



# WAREHOUSE / FENCED YARD | FOR LEASE

300 MENAUL BLVD NW ALBUQUERQUE, NM 87110



## 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 + \$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

<b>Address</b>	300 Menaul Blvd NW, Albuquerque, NM 87110
<b>Location</b>	Menaul & 4th Street, North of I-40
<b>Submarket</b>	North Valley
<b>Industrial Space Available</b>	$\pm$ 2,844 SF
<b>Lease Rate</b>	\$7.50 PSF + \$3.98 NNN (industrial)
<b>Land</b>	9.60 Acres
<b>Zoning</b>	MX-M
<b>Ample Parking</b>	5.7 /1,000 SF
<b>Maintenance</b>	Onsite Maintenance
<b>Clear Height</b>	18'
<b>Dock</b>	Common Delivery Dock
<b>Dock Wells</b>	Dock Wells Available (See Broker)

 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 VISIBILITY
- FLEXIBLE SPACE OPTIONS: RETAIL STOREFRONTS
- MONUMENT SIGNAGE OPTIONS
- IDEAL FOR VARIOUS USES
- AMPLE PARKING

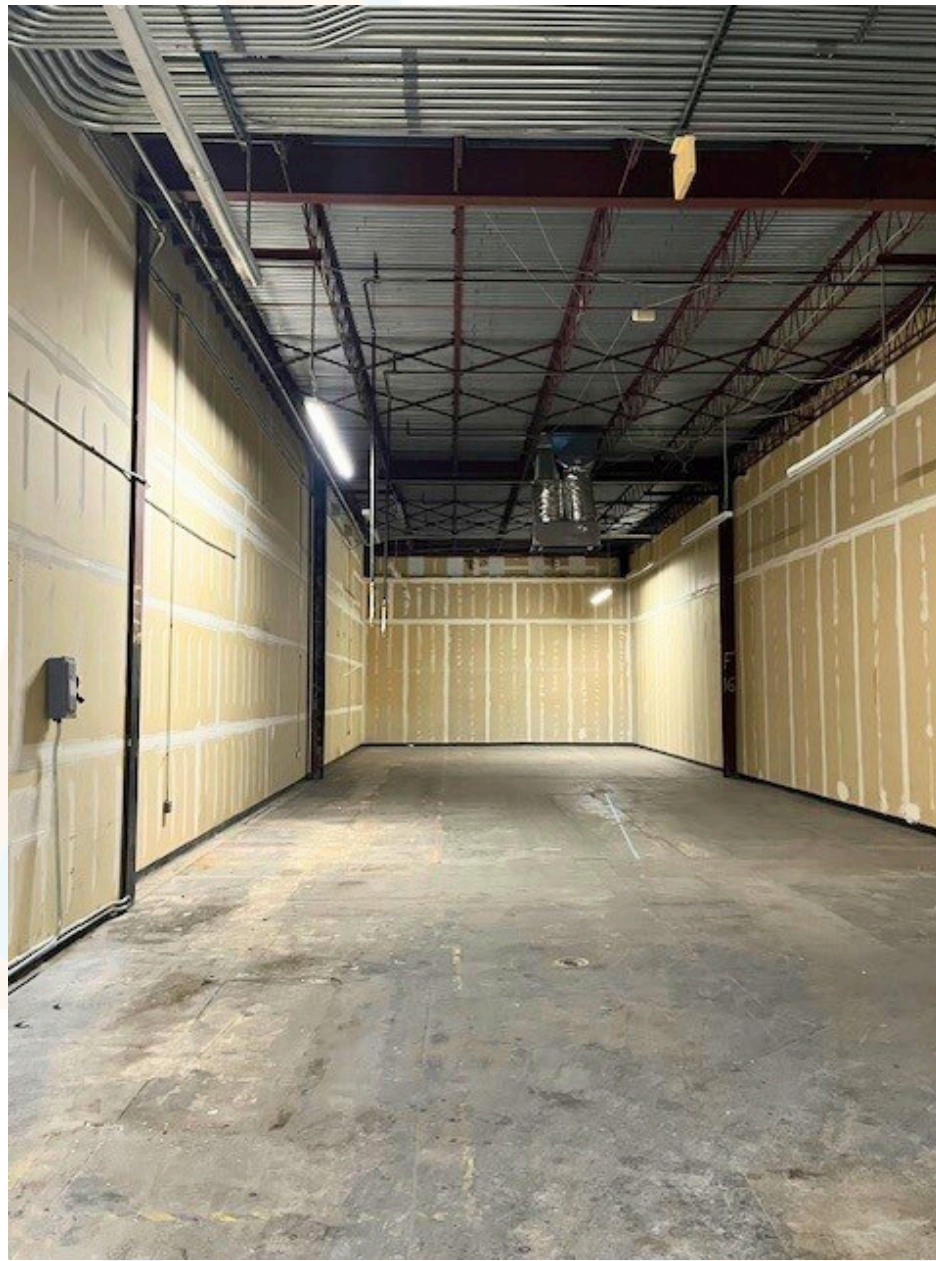






300 MENAUL BLVD NW  
ALBUQUERQUE NM 87107

SUITE 102 | 2,844 SF





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