

FREESTANDING INDUSTRIAL BUILDING FOR SALE WITH YARD SPACE

4531 Osuna Rd NE, Albuquerque, NM 87109



Sale Price
\$4,000,000



Building Size
±25,000 SF



Land Size
±1.99 Acres

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT FLANAGAN INVESTMENT REAL ESTATE FOR MORE DETAILS.

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Investment Highlights



Freestanding Industrial Building For Sale



4531 Osuna Rd NE, Albuquerque, NM



Owner-User or Investment Opportunity



Building Size: +/- 25,000 SF
Land Size: +/- 1.99 acres (fenced yard space)



Please do not disturb current tenant
Showings require minimum 48 hours notice



Concrete tilt-up construction



Building is sprinklered



Coveted North I-25 Corridor location



One grade level door
One dock door



Zoning: NR-LM (Non-Residential Light Manufacturing)



Limited columns throughout building



+/- 23' 5" to roof deck
+/- 20' 8" to bottom of truss



Heavy 3 Phase power

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Low Aerial



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High Aerial



**SUBJECT
PROPERTY**

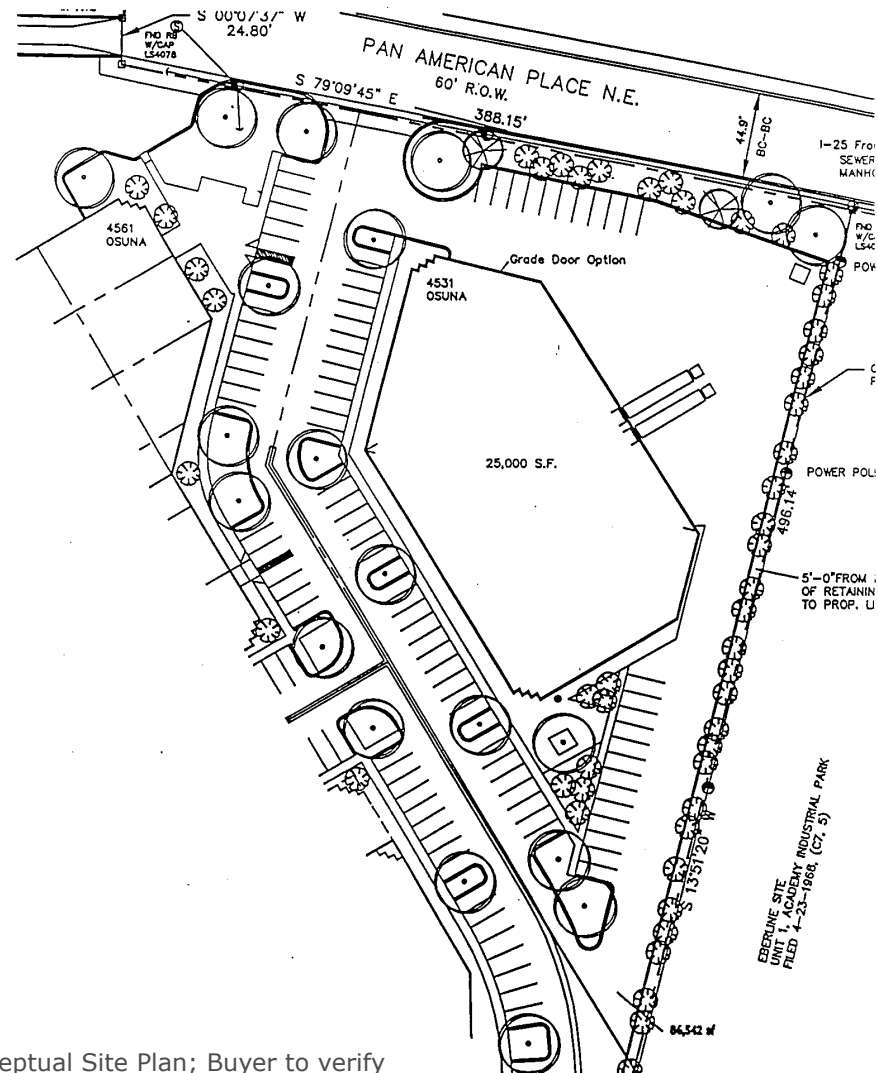


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SITE PLAN



*Conceptual Site Plan; Buyer to verify

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Photos



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Photos



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Demographics

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,454	90,354	214,991
Households	3,924	41,471	98,366
Families	1,761	22,044	51,751
Average Household Size	1.86	2.16	2.16
Owner Occupied Housing Units	2,154	25,078	61,230
Renter Occupied Housing Units	1,770	16,393	37,136
Median Age	43.4	41.0	42.3
Median Household Income	\$44,995	\$65,333	\$71,312
Average Household Income	\$67,608	\$94,140	\$102,948

KEY FACTS

214,991

Population



2.2

Average Household Size

42.3

Median Age

\$71,312

Median Household Income



13,505

Total Businesses



161,233

Total Employees



\$71,312

Average Household Income



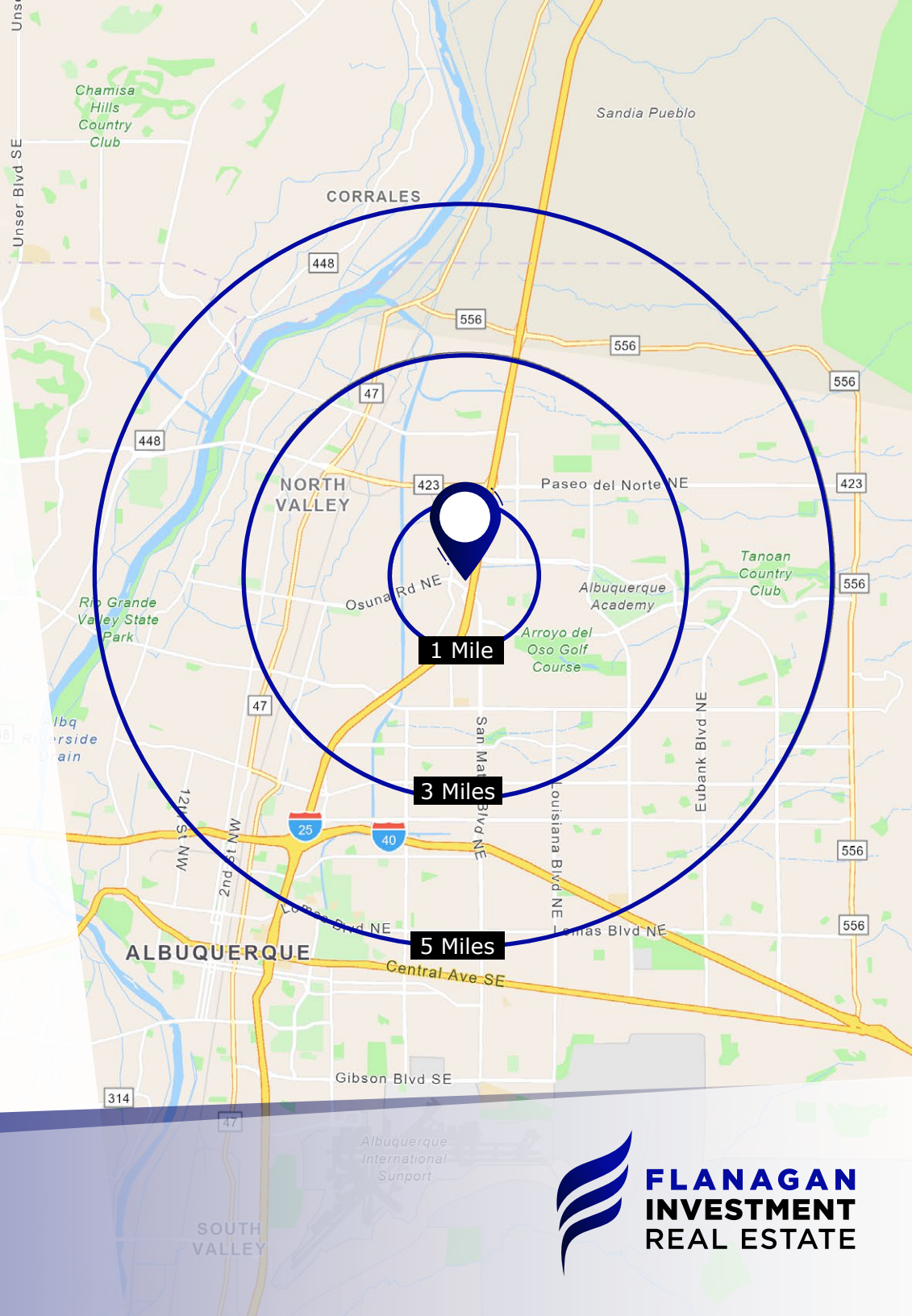
\$47,266

Per Capita Income



\$192,596

Median Net Worth



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