

Industrial Warehouse/ Distribution

Build to Suit or
22.4± Acres of Land For Sale

West Mesa Corridor
SWQ Central Ave SW & Unser Blvd SW
Albuquerque, NM

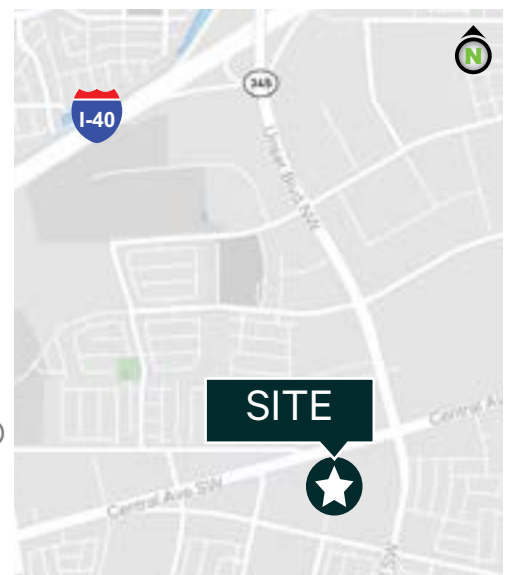


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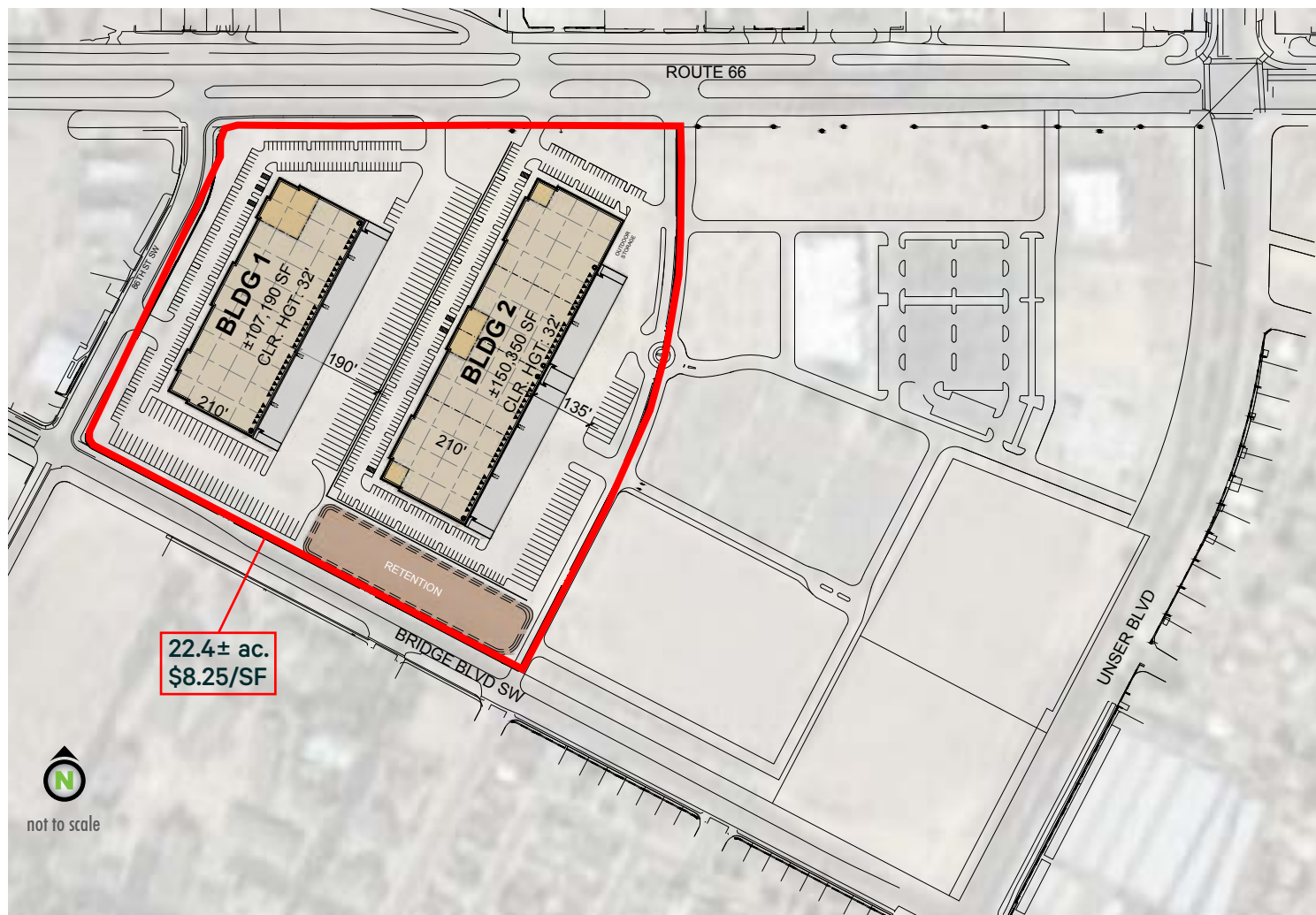
- + Build To Suit
- + Sale Price: \$8.25/SF
- + Building Size: 100,000-200,000± SF
- + Delivery 12 months after contract execution

Property Highlights

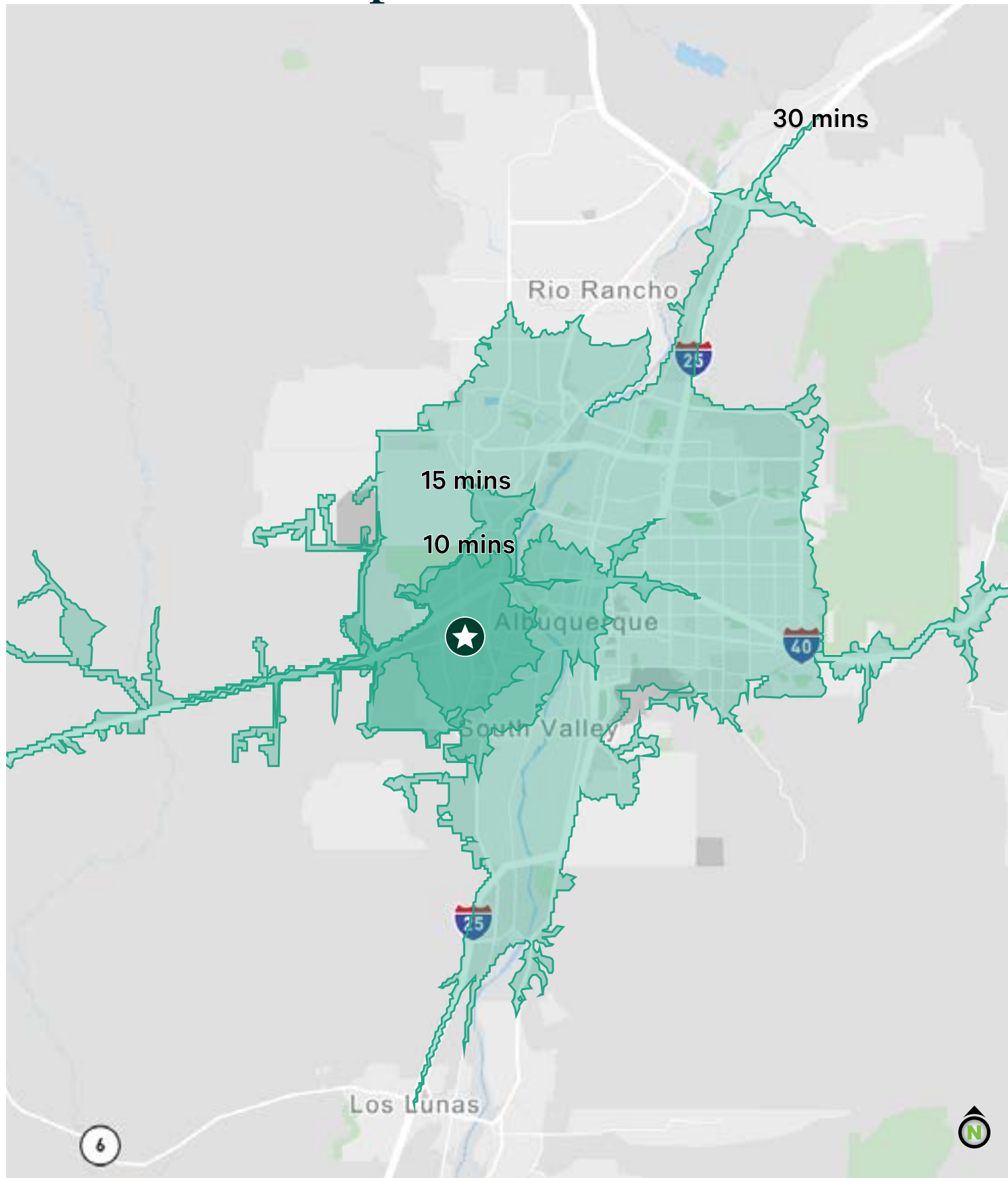
- + Excellent location in the West Mesa corridor
- + 1.5± Miles from I-40
- + ESFR Fire Sprinklers
- + 32' clear height in warehouse
- + 3-phase, 277/480 volt
- + Zoning: MX-M (Mixed-Use/Moderate)



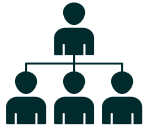
Conceptual Site Plan



Drive Time Map



Demographics



POPULATION

108,965 (3 Minutes)
186,522 (5 Minutes)
446,525 (10 Minutes)



OF HOUSEHOLDS

37,490 (3 Minutes)
69,915 (5 Minutes)
181,713 (10 Minutes)



DAYTIME EMPLOYEES

13,689 (3 Minutes)
66,477 (5 Minutes)
150,149 (10 Minutes)



AVG HH INCOME

\$76,621 (3 Minutes)
\$77,367 (5 Minutes)
\$84,470 (10 Minutes)



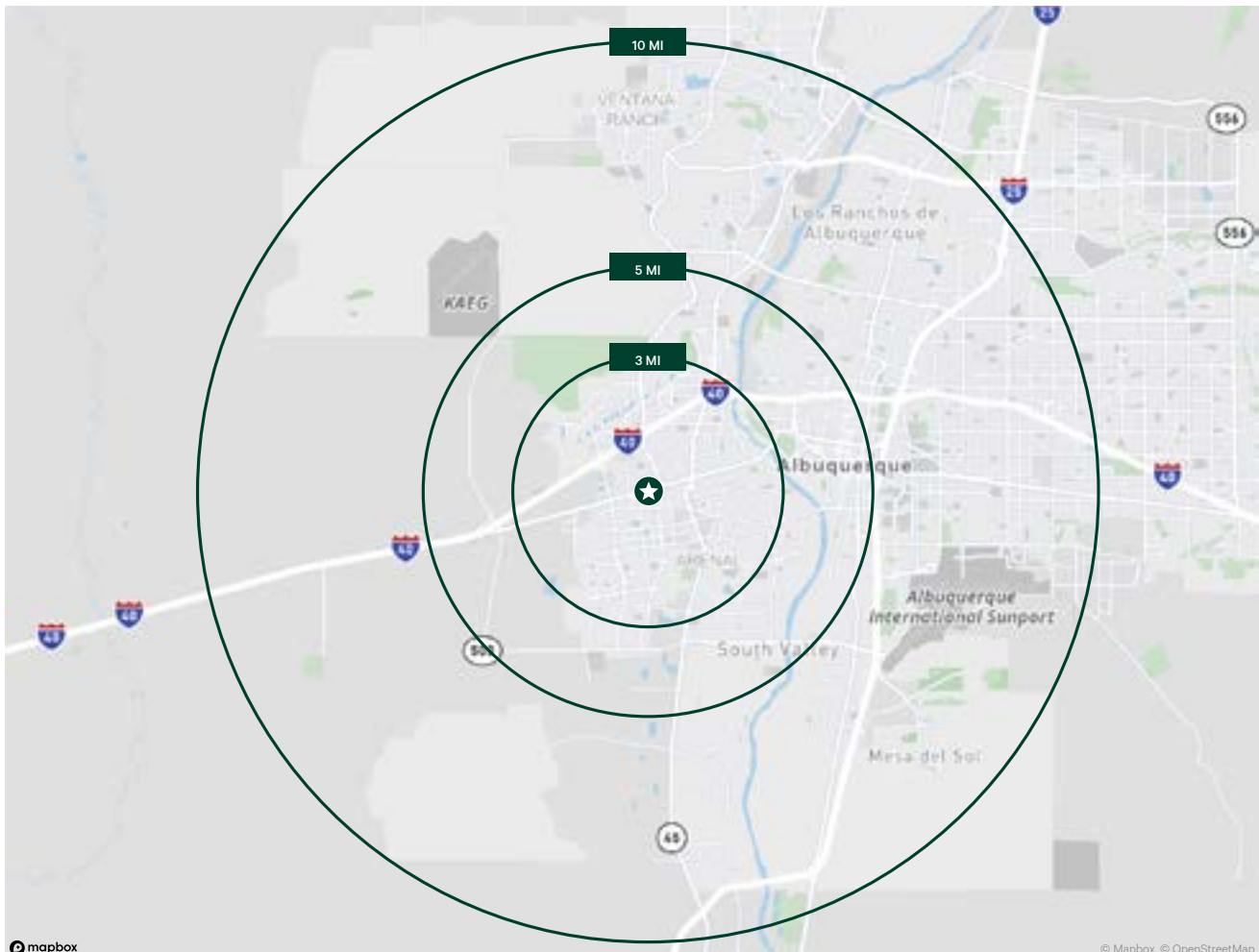
EDUCATION (BACHELORS DEGREE+)

18.9% (3 Minutes)
24.8% (5 Minutes)
34.4% (10 Minutes)



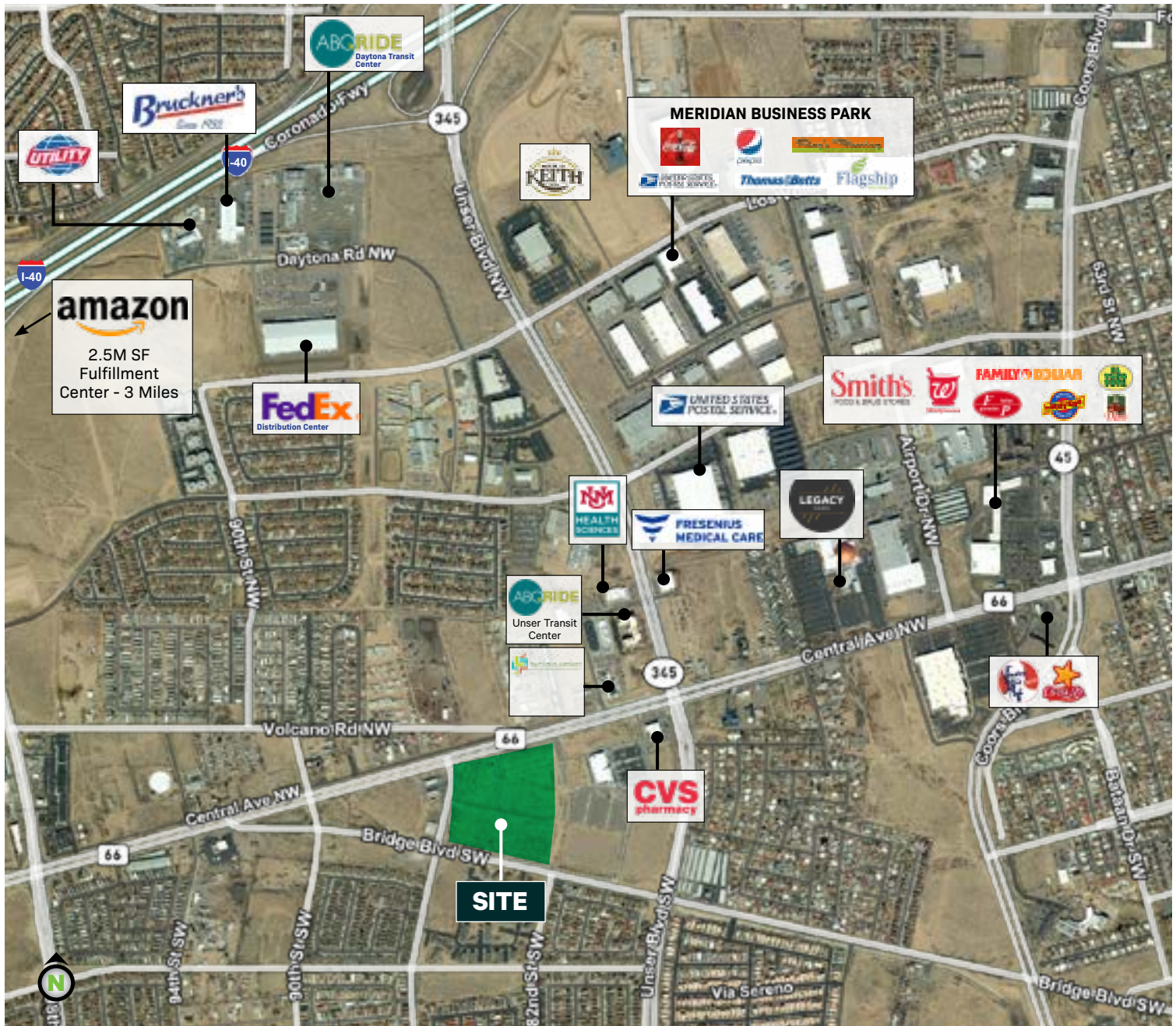
AVERAGE AGE

32.0 (3 Minutes)
33.9 (5 Minutes)
35.4 (10 Minutes)



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Albuquerque, NM

For Sale/Lease/Build to Suit



Contact Us

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