

Retail-Warehouse Space on Menaul

4410 Menaul Blvd NE | Albuquerque, NM, 87110



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Sale

*Do Not Disturb Tenant - Contact For Showing

Jeremy Nelson

Vice President

jeremy@kingcapitalcre.com

505-292-9607

kingcapitalcre.com

Property Details



Availability

Building **± 14,400 sf**
Lot Size **0.76 acres**

***Current Tenant Lease Expiration
- December 2025**



Sale Price

See Broker



Zoning

MX-M

This expansive ± 14,400 sf retail warehouse presents an exceptional opportunity for businesses seeking a versatile and well-located space. The building is ideally suited for retail, distribution, or a mix of both, offering significant flexibility to accommodate a wide range of commercial operations.



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Market Overview



Property Highlights

- **Size:** ±14,400 sf of usable space, providing ample room for operations, inventory, retail displays, and storage needs.
- **Layout:** Open-concept floor plan with high ceilings, offering maximum flexibility in design and usage. The space can be easily subdivided or customized to meet specific business requirements.
- **Loading Dock:** Equipped with a large loading dock area for easy access to shipping and receiving, ideal for businesses requiring frequent deliveries.
- **Flexible Floor Plan:** Ideal for retail or office uses. Flexible floor plan allows for a multitude of uses.
- **Parking:** Abundant parking available for employees, clients, and customers, with easy access to the main entrance.
- **Visibility and Access:** Located in a high-traffic area with excellent visibility from main roads. The property is easily accessible for delivery trucks and customers, with nearby Interstates providing convenient connectivity.



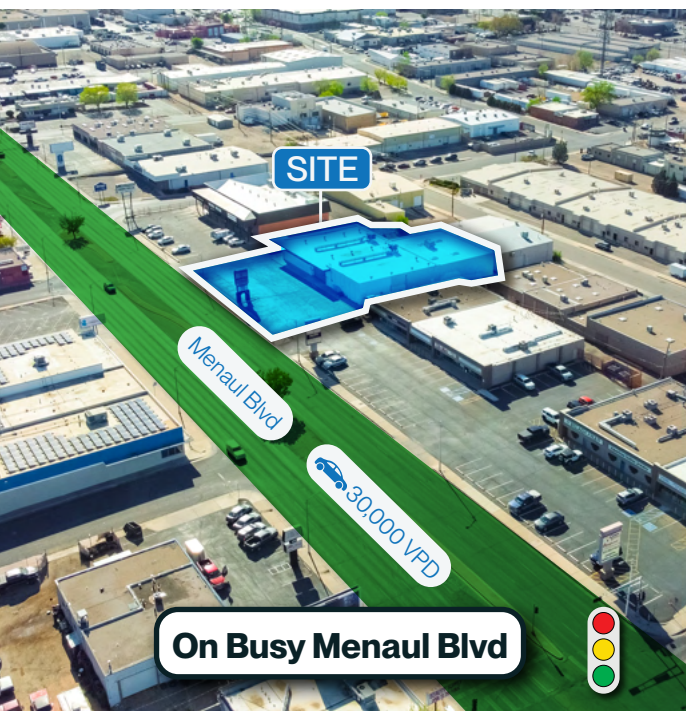
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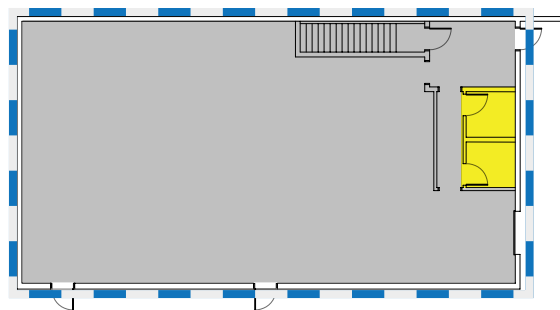
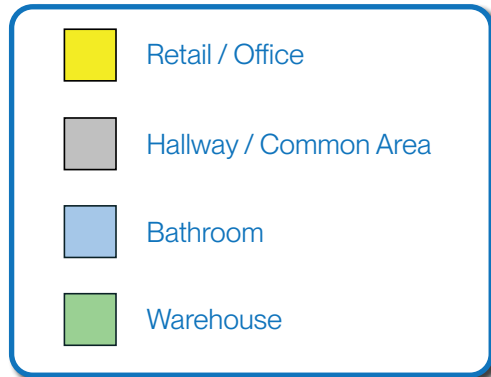
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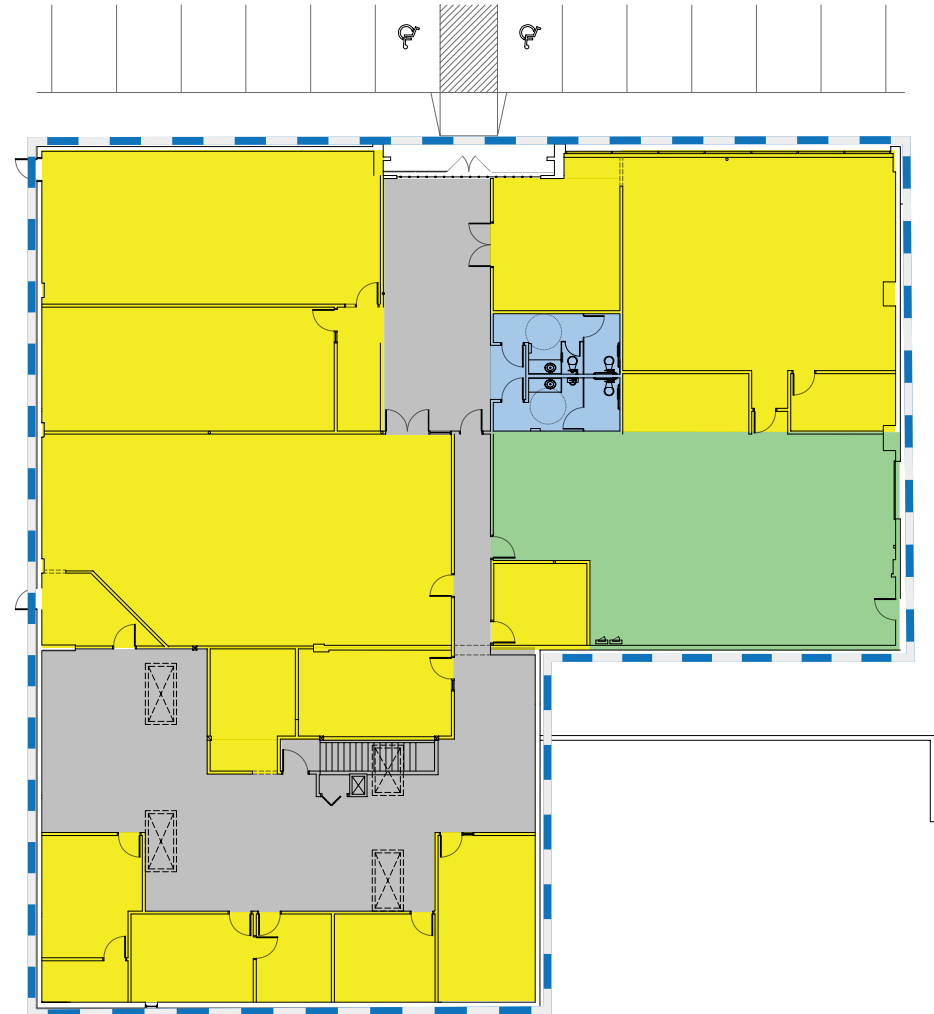


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Floor Plan



Basement



Main Level



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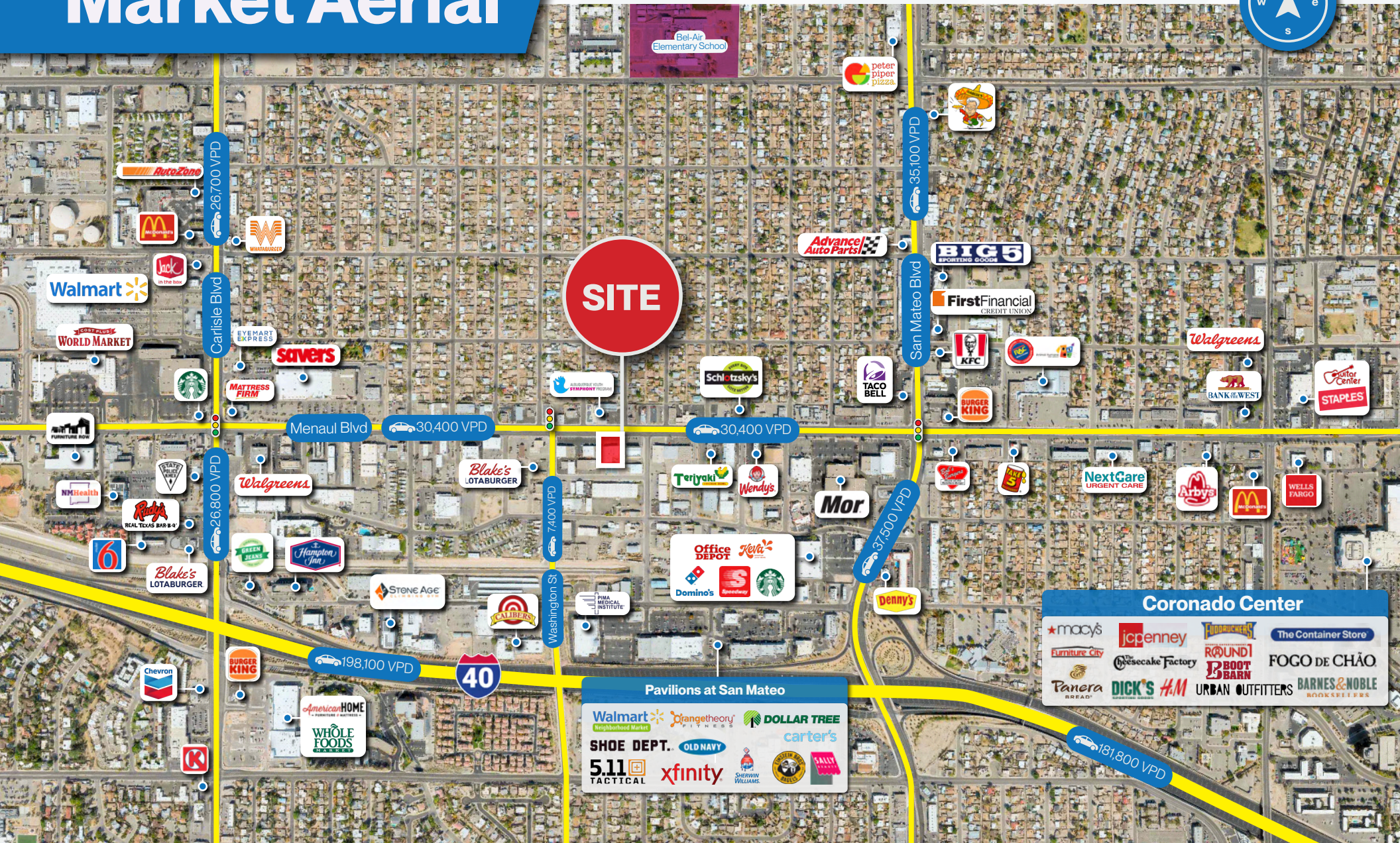
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Market Aerial



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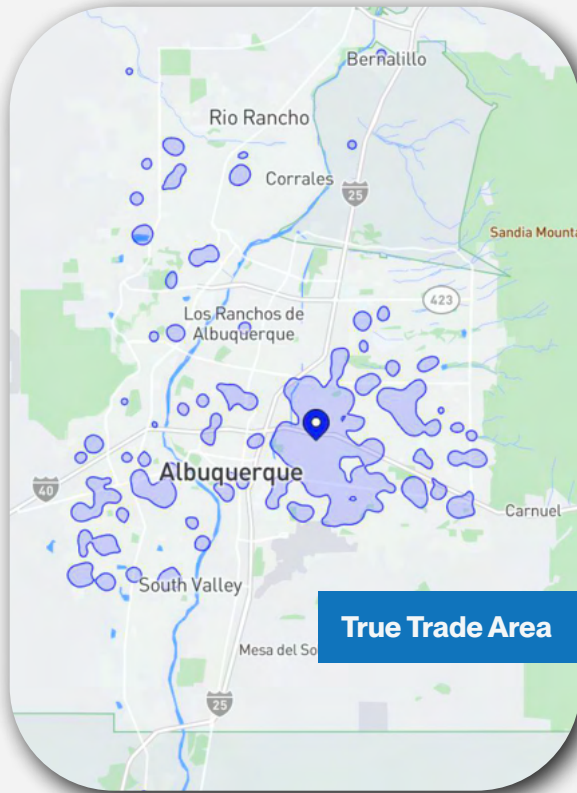
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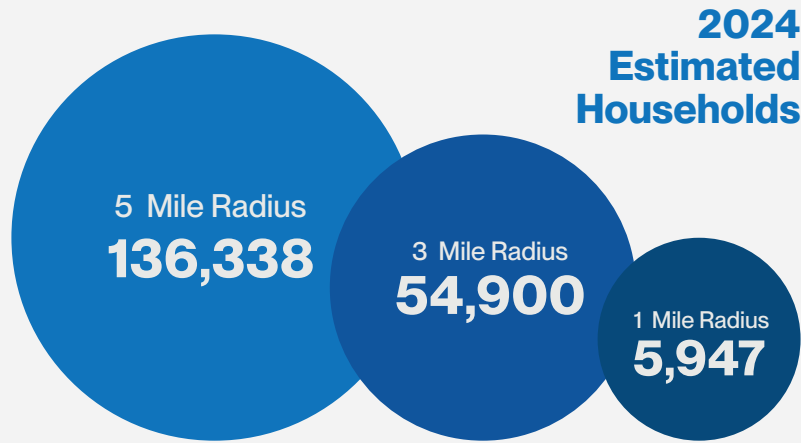
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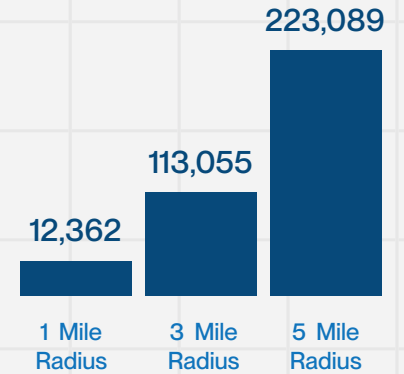


Average Household Income

73K



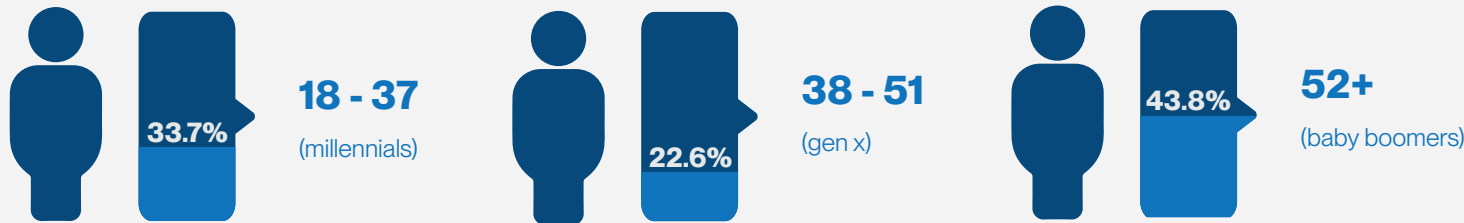
2024 Estimated Total Employees



2024 Estimated Total Businesses



Age



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