

WAREHOUSE / FENCED YARD | FOR LEASE

300 MENAUL BLVD NW ALBUQUERQUE, NM 87110

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Property Overview

Welcome to Menaul Marketplace, a premier commercial space located in the vibrant North Valley of Albuquerque. This ± 2,844 SF warehouse is available for lease at $7.50 PSF + $3.98 NNN and features 18' clear height with the potential to add dock doors, making it ideal for a variety of industrial and warehouse uses. A large adjacent parking lot offers the possibility to be converted into a fully fenced yard for secured outdoor space. Please contact the broker for details on yard and dock door modifications.

PROPERTY DETAILS

Address	300 Menaul Blvd NW, Albuquerque, NM 87110
Location	Menaul & 4th Street, North of I-40
Submarket	North Valley
Industrial Space Available	± 2,844 SF
Lease Rate	$7.50 PSF + $4.09 NNN (industrial)
Land	9.60 Acres
Zoning	MX-M
Ample Parking	5.7 /1,000 SF
Maintenance	Onsite Maintenance
Clear Height	18'
Dock	Common Delivery Dock
Dock Wells	Dock Wells Available (See Broker)

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Vacant

Occupied



300 MENAUL BLVD NW
ALBUQUERQUE NM 87107

2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,416	75,070	164,344
EST. HOUSEHOLDS EST.	3,938	35,850	72,170
AVG. HH INCOME	$40,347	$46,221	$49,497

AREA ATTRACTIONS





TRAFFIC COUNTS

- 161,607 VEHICLES PER DAY ON I-40
- 22,000 VEHICLES PER DAY ON MENAUL
- 13,919 VEHICLES PER DAY ON 4TH STREET

PROPERTY HIGHLIGHTS

- MOVE IN READY SPACE AVAILABLE
- PRIME LOCATION: OFFERS EXCELLENT VILISBILITY
- FLEXIBLE SPACE OPTIONS: RETAIL STOREFRONTS
- MONUMENT SIGNAGE OPTIONS
- IDEAL FOR VARIOUS USES
- AMPLE PARKING

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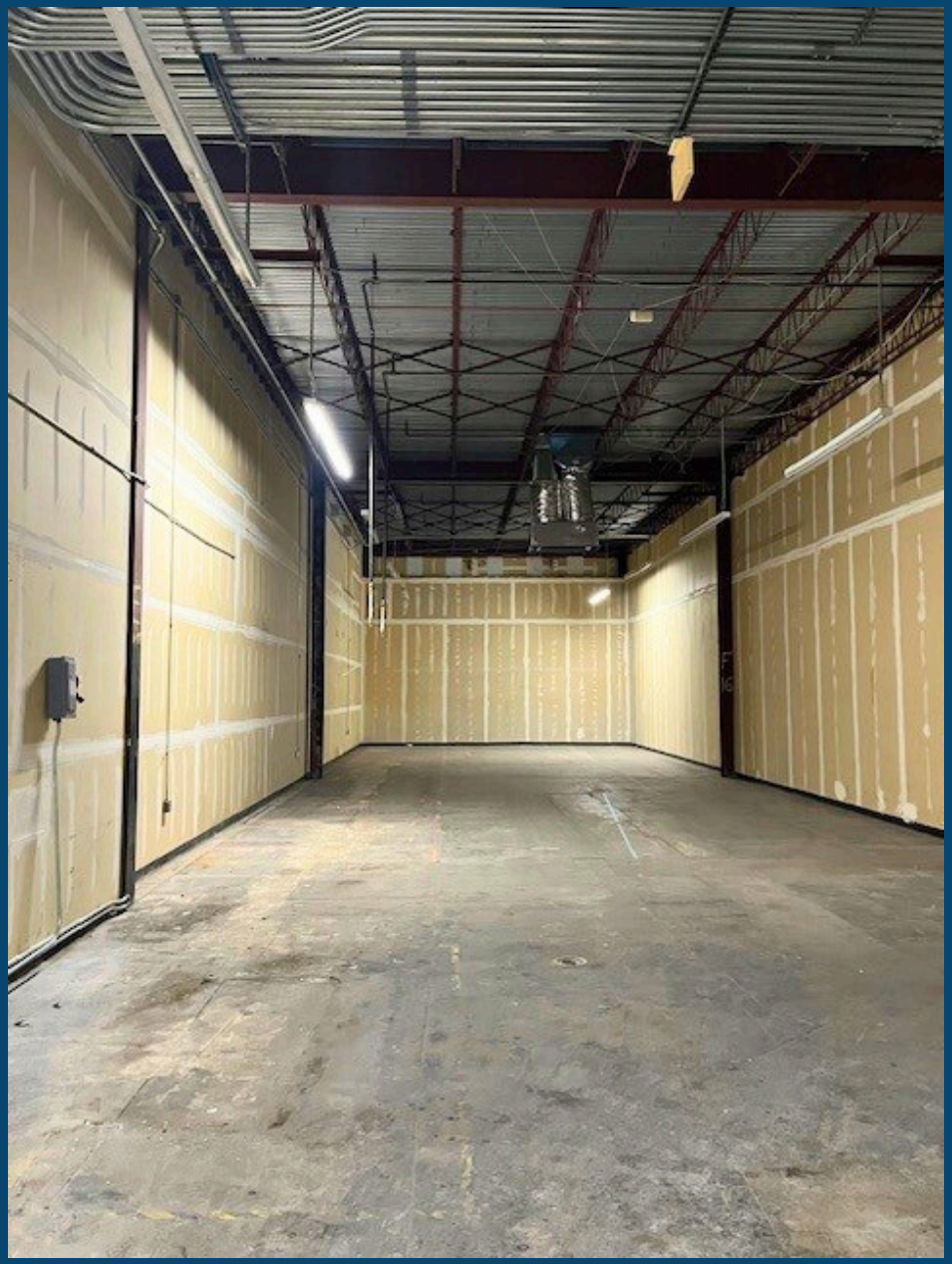
PAD SITE
A
SUITES
102 - 222
FENCED
YARD
PAD SITE
B
PAD SITE
C



300 MENAUL BLVD NW
ALBUQUERQUE NM 87107

SUITE 102|2,844 SF



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