



Office Warehouse for Sale | ±9,270 SF

2701 CANDELARIA RD NE ALBUQUERQUE, NM 87107



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Property Overview

Located at 2701 Candelaria Rd NE in Albuquerque, this $\pm 9,270$ SF retail/warehouse space offers an ideal headquarters setup near I-25. Originally built in 1997 with a later expansion, the building features $\pm 6,540$ SF of two-story office space and $\pm 2,730$ SF of warehouse. The office portion includes two levels of workspace: the downstairs area offers two separate office sections with a mix of cubicles, private offices, a welcoming reception area, a kitchenette, and multiple restrooms. Upstairs features 9 private offices, a large conference room, a server room, a utility closet and a balcony overlooking the warehouse, creating a highly functional and professional environment throughout. This versatile space is perfectly suited for businesses looking to combine a professional office presence with functional warehouse capabilities in a prime Albuquerque location. The Northeast portion of the parking lot is already fenced on three sides and could be converted to fenced yard space.

PROPERTY DETAILS

Address	2701 Candelaria Rd NE Albuquerque, NM 87107
Location	Vassar & Candelaria
Building Type	Office / Warehouse
Building Area (sq ft)	$\pm 9,270$ SF
Sale Price	\$1,550,000
Year Built	1997
Land	.7119
Zoning	NR-LM
Parking	3/1,000
Power	600 Amp 3 Phase
Clear Height	18' - 29'
Doors	1 -12' x 12' Grade level door

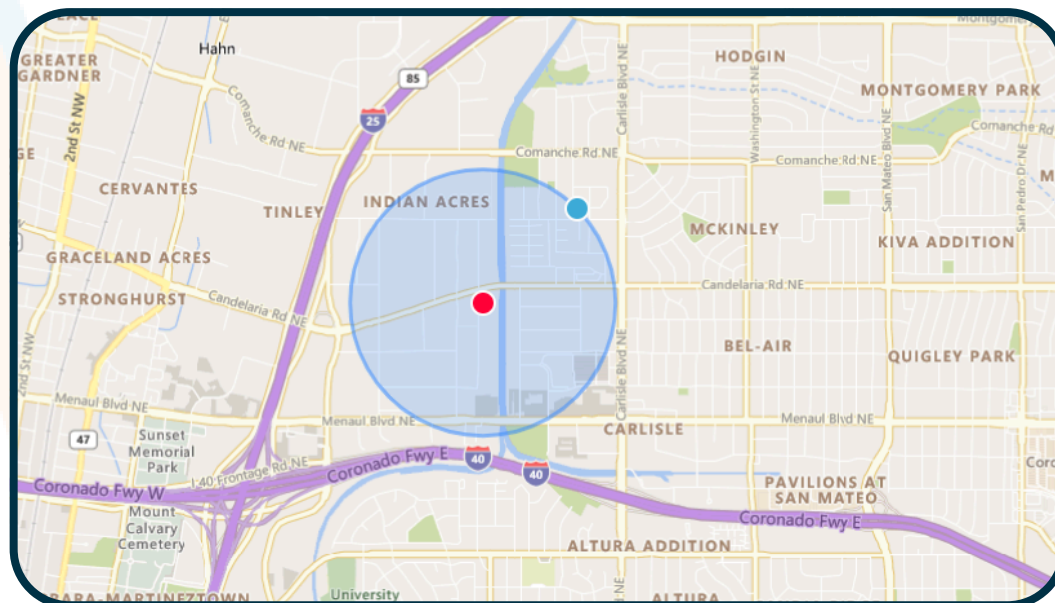
Building Breakdown

2 Story Office	$\pm 6,540$ SF
Warehouse	$\pm 2,730$ SF

2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,245	99,670	262,364
EST. HOUSEHOLDS EST.	3,678	47,898	121,689
AVG. HH INCOME	\$37,452	\$45,986	\$46,064

AREA ATTRACTIONS

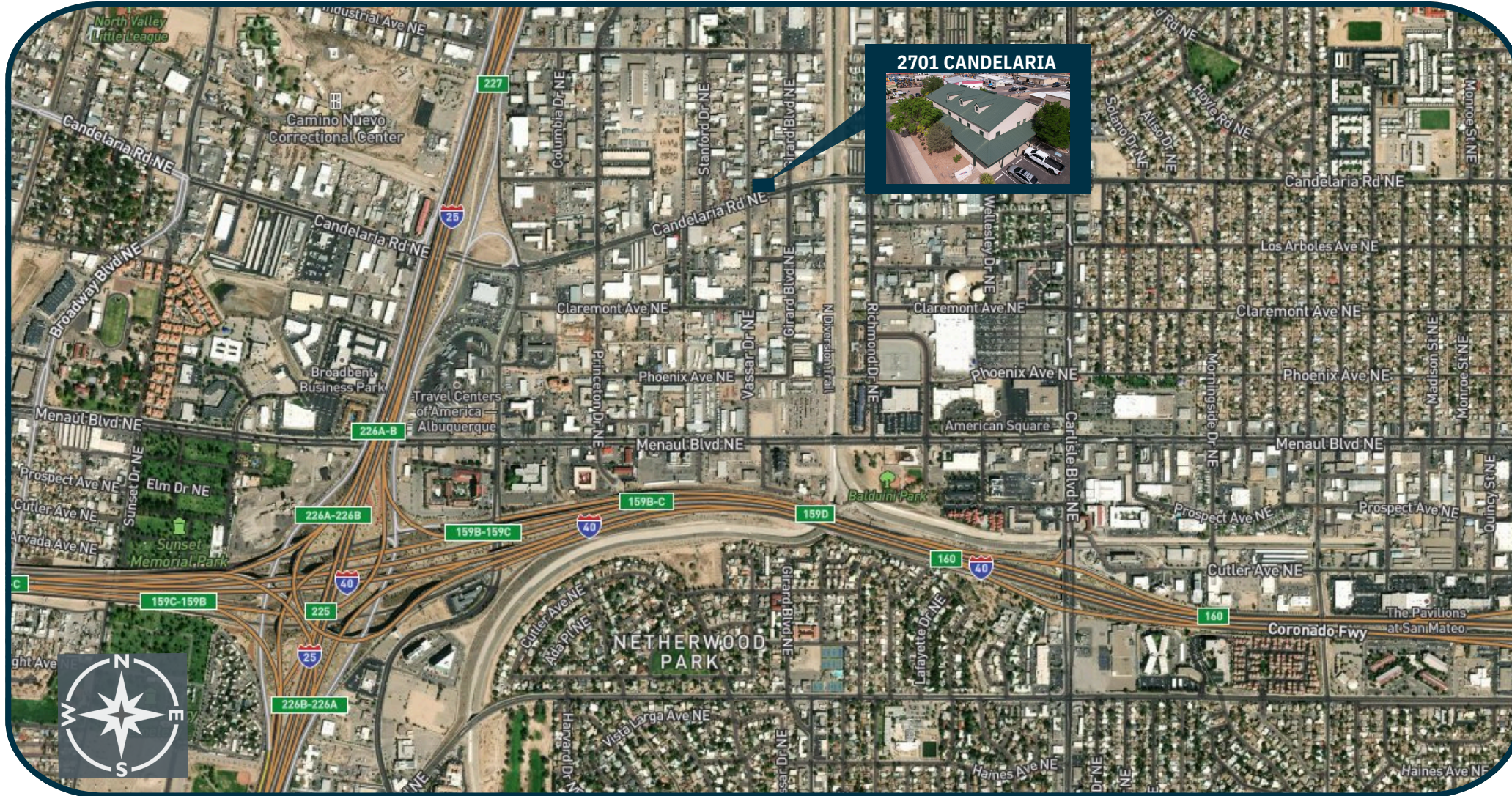


TRAFFIC COUNTS

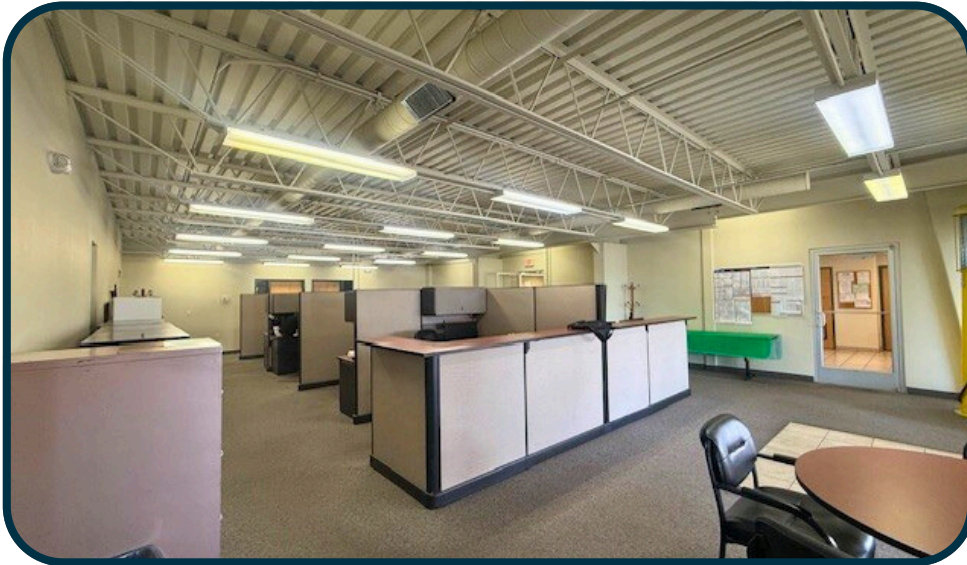
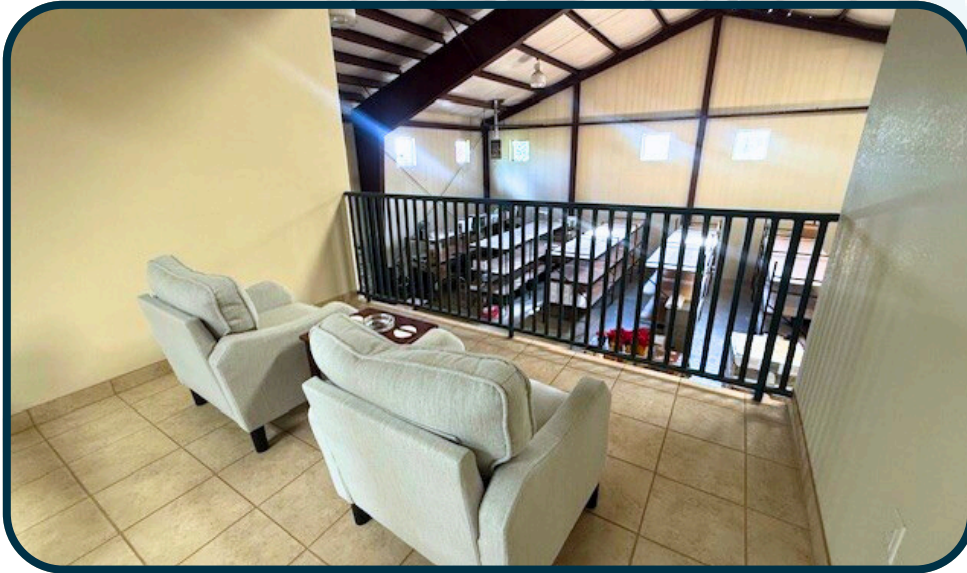
- 19,400 VEHICLES PER DAY ON CANDELARIA
- 19,900 VEHICLES PER DAY ON I-25 CORRIDOR

PROPERTY HIGHLIGHTS

- PRIME LOCATION NEAR I-25 CORRIDOR
- HIGH-CLEARANCE WAREHOUSE WITH EASY ACCESS
- 3-PHASE POWER AND MULTIPLE HVAC UNITS
- LARGE ON-SITE PAD FOR PARKING/STORAGE
- FLEXIBLE LAYOUT FOR VARIOUS BUSINESS TYPES



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