

# OFFICE/WAREHOUSE BUILDINGS FOR SALE OR LEASE WITH EXCESS LAND PLUG AND PLAY SOUND STAGE AND FILM STUDIO, VERSATILE BUILDINGS TO ACCOMMODATE MANY USES

6500 Hanover Rd NW, Albuquerque, NM 87121



**Sale Price**  
\$7,859,000



**Lease Rate**  
See Broker



**Building Sizes**  
±25,591 SF &  
±20,640 SF



**Land Size**  
±5.00 Acres

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# Investment Highlights



## Office-Warehouse Buildings



6500 Hanover Rd NW, Albuquerque, NM



For Sale: Owner-User or Investment Opportunity  
For Lease: See Broker



Building Sizes: +/- 25,591 SF and +/- 20,640 SF  
Land Size: +/- 5.00 acres (excess land with potential to add another building)



Plug and play film studio and sound stage

- Purpose built sound stage with ancillary office/warehouse
- Versatile buildings that can accommodate many other uses



+/- 25,591 SF building

- (2) 50 ton HVAC units
- 2,400 amps of power
- (2) 18'x18' grade level doors
- +/-36' - +/-39' clear height
- Clear span



+/- 20,640 SF building

- Office/warehouse build-out
- Currently demised into several suites
- 9 grade level doors
- HVAC in office and warehouse
- +/-17'6" - +/-19' clear height



Easy and quick access to Interstate 40



Zoning: MX-M



Heavy 3 Phase power

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# Low Aerial



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# High Aerial



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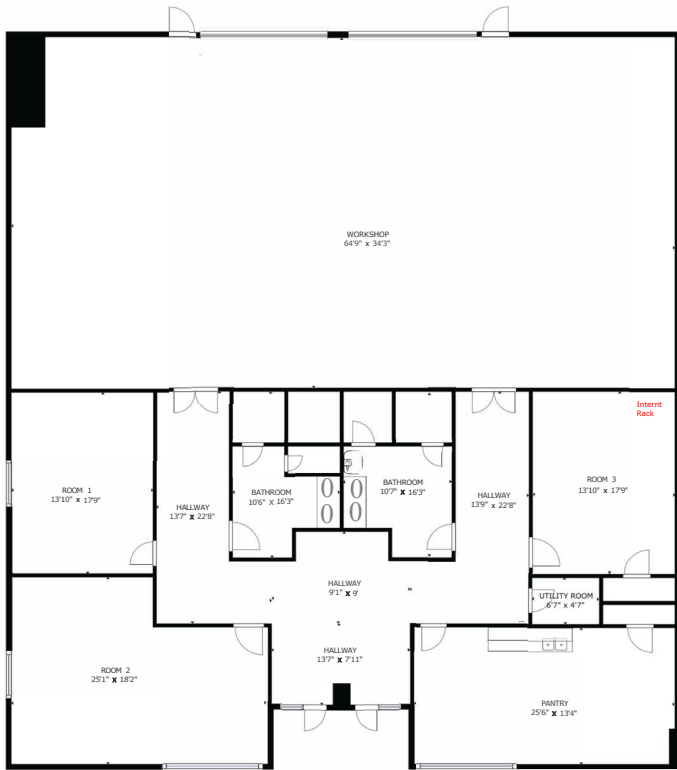
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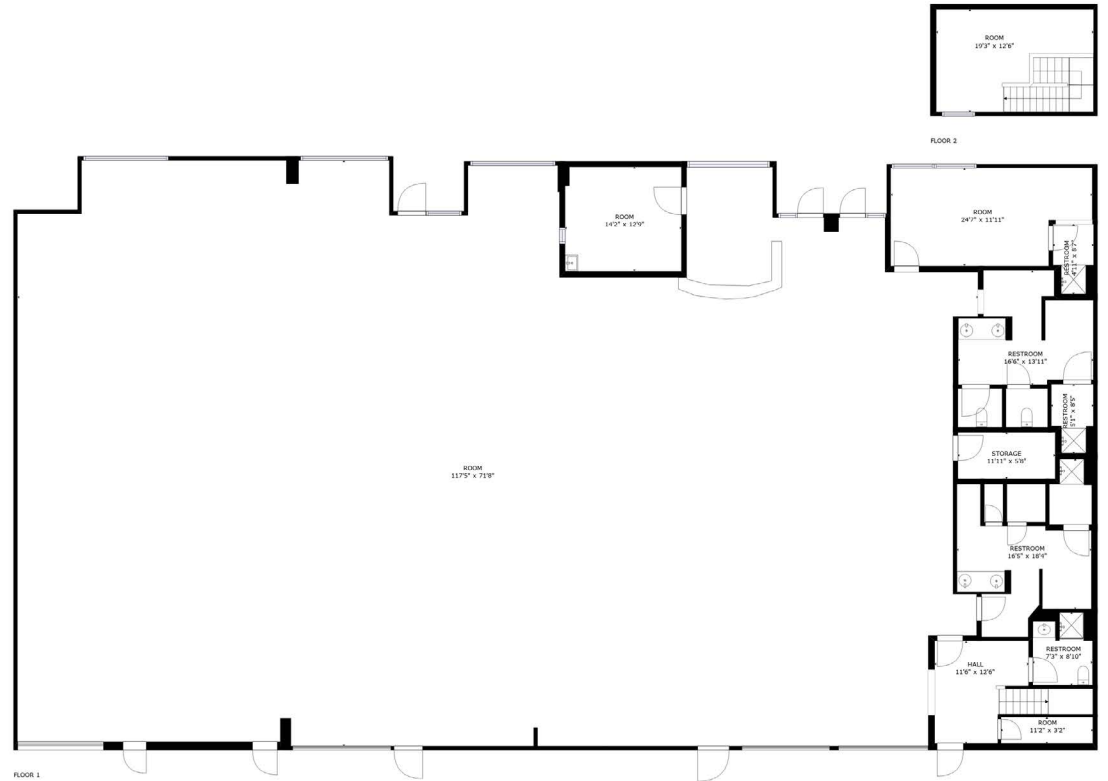
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# Floor Plans




**Suite 301-302**  
±4,510 SF



**Suite 303-306**  
Floor 1: ±9,131 SF | Floor 2: ±241 SF  
Total: ±9,372 SF

\*Conceptual drawing to be verified by buyer or tenant

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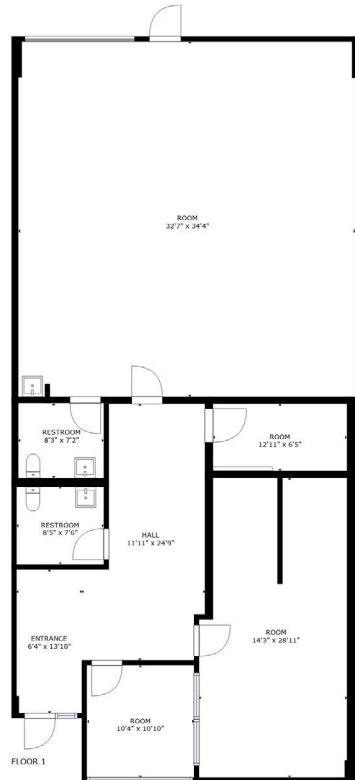
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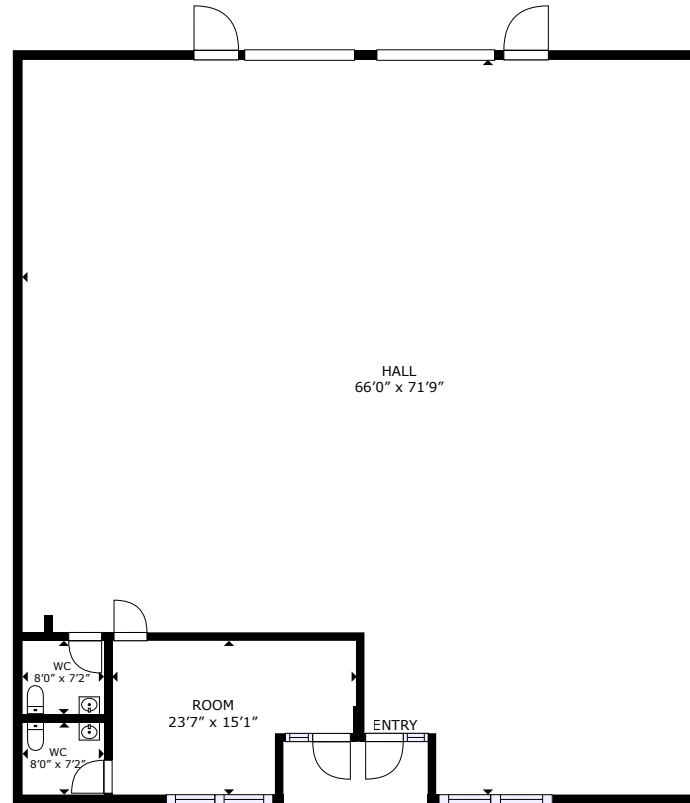




# Floor Plans



**Suite 307**  
±2,245 SF



**Suite 308-309**  
±4,754 SF

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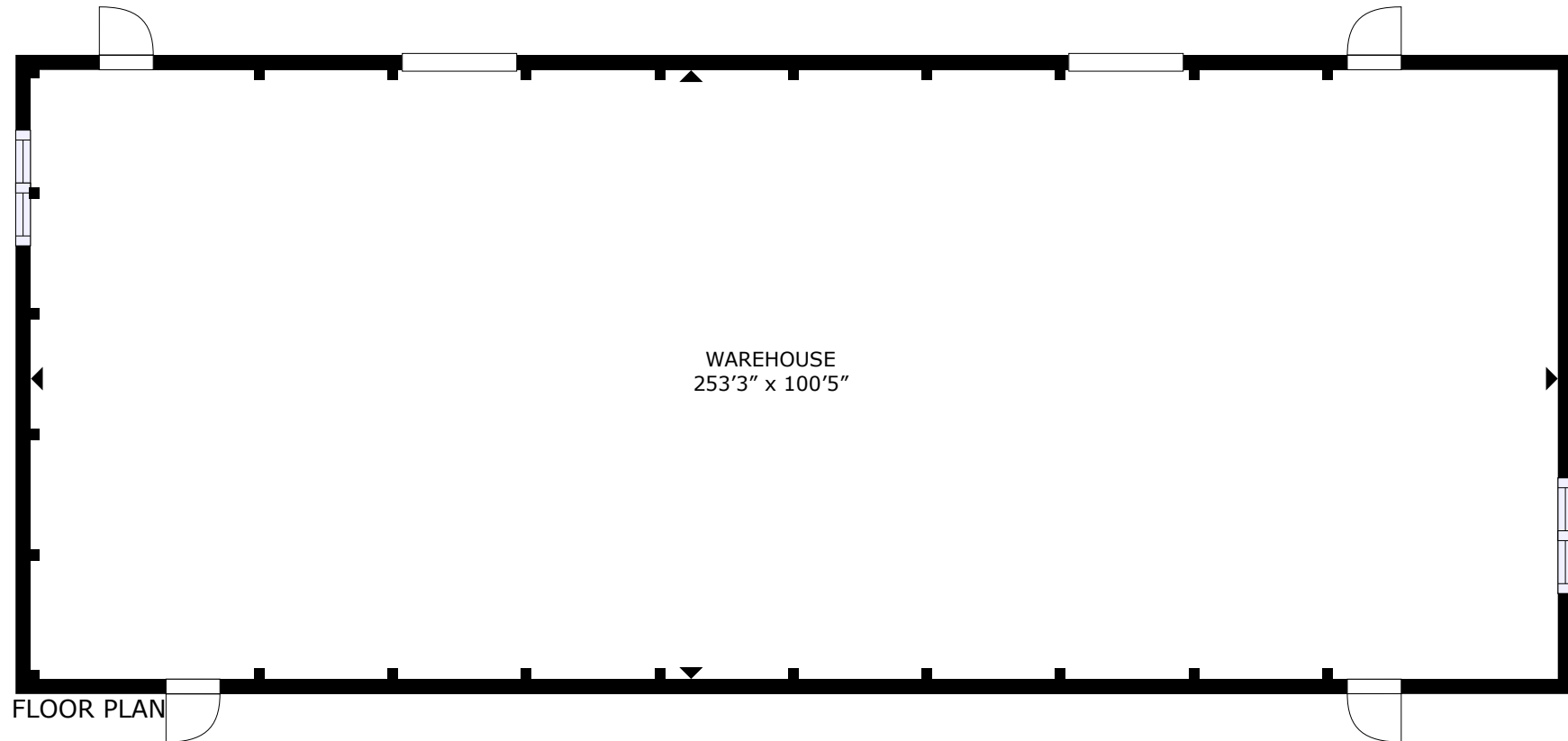
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# Floor Plans



**Sound Stage**  
±25,591 SF

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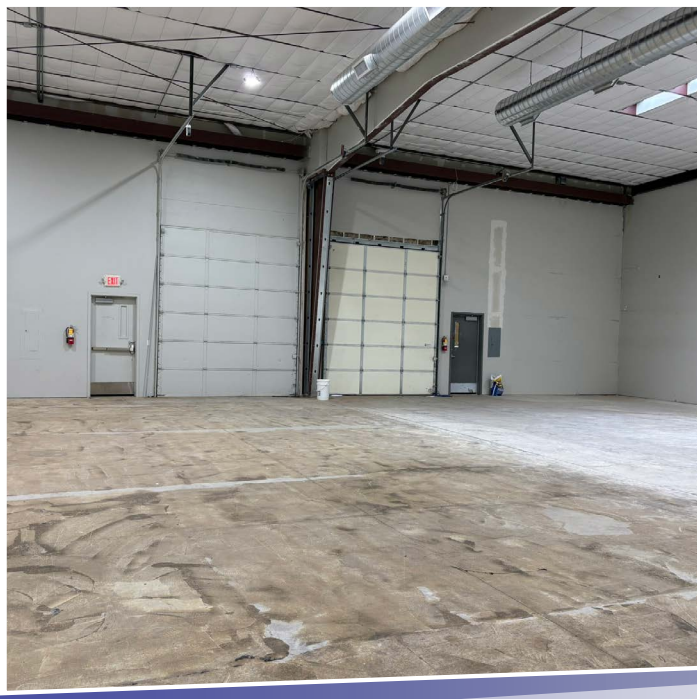
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# Photos



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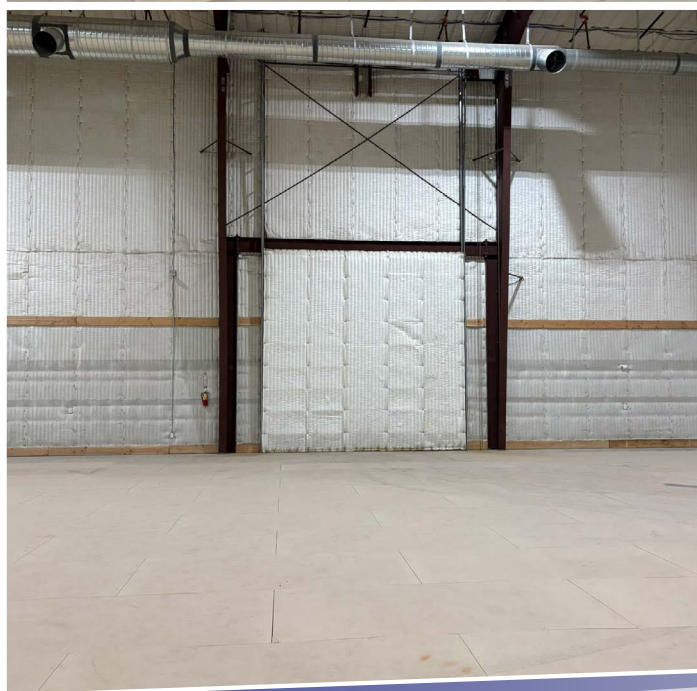
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# Location Overview

Albuquerque, New Mexico is a vibrant and culturally rich metropolis nestled in the heart of the American Southwest. The city offers residents and visitors a unique blend of natural beauty and urban amenities. Albuquerque is renowned for its annual International Balloon Fiesta, also the city boasts a thriving arts scene, world-class cuisine, and a strong sense of community that makes it a fantastic place to live, work, and explore.

The economy of Albuquerque is both dynamic and diverse, encompassing a wide range of industries. Historically, the city has been a hub for the aerospace and defense sectors, with the presence of Sandia National Laboratories, Kirtland Air Force Base, and several aerospace companies contributing significantly to the local economy. In recent years, Albuquerque has also seen a surge in the technology and renewable energy sectors, with companies specializing in biotechnology, solar energy, and cybersecurity establishing a strong presence. The city's strategic location along major transportation corridors has made it a distribution and logistics hub for the region, further fueling economic growth. Additionally, tourism plays a crucial role in Albuquerque's economy, drawing visitors with its cultural attractions, outdoor recreation opportunities, and the allure of the Southwest's rich history. With its diverse economic landscape, Albuquerque continues to evolve as a thriving business and cultural center in the Southwest.

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# Demographics

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	15,544	92,052	212,079
Households	6,153	35,860	83,454
Families	3,825	22,581	50,426
Average Household Size	2.52	2.56	2.51
Owner Occupied Housing Units	4,204	26,446	58,709
Renter Occupied Housing Units	1,949	9,414	24,745
Median Age	35.9	37.7	37.6
Median Household Income	\$ 63,038	\$ 66,477	\$ 61,534
Average Household Income	\$ 81,618	\$ 86,661	\$ 82,934

## KEY FACTS

212,079

Population



2.5

Average Household Size

37.6

Median Age

\$61,534

Median Household Income



6,310

Total Businesses



88,625

Total Employees



\$61,534

Median Household Income



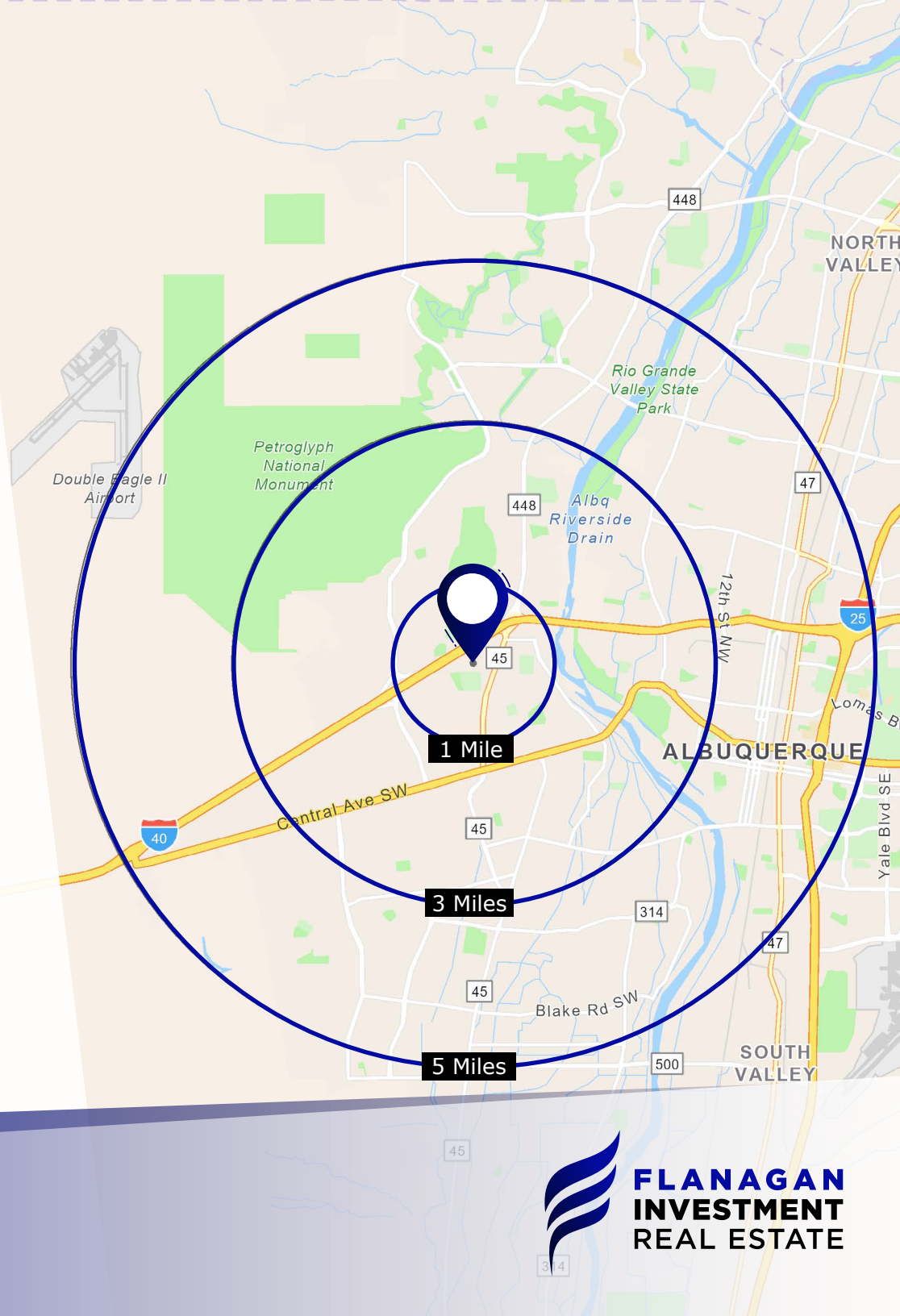
\$32,691

Per Capita Income



\$158,458

Median Net Worth



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