

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

The background of the advertisement is a photograph of a single-story industrial building with a light-colored stone or concrete block exterior and a dark green metal roof. There are two sets of double windows on the upper level and a large glass-fronted entrance on the ground level. A yellow "PENSKE" sign is mounted above the entrance. To the right of the building, a portion of a large, curved, ribbed structure is visible. The foreground is a paved parking lot with white lines. A dark blue semi-transparent banner is overlaid on the left side of the image, containing the text "For Sale or Lease".

For Sale or Lease

9200 Central Ave SW
Albuquerque, NM 87121

John Ransom, CCIM, SIOR

SR. VP | Principal
+1 505 880 7011
john.ransom@colliers.com
Lic. No. 11451

Tim With, CCIM, SIOR

SR. VP | Principal
+1 505 880 7092
tim.with@colliers.com
Lic. No. 36272

Keith Bandoni, CCIM, SIOR

SR. VP | Principal
+1 505 880 7015
keith.bandoni@colliers.com
Lic. No. 14472

Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

9200 Central Ave SW | For Sale or Lease

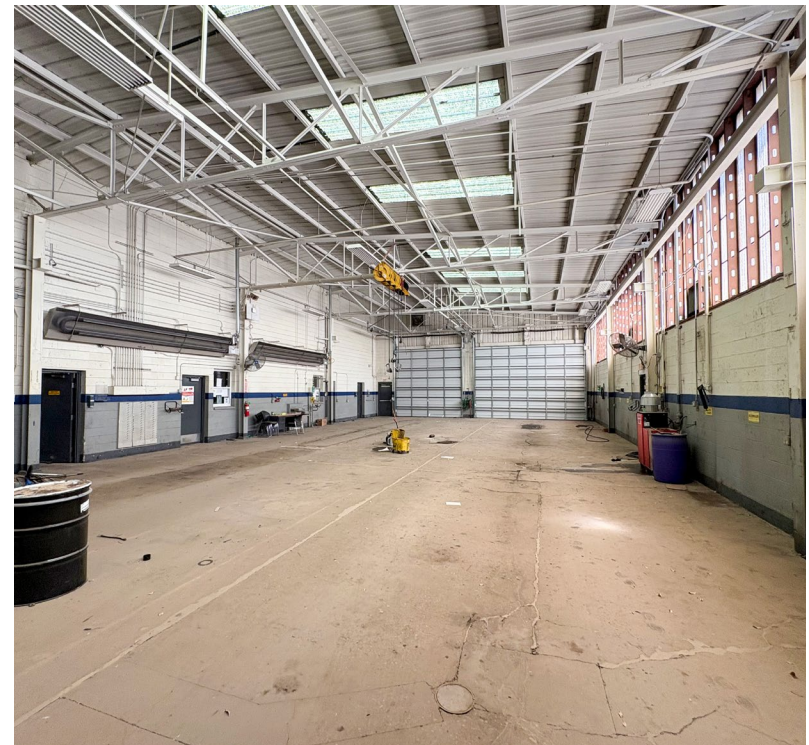
Property Profile

Details

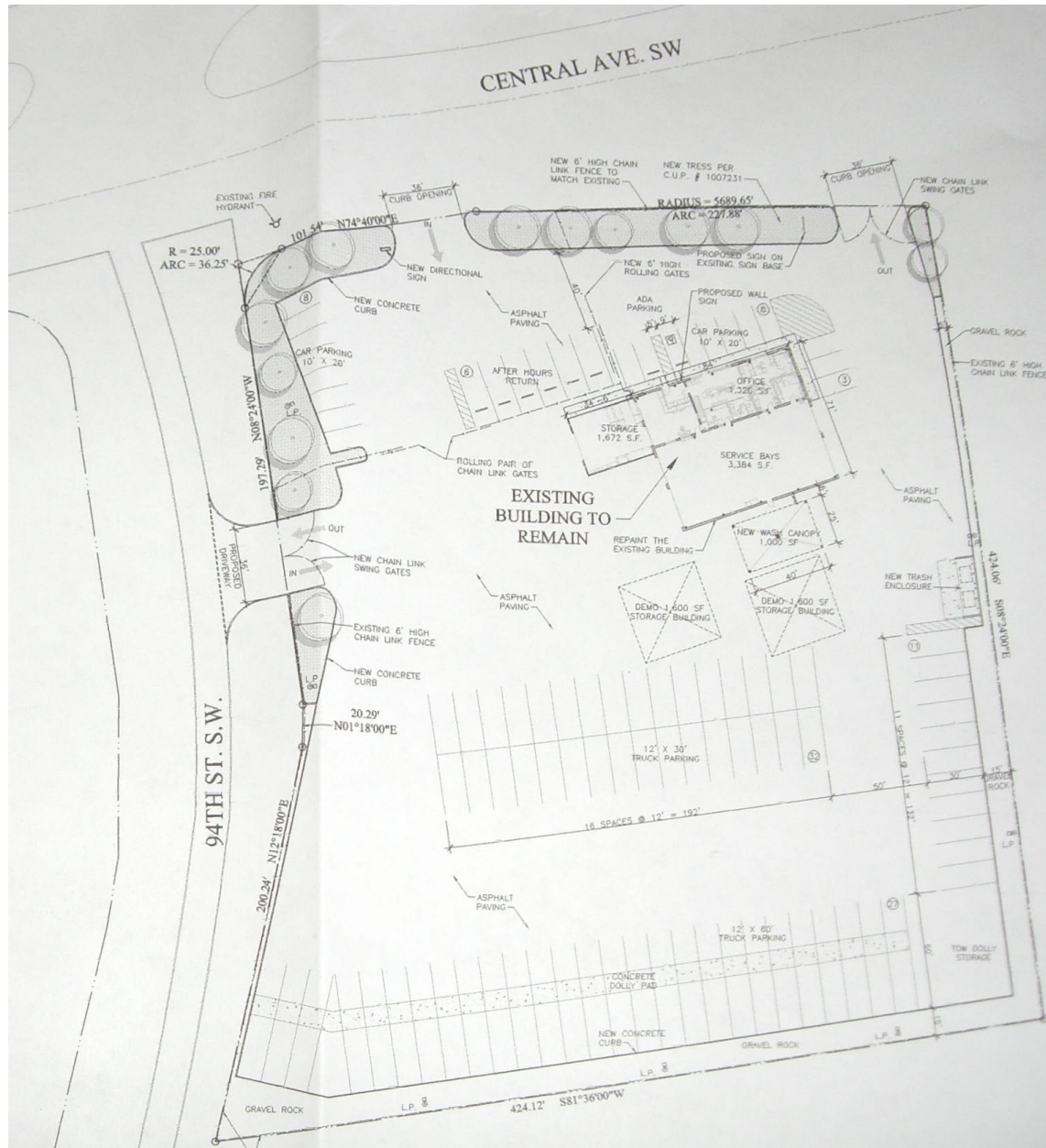
Sale Price	\$1,850,000	
Lease Rate	\$16.00 PSF	
Lease Type	NNN (Approximately \$1.60 PSF)	
Space Available	± 7,708 SF	Office: ± 2,652 SF (two levels) Warehouse: ± 5,056 SF
Lot Size	3.65 Acres	
Submarket	South Valley	
Zoning	NR-BP	
UPC	1-009-057-235-008-402-19	

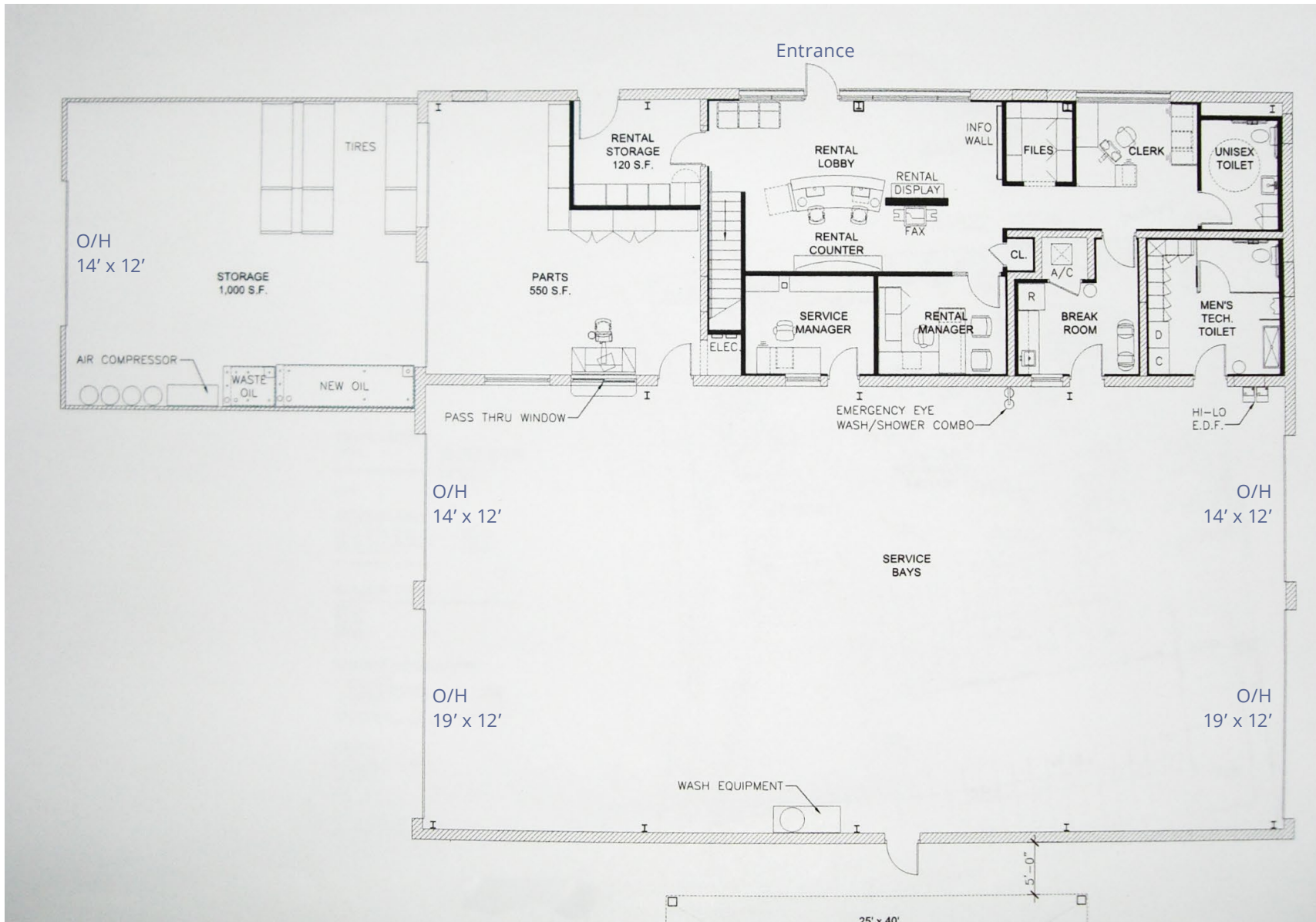
Features

- Former tenant occupied since 2008
- Current lease expires Aug 31, 2025
- Access off Central Ave and 94th St
- 3 points of ingress/egress into site
- 2 median breaks
- CMU Block and steel frame construction
- 3 Phase power
- Pole signage and building signage
- Ceiling height: 17'5" to bottom of truss
- Drive-thru/grade level doors
 - Two 9' x 12'
 - Three 14' x 12'
- Gated yard area, mostly paved
- Excess land allows for laydown yard



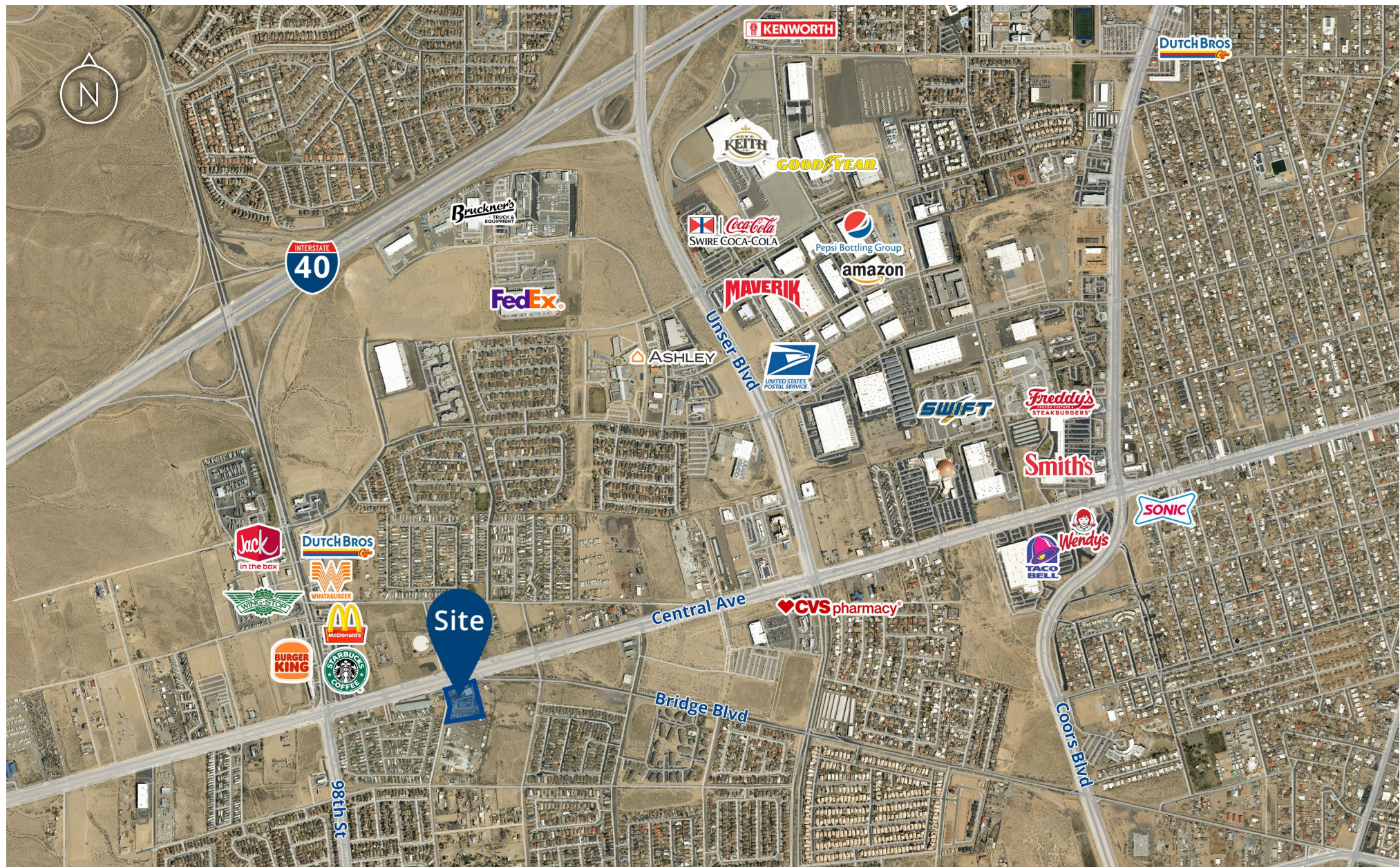
Site Plan





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Trade Area Aerial

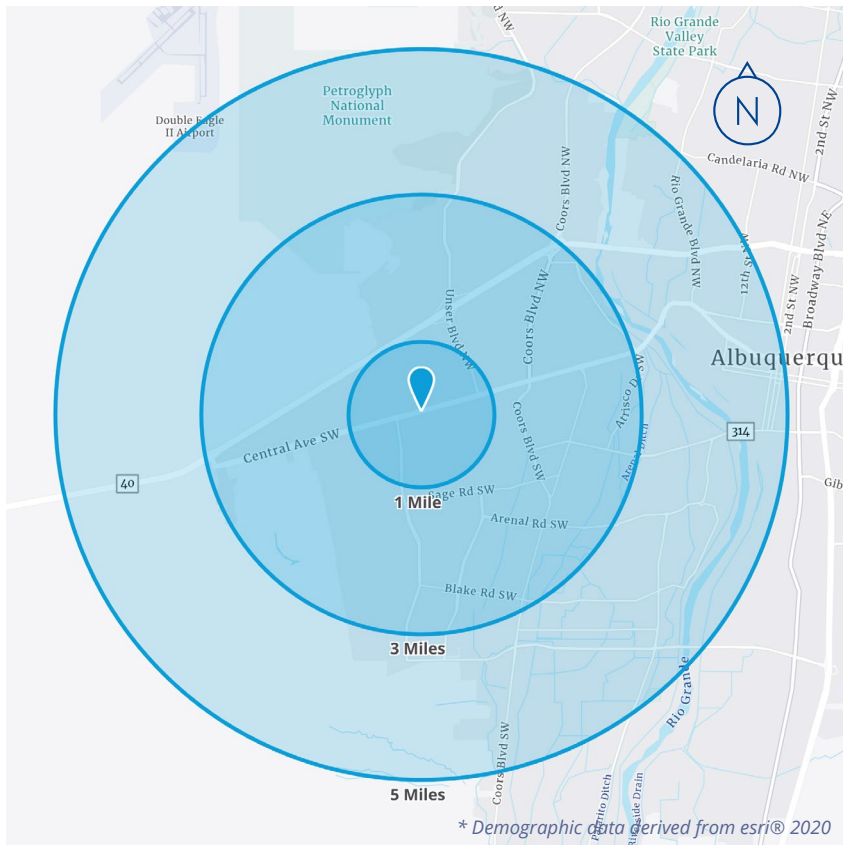


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Intersection Aerial



Demographics*



	1 MILE	3 MILES	5 MILES
Population	15,904	102,721	171,967
Households	5,198	34,946	63,700
Median Age	31.8	34.1	36.2
Average HH Income	\$74,587	\$78,462	\$78,727
Per Capita Income	\$24,426	\$26,700	\$29,123
Daytime Population	10,203	68,919	144,231
College Education	30.7%	29.3%	33.9%