

FOR SALE/LEASE

Industrial Property with Redevelopment Potential

1205 2ND ST NW ALBUQUERQUE, NM 87102



This versatile industrial property, located at the hard corner of Mountain Rd and 2nd St NW, offers a prime location with close proximity to downtown Albuquerque, less than 1 mile from both I-40 and I-25. Situated on 1.44 acres of fully fenced and secured land, this property is ideal for a variety of industrial uses or redevelopment opportunities, including multifamily projects.

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Lease Rate: **\$13.5 SF/Year**
Building Size: **9,012 SF**

Acres: **1.44 ac**
Zoning: **NR-LM**

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The property features two separate warehouses

- **Main Warehouse:** Just under 7,000 sq. ft. with 4 large bay doors, providing ample space for operations or storage.
- **Second Warehouse:** 2,100 sq. ft. with 2 additional bay doors, offering flexibility for smaller operations or expansion.

The property is zoned NR-LM (Non-Residential, Light Manufacturing) and is located within an Opportunity Zone, providing potential tax incentives for development. The land is comprised of 8 separate parcels, offering future subdivision potential if needed.

Additional features include:

- Monument sign on the corner of Mountain Rd and 2nd St NW, providing high visibility for your business.
- Excellent access to major highways, making it easy to service the Albuquerque metro area and beyond.

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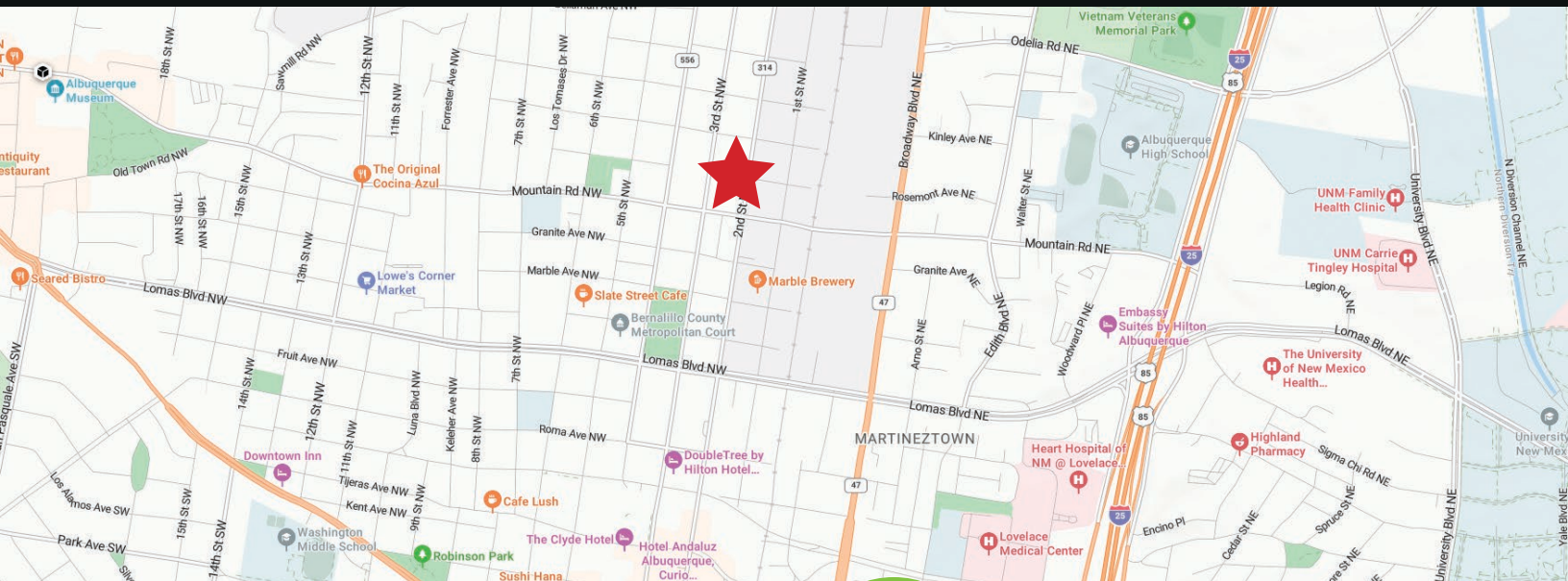


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