

For
Sale



West I-40 Industrial Land Opportunity

FREEWAY VISIBILITY NEAR AMAZON AND FEDEX



UTILITIES LEGEND

--- Sewer Main
--- Water Main

±17.37 Acres Available

Genieve Posen

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NWC I-40 W. Frontage Rd. & Cordero Mesa Blvd. | Albuquerque, NM 87121

NAISunVista **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

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PROPERTY

AVAILABLE

15-A-1: ±17.37 Acres

SALE PRICE

\$6,053,097 (\$8.00/SF)

HIGHLIGHTS

- Join FedEx, Amazon, Shamrock Foods, Tempurpedic, Camping World and more
- Near the I-40 Exit
- Part of the Cordero Mesa Industrial Park
- All utilities in place
- Properties are visible from I-40
- Target location for manufacturing, distribution and more
- Located in Opportunity Zone and Foreign Trade Zone

ZONING

SD-UP-IP, West Central Sector Development Plan Light Industrial

For Sale

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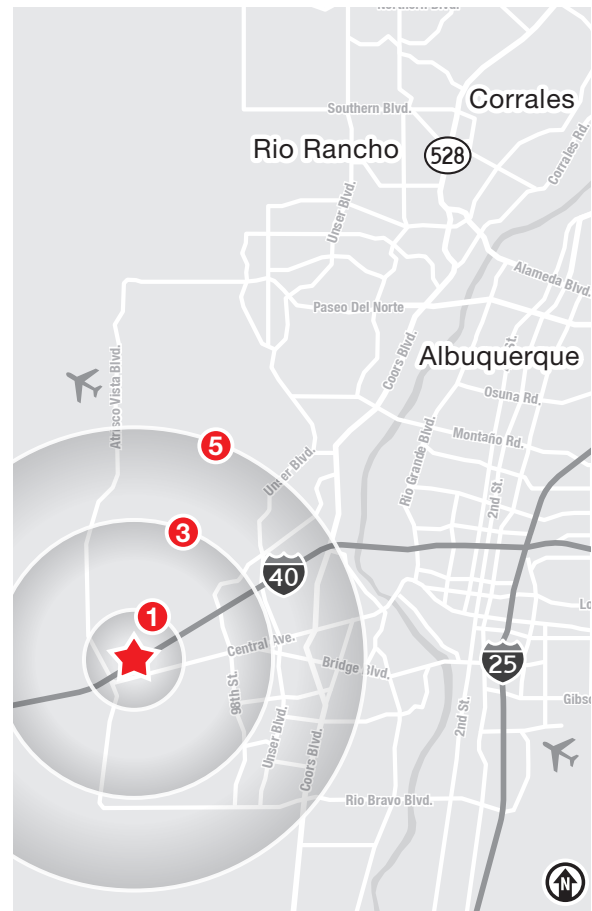


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	283	17,307	92,564
Average HH Income	\$58,403	\$85,179	\$80,219
Daytime Employment	210	1,452	11,191

2024 Forecasted by Esri

Opportunity Zone



NAI SunVista

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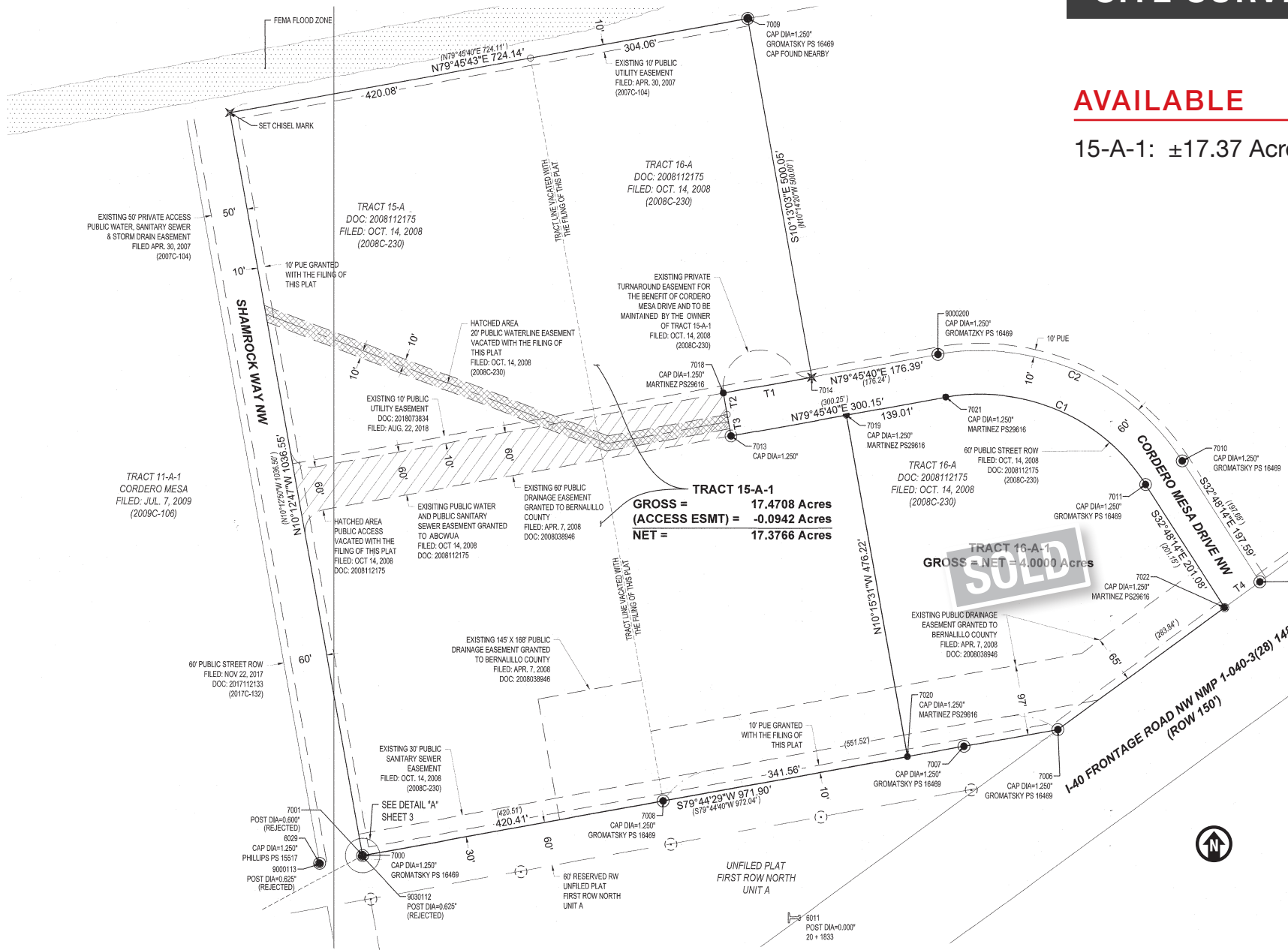
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SITE SURVEY

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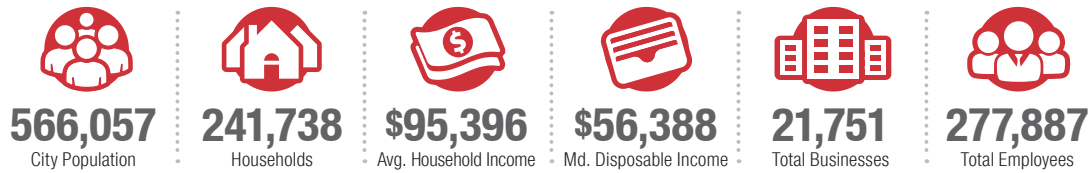
Albuquerque

TRADE AREA ANALYSIS

A REGIONAL INDUSTRIAL HUB

Located near the geographic center of New Mexico at the intersection of I-25 and I-40, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwestern United States with the BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro
Population



**The
Largest**
City in the State



The West I-40 corridor is home to many of the region's largest distributors. It's ability to serve all New Mexico markets and beyond make this trade area one of the elite locations for large industrial users.



THE ALBUQUERQUE ADVANTAGE

- Low-risk location
- Skilled workforce
- Business incentives
- Quality of life
- Low cost of living
- On the cutting edge of technology



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

