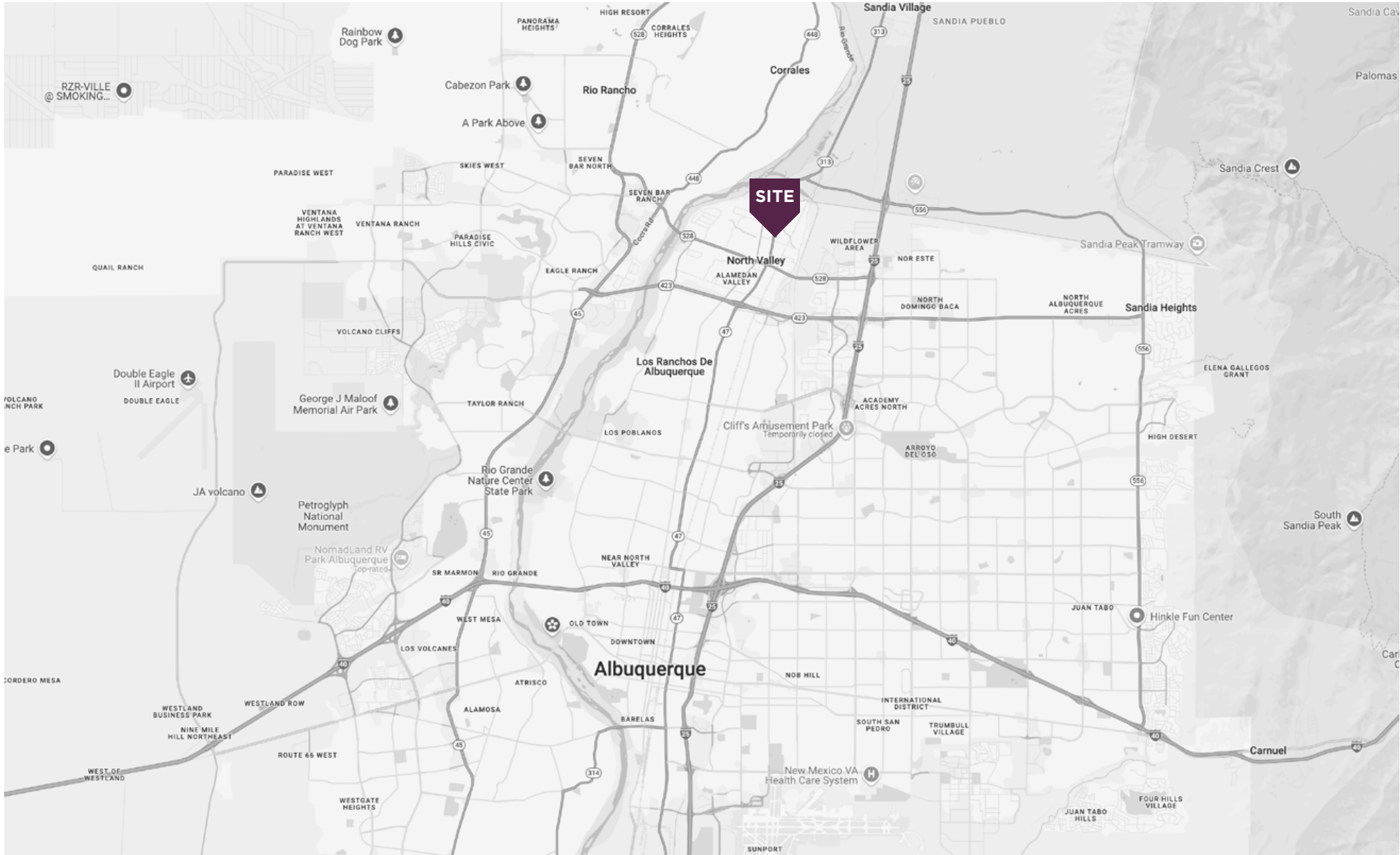
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REGIONAL MAP

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MARKET OVERVIEW

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ALBUQUERQUE

Albuquerque's market is experiencing a period of notable growth and resilience, driven by key factors that make it an increasingly attractive location for businesses, residents, and investors alike. As New Mexico's largest city and a cultural hub of the Southwest, Albuquerque boasts a strong foundation in technology, aerospace, and renewable energy industries, which are contributing to job creation and economic diversification. The city's strategic location, mild climate, and affordable cost of living make it appealing for both businesses looking to expand and residents seeking a balanced lifestyle with urban amenities and natural beauty.

The real estate market in Albuquerque has shown steady demand, with residential properties benefiting from relatively lower prices compared to national levels, attracting first-time homebuyers and retirees. The city's vibrant arts scene, rich history, and unique festivals, such as the famous Albuquerque International Balloon Fiesta, contribute to a high quality of life, drawing in tourists and supporting local businesses. Additionally, ongoing infrastructure developments and revitalization projects in areas like Downtown and Nob Hill are helping Albuquerque evolve into a more modern, connected, and business-friendly city.

With a growing population, a skilled workforce, and a supportive business environment, Albuquerque is poised for continued expansion in key sectors like technology, healthcare, and tourism. This positive market outlook positions the city as a promising locale for long-term investment and growth.



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