



NORTH I-25 CORRIDOR GATED INDUSTRIAL

NORTH I-25 CORRIDOR

2420 Midtown Place Northeast Albuquerque, NM 87107



**FOR SALE
OR LEASE**

AVAILABLE SPACE
2,400 SF
2,400 SF

SALE PRICE

\$850,000

LEASE RATE

\$17.00 PSF NNN

* Estimate provided by Landlord
and subject to change

Billy Lehmann

blehmann@resolutre.com

505.337.0777

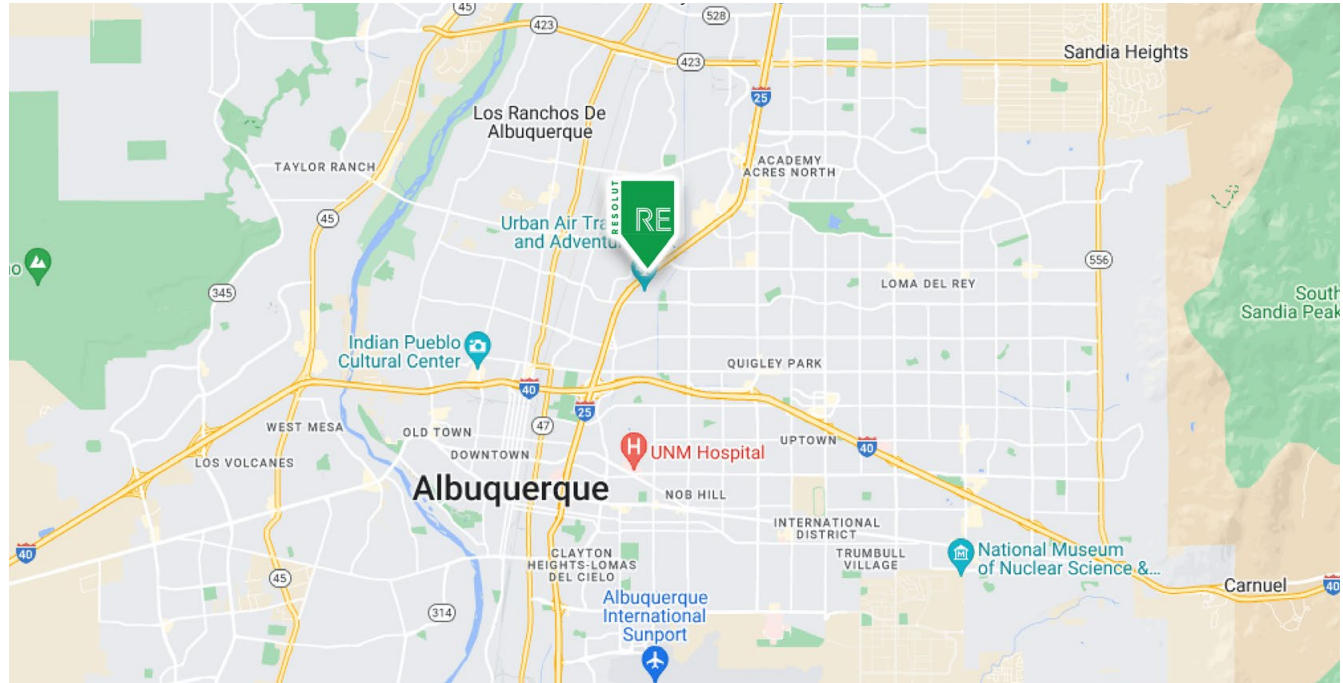
Martin Richardson

mrichardson@resolutre.com

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PROPERTY HIGHLIGHTS

- Fully Gated Industrial complex.
- Two units neighboring units available.
- 19'-22' clear height.
- Desirable location near I-25 and Montgomery.
- New built out office space in one unit.
- 14' rollup doors.
- Gated yard included.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT



84,756
POPULATION
3-MILE RADIUS



\$89,010
AVG HH INCOME
3-MILE RADIUS



127,000
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Pan American Fwy SW:
192,451 VPD
: VPD
(Sites USA 2025)

PROPERTY OVERVIEW

2420 Midtown Place NE is a well-maintained† industrial complex located in one of Albuquerque's most desirable and centrally accessible trade areas . The property offers excellent functionality for a variety of light industrial, service, and distribution uses with immediate access to major corridors including† I-25, I-40, and the Midtown business district. The complex is known for its clean presentation, ample parking, and professional environment, making it ideal for owner-users or investors seeking stabilized industrial assets in the heart of the city.

Units I & J—For Sale Unit I and Unit J are adjoining, simple condominium units within the complex and are being offered together. Combined, they provide a versatile configuration suitable for a wide range of industrial or flex users. Unit I features a well-appointed office area twith private offices, reception, and restroom facilities, along witht functional warehouse space offering excellent ceiling height and grade-level access. Unit J is an open-span warehouse ideal for storage, fabrication, or light manufacturing, offering efficient layout and access for equipment or vehicle loading. Together, these units provide a balanced mix of office and open warehouse space with the ability to accommodatet expansion, operational flexibility, or multi-tenant use.

LOCATION OVERVIEW

Situated in the I-25 corridor and South of Montgomery, 2420 Midtown Place NE benefits from exceptional connectivity to all parts of the Albuquerque metro area. This prime infill location places tenants and owners within minutes of Downtown Albuquerque, Uptown, and the North I-25 industrial corridor, making it one of the city's most versatile business addresses.



PROPERTY OVERVIEW

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|---------------|----------------------|
| Sale Price: | \$850,000 |
| Lease Rate: | \$17.00 PSF |
| Available SF: | 2,400 SF 2,400 SF |
| Submarket: | NE Heights |

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