

**For
Sale**



Premium Warehouse on Fully-Fenced Lot

IN WEST MESA INDUSTRIAL BUSINESS PARK OFF I-40



3020 Todos Santos St. NW | Albuquerque, NM 87120

NAISunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±3,600 SF on ±1.0 Acre
Available**

Melody Torres

melody@sunvista.com | 505 280 2839

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PROPERTY

AVAILABLE

Building: $\pm 3,600$ SF
Land: ± 1.0 Acres

SALE PRICE

\$1,000,000 (\$277.78/SF)

ZONING [NR-BP](#) 

HIGHLIGHTS

- Convenient access to Unser Blvd. and I-40
- 3 - 16' roll-up doors
- 17' clear height
- Pass-through capability
- Fully-fenced and gated yard with full circulation
- One office and restroom on ground level
- One office and restroom on upper level
- Ideal for a vehicle repair, showroom/warehouse, contractor yard, and light manufacturing

LOCATION

SEQ Unser Blvd. &
Bob McCannon Pkwy. NW



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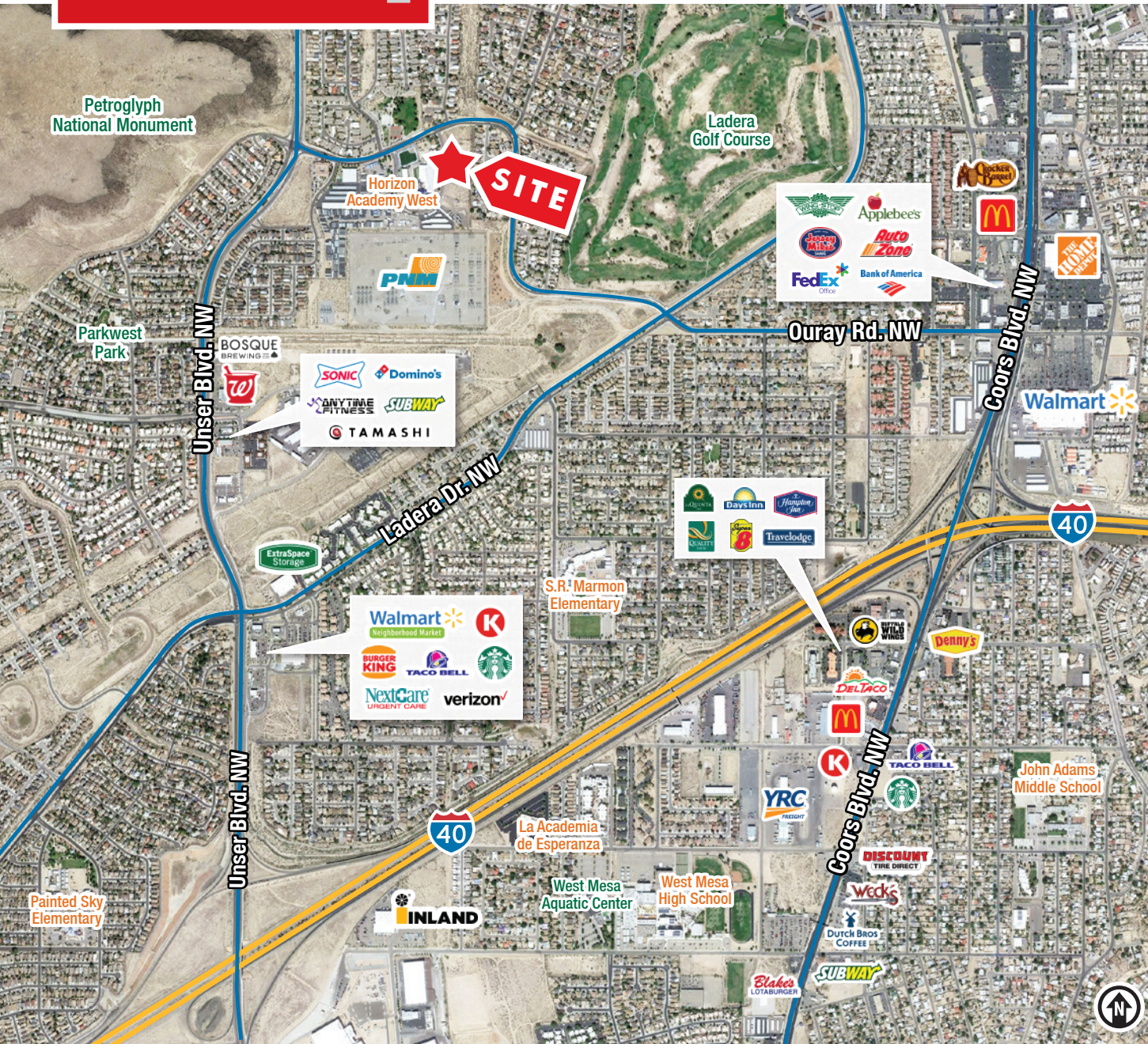
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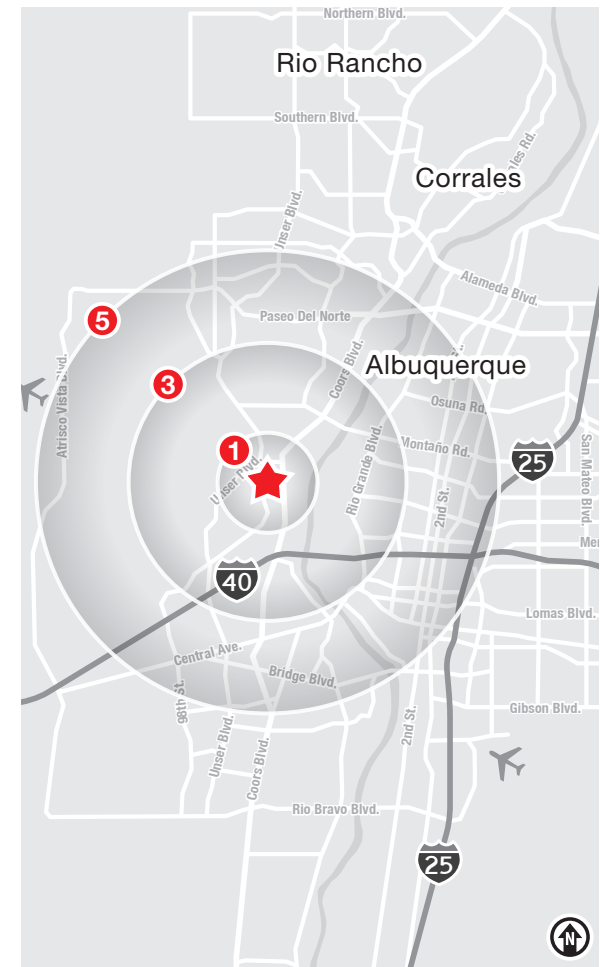
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,541	72,683	182,553
Average HH Income	\$79,955	\$97,061	\$92,269
Daytime Employment	1,574	17,301	73,270

2025 Forecasted by Esri



NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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