RESOLUT RE

WAREHOUSE / DISTRIBUTION

DOWNTOWN

1101 2nd St NW, Albuquerque, NM 87102



FOR SALE

AVAILABLE SPACE
18,744 SF

PRICE
$2,500,000

Billy Lehmann
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PROPERTY HIGHLIGHTS

- 20 ft clear height
- 3 phase power
- Dock leveler
- Overhead bridge cranes throughout warehouse!
- Ground level doors
- Fenced / gated yard space
- Updated Showroom
- Opportunity Zone
- IDO Zone MX-M
- Removable Temp walls
- Main Warehouse fully headed and cooled



AREA TRAFFIC GENERATORS

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DEMOGRAPHIC SNAPSHOT 2025

95,581
POPULATION
3-MILE RADIUS

$82,882.00
AVG HH INCOME
3-MILE RADIUS

117,269
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
2nd St: 4,820 VPD
Mountain Rd: 4,659 VPD
(Sites USA 2025)

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PROPERTY OVERVIEW

This opportunity offers a **highly functional industrial property** in one of Albuquerque's established and **centrally located** industrial corridors, **walking distance from numerous major breweries, eateries and coffee shops.** This opportunity is perfect for a wide range of industrial users seeking a combination of power, clear height, easy access to freeway, and **secure yard space**.

The buildings feature **high bay clear height**, providing excellent vertical capacity for equipment, storage, racking, or specialized industrial operations. This makes the space particularly attractive for manufacturing, fabrication, or warehouse users that benefit from open, unobstructed volume.

In addition, the property is equipped with **high-amperage 3 phase electrical service**, supporting heavy equipment, machining, welding, or other power-intensive uses. This infrastructure is a key advantage for users requiring robust electrical capacity without the need for costly upgrades. The warehouse and showroom are **fully heated and cooled** and the office space has HVAC

These sites also includes a secure **gated yard**, offering valuable outdoor space for equipment storage, fleet parking, or operational staging. This feature is a rare find in a central location, and adds significant functional utility for contractors, service companies, and industrial operators.

With its **MX-M Zoning, strong infrastructure, and secure yard component**, this presents an excellent opportunity for owner-users or investors seeking a well-located, high-utility industrial asset in the Albuquerque market.





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LOCATION OVERVIEW

This building is ideally positioned within one of Albuquerque's most central and established industrial corridors, offering exceptional access to the entire metro area. Located just north of Downtown, the property benefits from a highly connected infill location that supports efficient operations for a wide range of industrial users.

The site provides **quick and convenient access to both I-40 and I-25**, Albuquerque's primary east-west and north-south freeway systems. This connectivity allows for seamless distribution, service routing, and employee access throughout the city, as well as regional connectivity across New Mexico and the broader Southwest.

Its central location also places it in close proximity to Downtown Albuquerque, the rail yards, and surrounding commercial and industrial hubs, making it an ideal base for businesses that require **rapid response times and easy access to multiple parts of the city.**

Overall, the property offers a **strategic infill location with excellent freeway access, strong connectivity, and proximity to core business districts**, making it highly functional for industrial users seeking efficiency and convenien





PROPERTY DETAILS

Price:	$2,500,000
Available SF:	18,744 SF
Ceiling Height:	20'
Zoning:	MX-M

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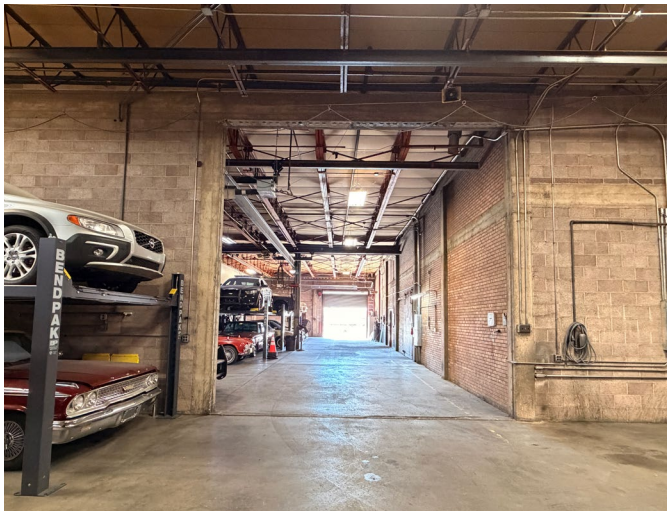



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