



THOMAS MORTENSEN

ASSOCIATE BROKER
THOMAS@ALLENSIGMON.COM
+1 505 263 3159

SERGIO CASTILLO

ASSOCIATE BROKER SERGIO@ALLENSIGMON.COM +1 505 469 2927





Property Overview

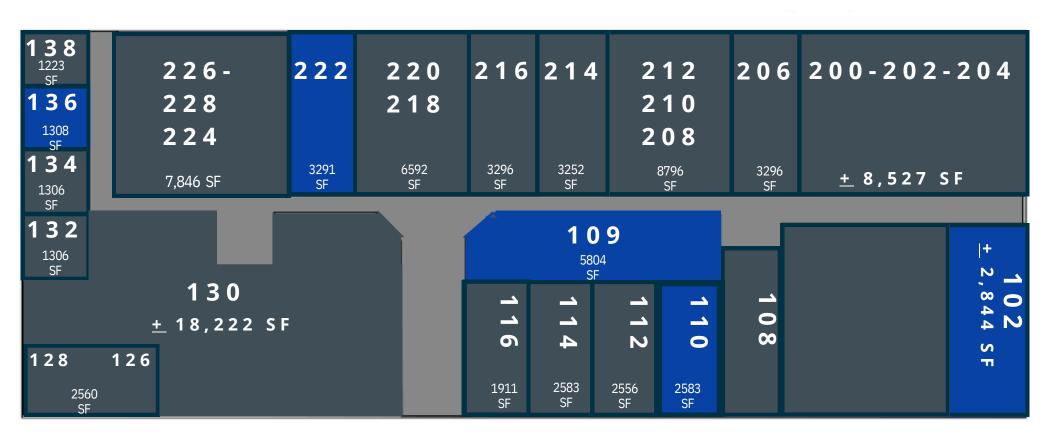
Welcome to Menaul Marketplace, a premier commercial space located in the vibrant North Valley of Albuquerque. This \pm 2,844 SF warehouse is available for lease at \$7.50 PSF \pm \$3.98 NNN and features 18' clear height with the potential to add dock doors, making it ideal for a variety of industrial 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 + \$3.98 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) |







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





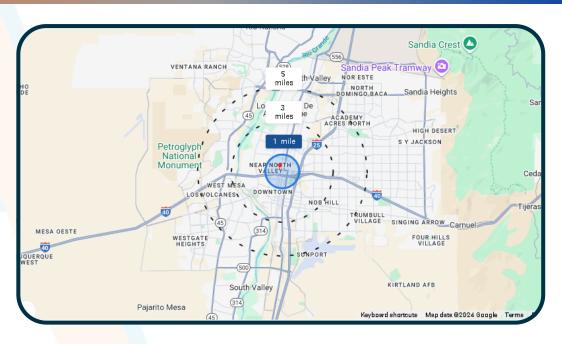












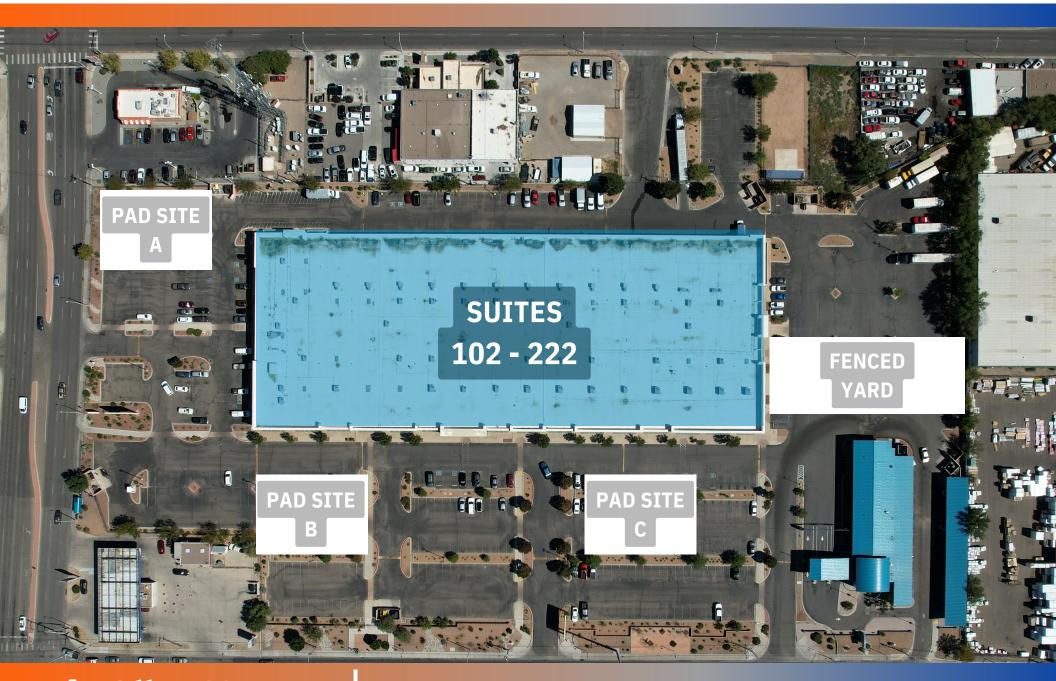
TRAFFIC COUNTS

- 161,607 VEHICLES PER DAY ON 1-40
- 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

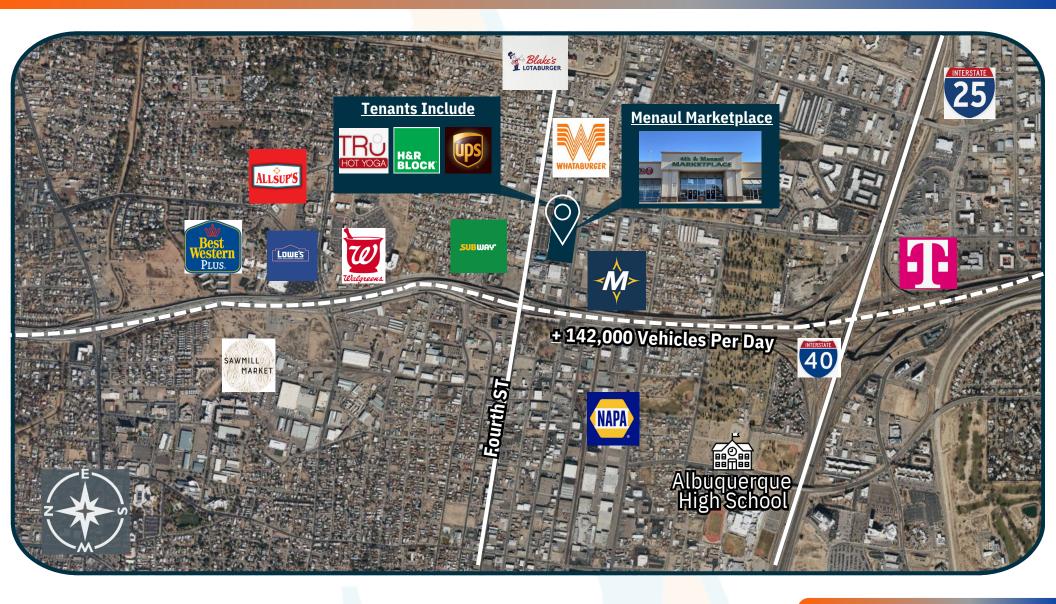




Allen Sigmon
REAL ESTATE GROUP

THOMAS MORTENSEN | 505.263.3159

SERGIO CASTILLO | 505.469.2927

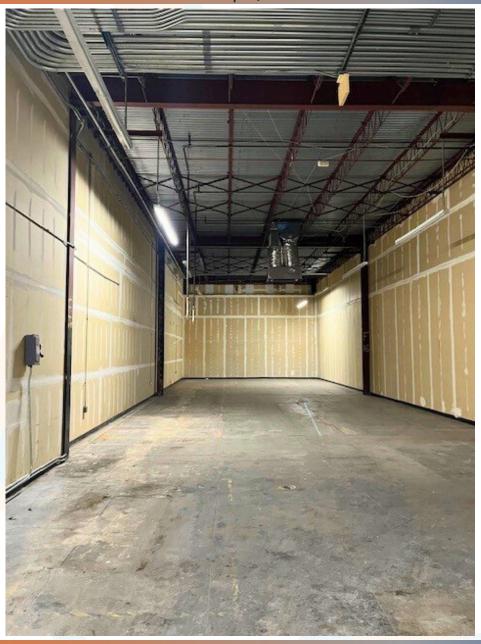


300 MENAUL BLVD NW ALBUQUERQUE NM 87107



THOMAS MORTENSEN | 505.263.3159

SUITE 102 | 2,844 SF



THOMAS MORTENSEN | 505.263.3159

SERGIO CASTILLO | 505.469.2927



ALLEN SIGMON REAL ESTATE GROUP
9201 MONTGOMERGTY BLVD NE, BLDG 1
ALBUQUERQUE NM 87111
T 505.884.4699 | F 505.503.1381
ALLENSIGMON.COM



THOMAS MORTENSEN
ASSOCIATE BROKER
THOMAS@ALLENSIGMON.COM
+1 505 263 3159



SERGIO CASTILLO
ASSOCIATE BROKER
SERGIO@ALLENSIGMON.COM
+1 505 469 2927

The information provided herein is deemed reliable, however, its accuracy has not been verified, and no guarantee, warranty, or representation is made regarding its accuracy or completeness. It is incumbent upon the recipient to independently verify its accuracy and comprehensiveness. Any projections, opinions, assumptions, or estimates presented are for illustrative purposes only and do not constitute a representation of the current or future performance of the subject property. The efficacy of this transaction is contingent upon various factors, which should be assessed by qualified tax, financial, and legal advisors. The recipient and their advisors are advised to conduct a thorough independent investigation of the property to ascertain its suitability for their purposes.