WAREHOUSE / SHOP WITH GATED YARD

NORTH VALLEY 2ND ST

7008 2nd St NW Albuquerque, NM 87107

FOR LEASE

AVAILABLE SPACE
10,000 SF

RATE
$12.00 PSF NNN
NNNs* $3.50
* Estimate provided by Landlord and subject to change

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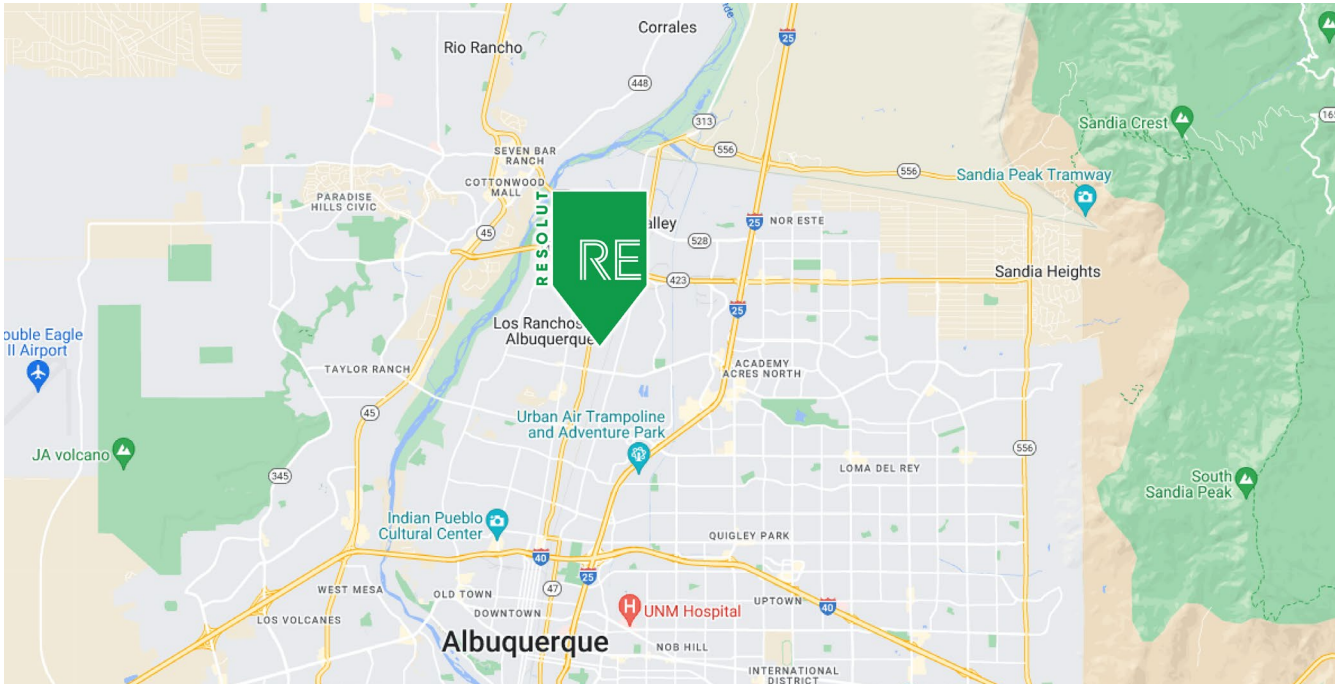
PROPERTY HIGHLIGHTS

- 10,000 SF Industrial Warehouse
- ½-Acre Fully Fenced & Gated Yard (yard will be delivered vacant)
- Excellent Outdoor Storage Capability
- Functional Warehouse/shop Layout
- Ideal for Contractors, Distribution, Service Companies, and Automotive use
- Convenient Access to I-25 & I-40
- Ample On-Site Parking
- Gated yard
- Pull through garage doors
- 14' roll up doors
- 3 phase power



AREA TRAFFIC GENERATORS

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DEMOGRAPHIC SNAPSHOT 2026

54,594
POPULATION
3-MILE RADIUS

$102,054.00
AVG HH INCOME
3-MILE RADIUS

99,986
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
2nd St: 26,369 VPD
(Sites USA 2026)

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PROPERTY OVERVIEW

Position your business in one of Albuquerque's most established corridors. This 10,000-square-foot warehouse/shop offers a highly functional layout paired with a ½-acre fully fenced and gated yard, providing the flexibility today's industrial users need.

Ideal for contractors, distributors, equipment companies, automotive service businesses, and light manufacturing, the property offers ample warehouse space with secure outdoor storage for vehicles, materials, and equipment. Convenient access to I-25, I-40, with 2nd street as major transportation route allows for efficient distribution throughout the Albuquerque metro area.

Properties that combine quality warehouse space with a secure yard are increasingly difficult to find in today's market, making this an excellent opportunity for businesses seeking both indoor operations and outdoor storage.

LOCATION OVERVIEW

Located in Albuquerque's established North Valley industrial corridor, 7008 2nd St. NW offers a strategic location for warehouse, distribution, contractor, and service-related businesses. Positioned just South of Paseo Del Norte and west of Interstate 25 with quick connections to Interstate 40, the property provides excellent access to Albuquerque's primary transportation network, allowing efficient travel throughout the metro area and to regional markets across New Mexico.

The surrounding area is home to a diverse mix of industrial, manufacturing, automotive, logistics, and commercial service businesses, creating a strong business environment with an established workforce. Its central location offers convenient access to Downtown Albuquerque, the North Valley, and the city's west side, while remaining within minutes of Albuquerque International Sunport, major freight corridors, and rail facilities.

Businesses that rely on fleet operations, equipment storage, distribution, or contractor services will appreciate the property's accessibility and proximity to major arterials, including 2nd Street, 4th Street, Montaño Road, and Osuna Road. This central location provides businesses with the accessibility, visibility, and logistical advantages needed to support a wide range of industrial and commercial operations while benefiting from one of the strongest industrial markets in New Mexico.

PROPERTY OVERVIEW

Lease Rate:	$12.00 PSF
NNN:	$3.50 PSF
Available SF:	10,000 SF
Zoning:	NR-LM (M1)

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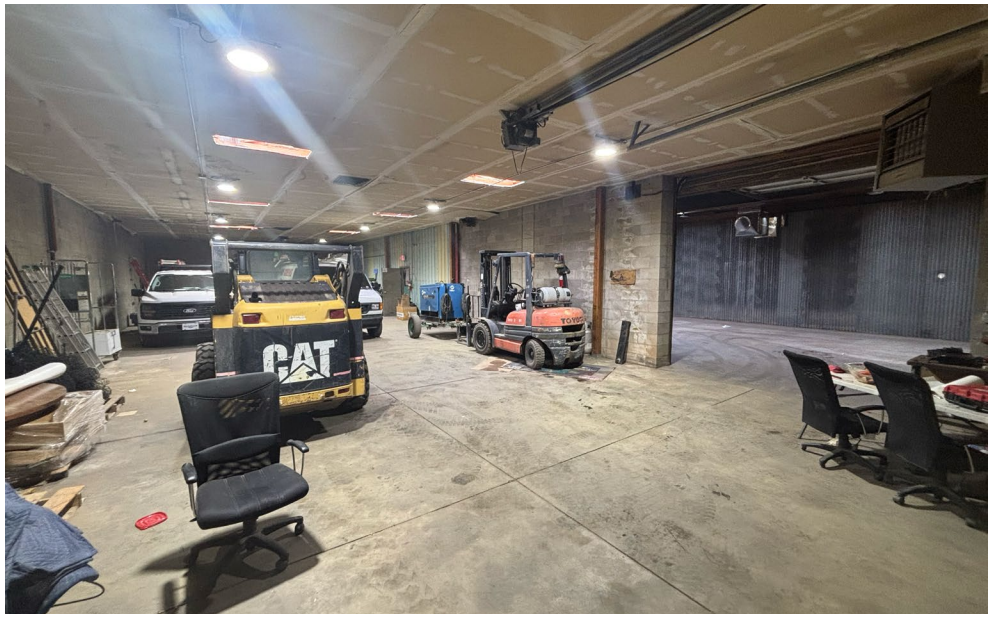

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