



Colliers

Accelerating success.

Office | Warehouse Condo

For Sale or Lease

2420 Midtown PI NE

Units I & J

Albuquerque, NM 87107

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Lic. No. 14472

Property Profile

Details

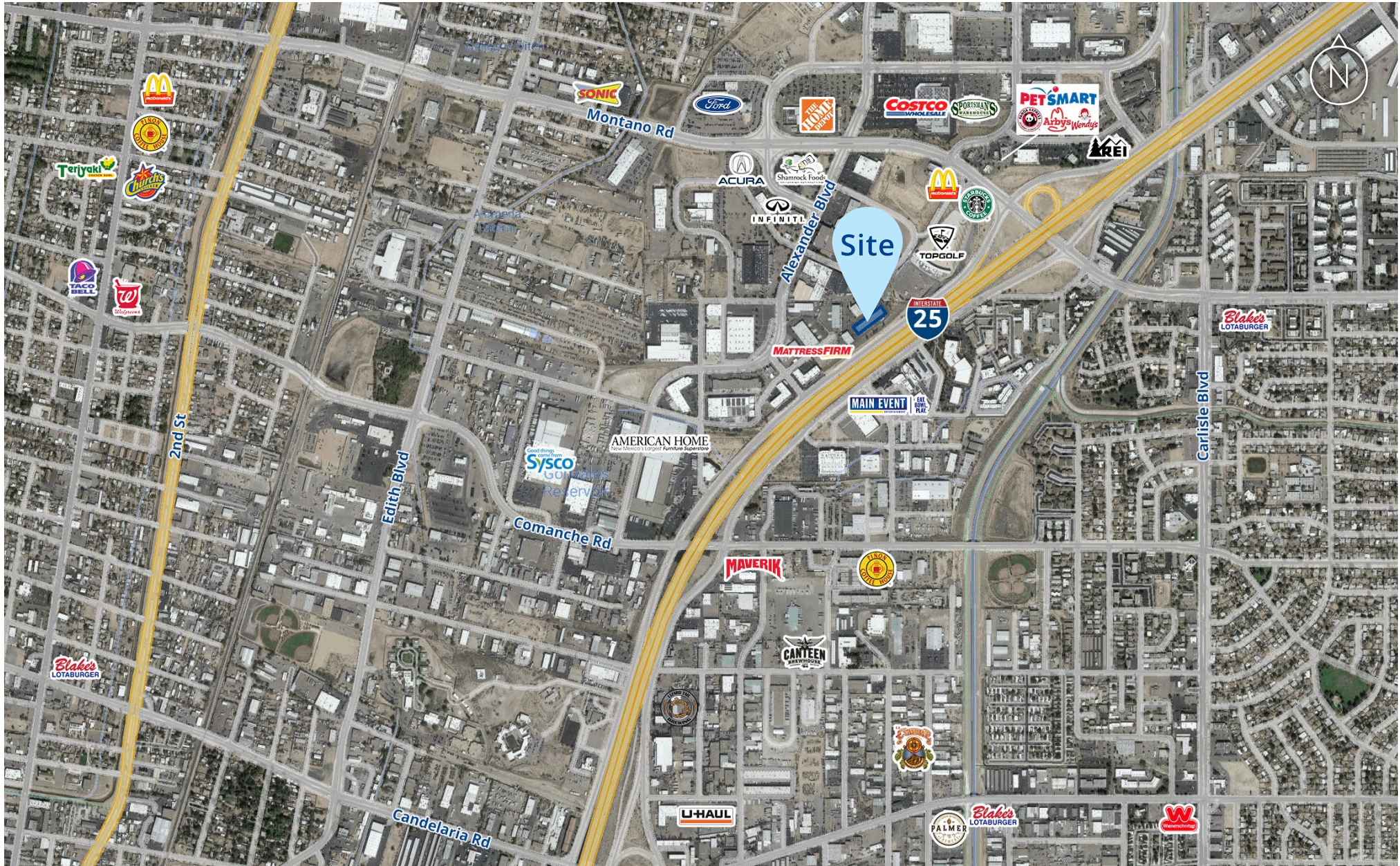
Sale Price	\$840,000 (\$175 PSF)
Lease Rate	\$14.50 PSF
Lease Type	NNN
Space Available	± 4,800 SF Office: 600 SF Warehouse: 4,200 SF
Ceiling Height	19' - 22'
Submarket	North I-25
Zoning	NR-GM (Non-Residential - General Manufacturing)

Features

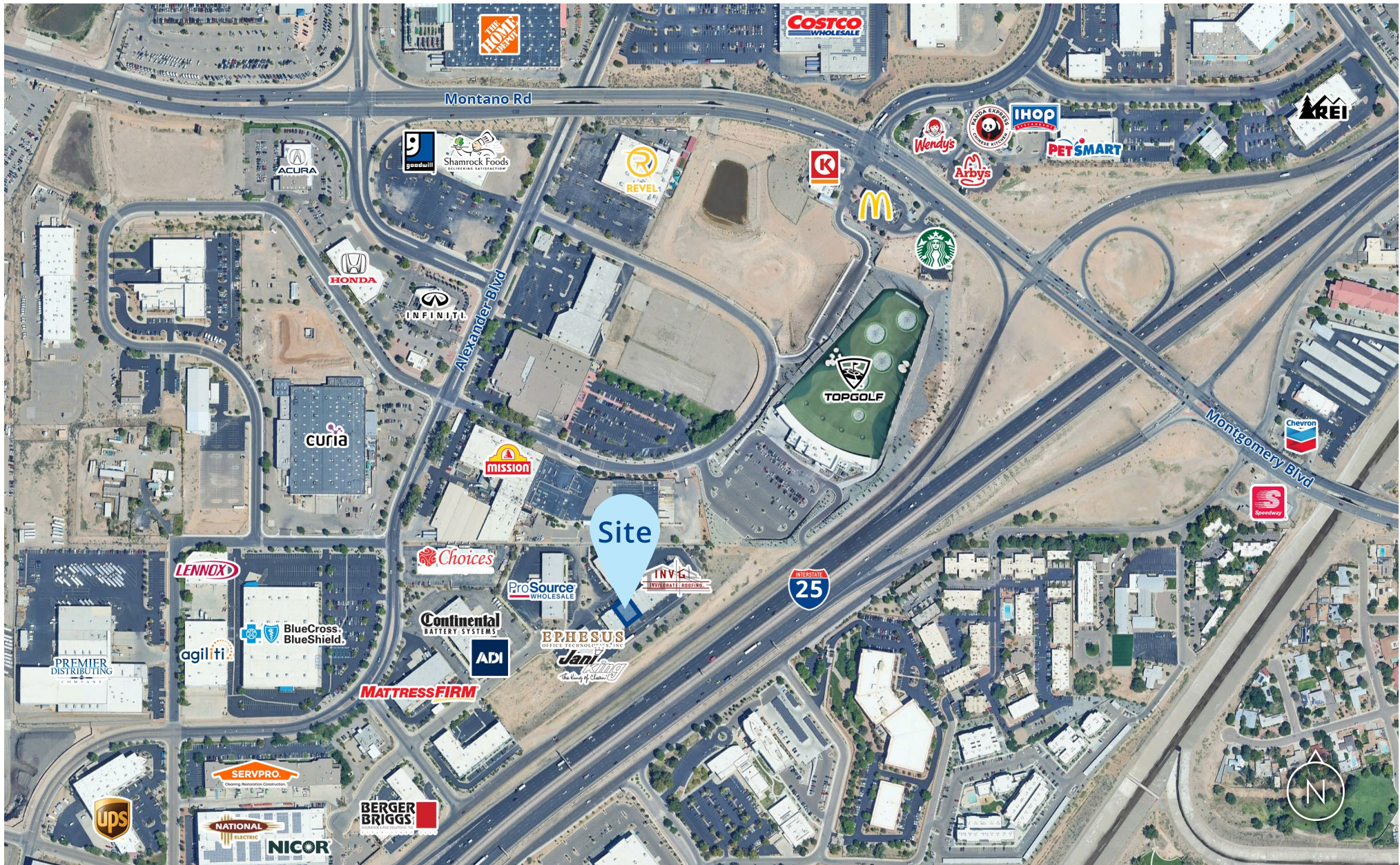
- Office/warehouse condominium unit
- 4,800 SF with 600 sf office area and 4200sf warehouse
- 2 10' x 12' Overhead doors
- Fenced yard area being 15' deep x 60' wide
- 19' - 22' ceiling height
- Store front entrance
- Gated entrances to business park providing added security
- Good truck circulation
- NNN are \$3.10/SF
- Great location right off I-25 and next to Top Golf
- Zoning NR-GM (Non-Residential General Manufacturing)
- Power: 200Amp



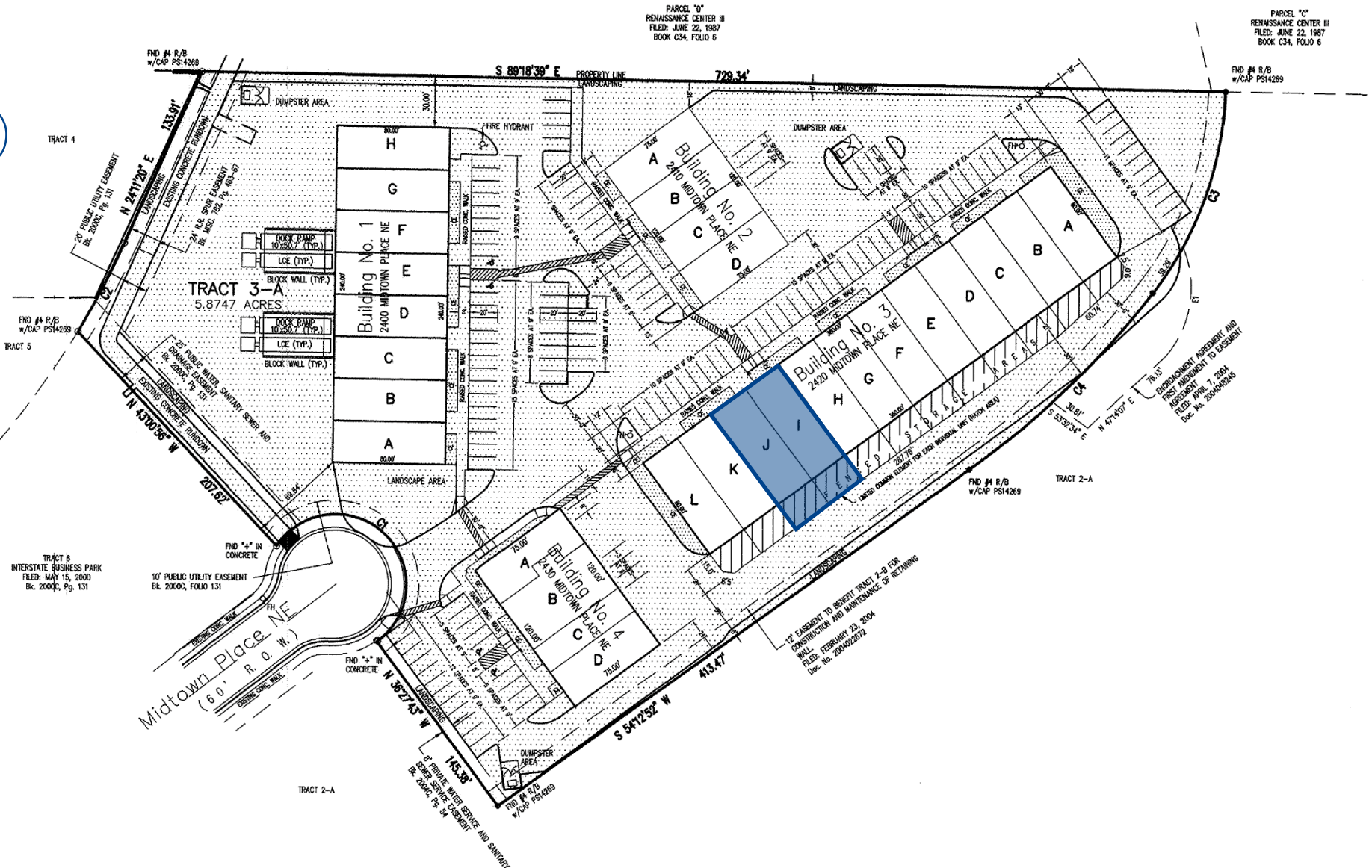
Trade Area Aerial



Intersection Aerial

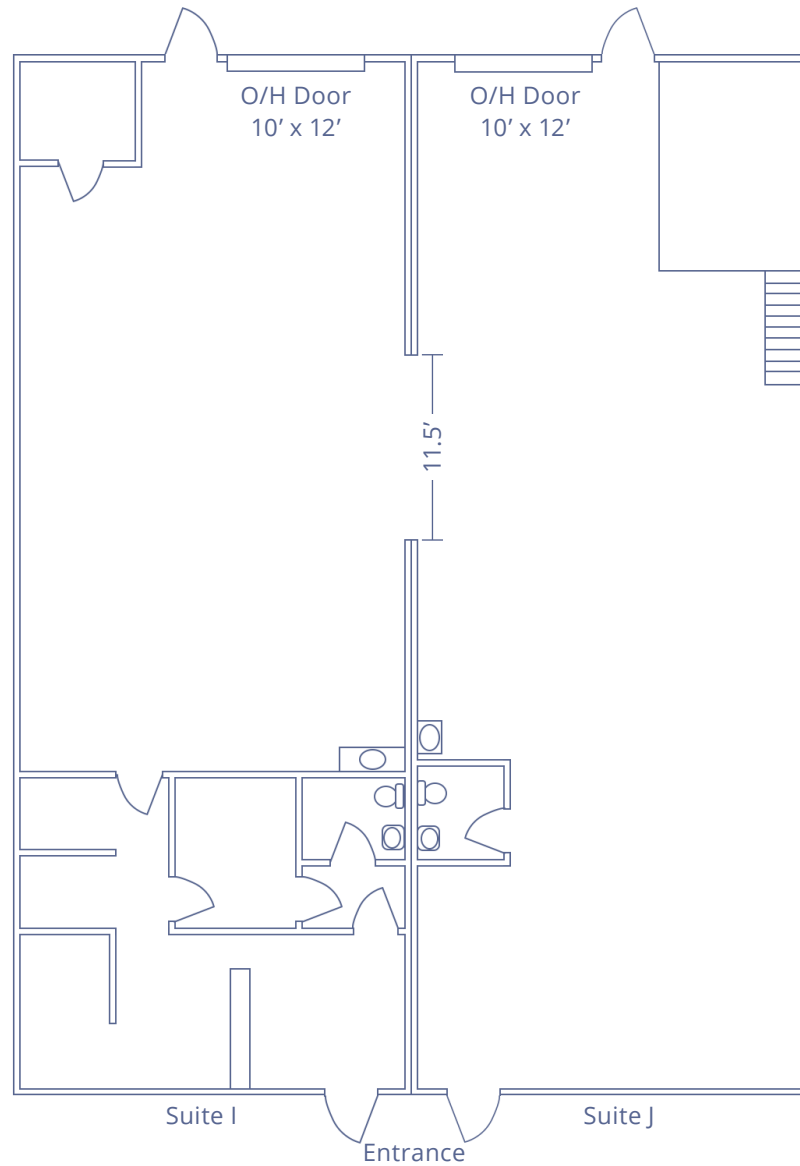


Site Plan



Floor Plan

**Floor plan is estimated. Dimensions are not exact*

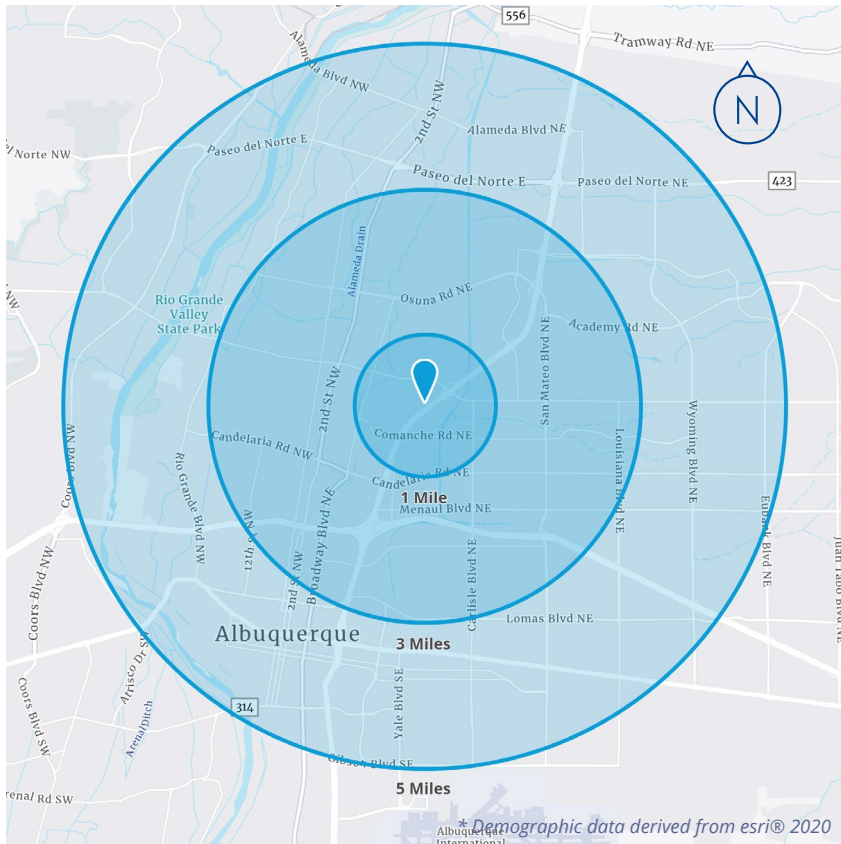


2420 Midtown PI NE, Units I & J | For Sale or Lease

Property Gallery



Demographics*



	1 MILE	3 MILES	5 MILES
Population	7,045	83,204	254,845
Households	3,332	38,345	118,752
Median Age	33.5	40.1	40.7
Average HH Income	\$50,661	\$85,866	\$88,045
Per Capita Income	\$23,798	\$39,891	\$41,088
Daytime Population	17,386	137,912	360,740
College Education	30.5%	50.2%	53.3%



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