

FLEX WAREHOUSE ON 4 ACRES

@ MAJOR I-40 INTERCHANGE

1100 MOTEL DR, MILAN, NM 87021





- Expansive 4 AC Site @ NWQ of Horizon/I-40 Interchange - Milan NM
- Versatile 7,500+/- SF Office/Warehouse Structure on Oversized Lot
- Site Consist of 3 Adjacent Tracts with Extensive Interstate Visibility
- Excellent Synergy with Newly Opened Maverik Convenience Store, TA (dba Petro) Travel Center, Love's Travel Stop, John Brooks Supermarket & Various Local & National Retailers
- Full Vehicle Access To/From Horizon Blvd with Easy Access to I-40
- Flexible Site Lays Out Well for Variety of Uses – Contractor Facility with Large Secured Yard, Manufacturing & Fabrication, Truck Repair & Other Vehicle Related Uses, Indoor/Outdoor Storage
- Environmental Remediation Completed w/ No Further Action Letter
- Priced @ \$850,000

CONTACT:

Mark or Mariah Edwards



Leasing ♦ Brokerage ♦ Development

Executive West Bldg. 2929 Coors Blvd. NW Ste, #202
Albuquerque, NM 87120

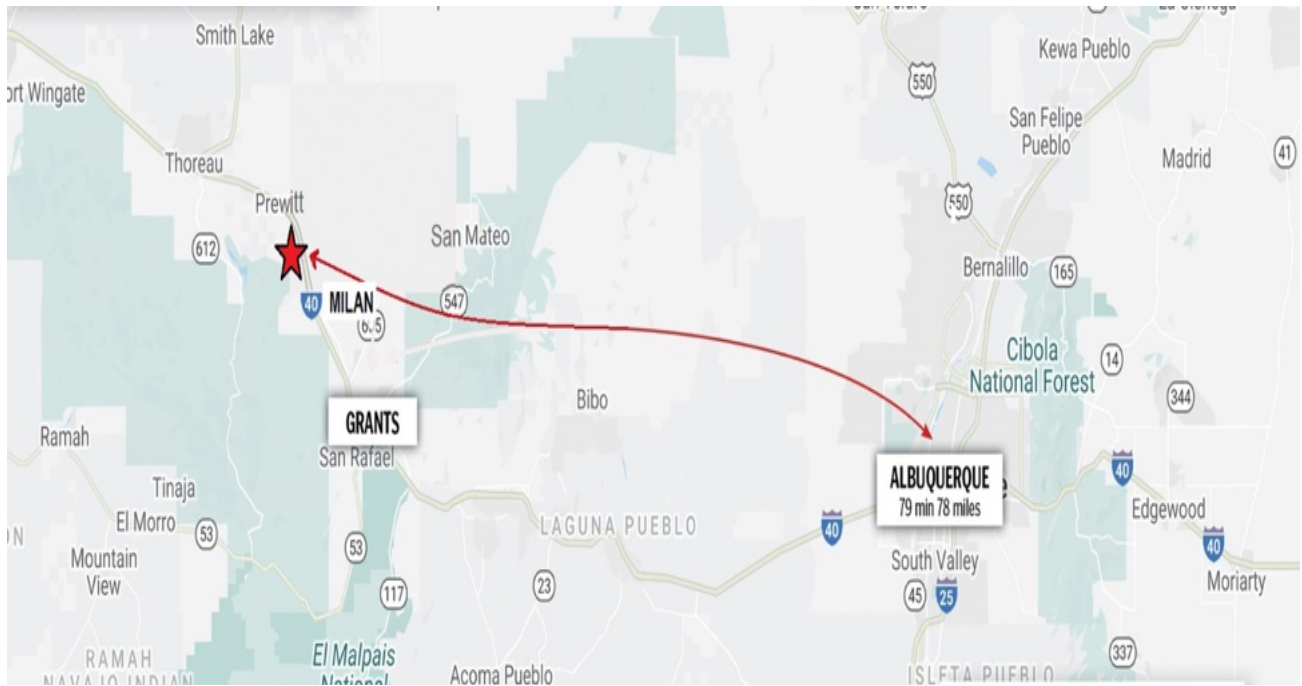
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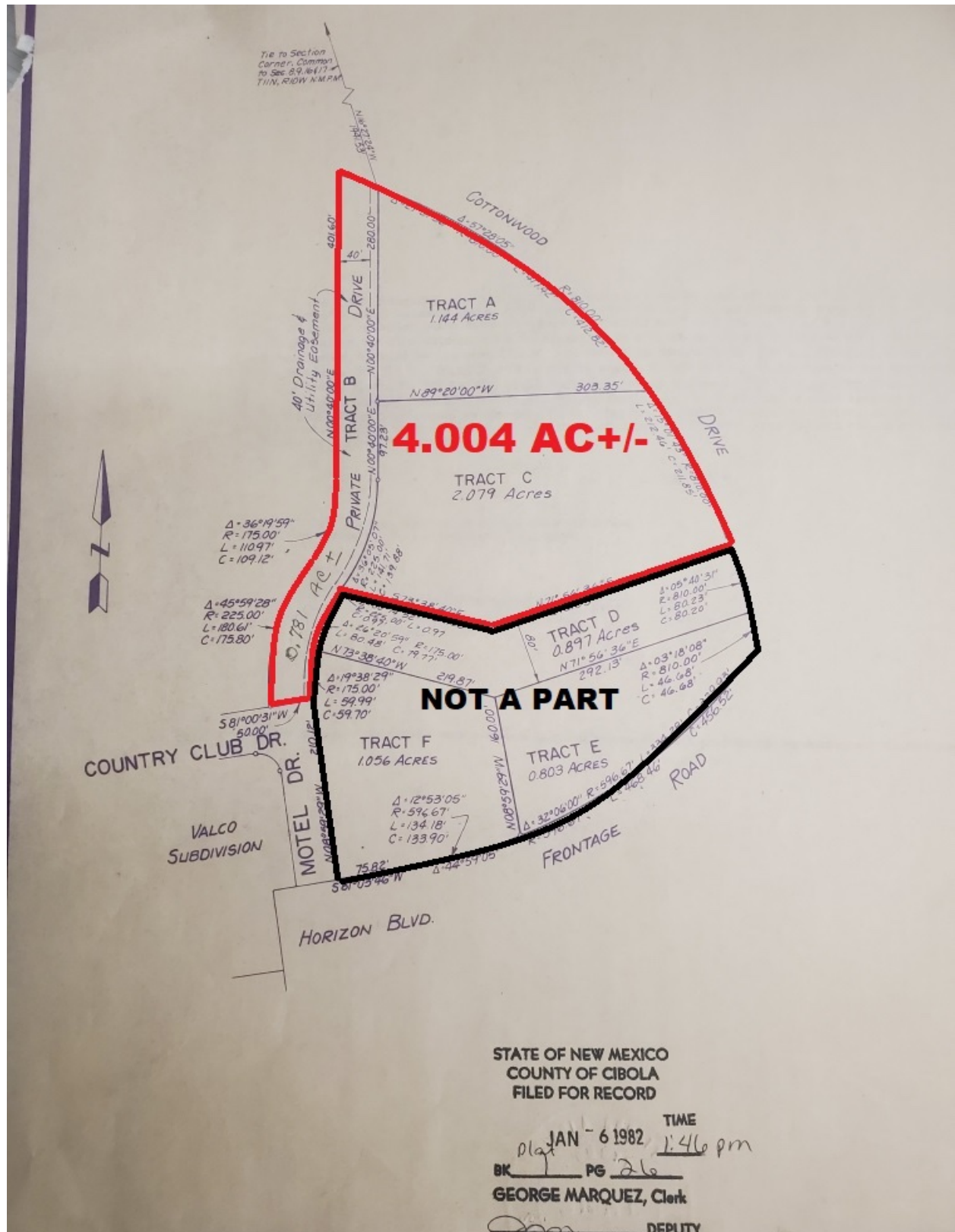
LOCATION



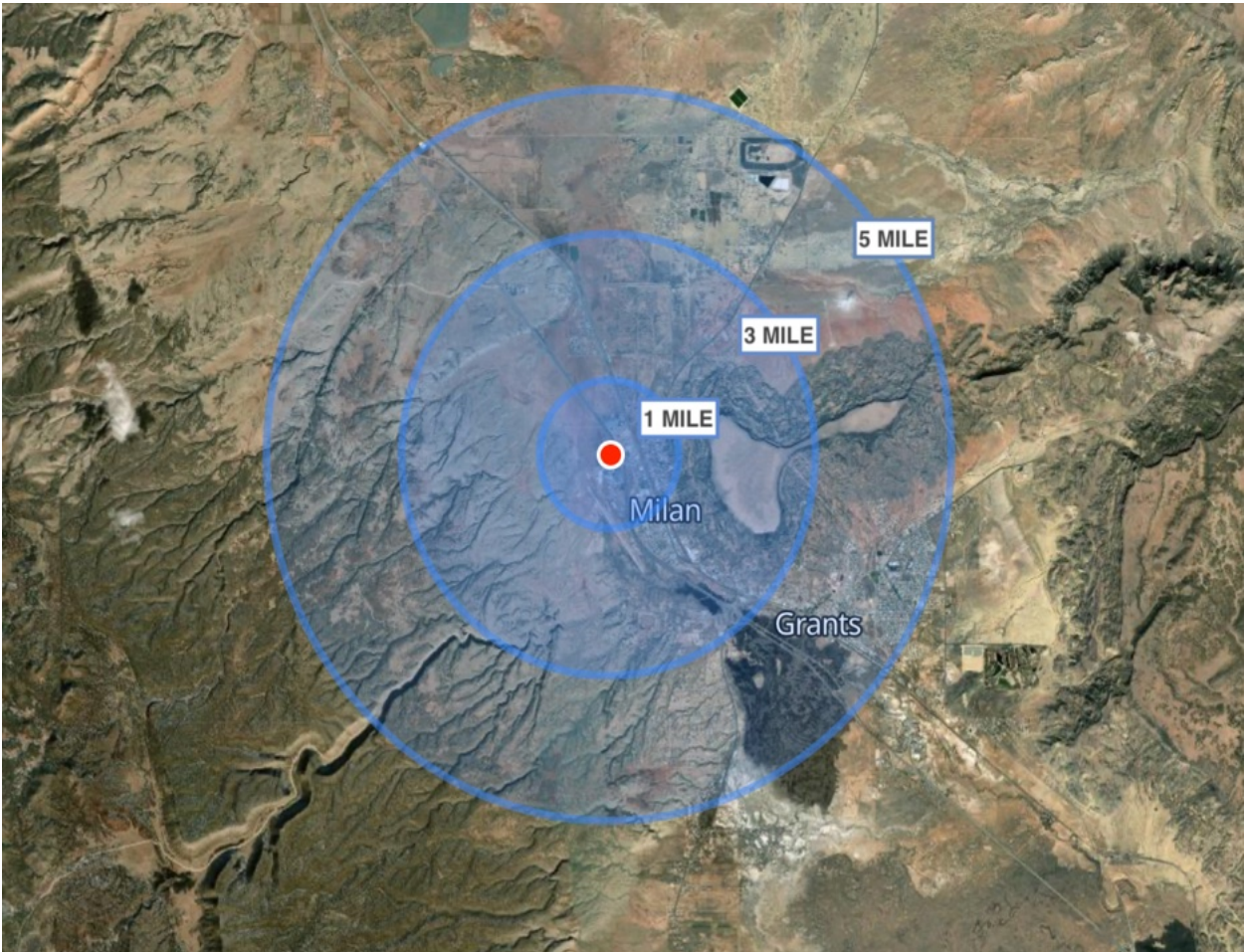
7,500+/- SF FLEX BUILDING



PLAT MAP



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
30	1,404	11,414



AVG
HOUSEHOLD
INCOME

1 MILE	3 MILE	5 MILE
\$80,111	\$59,324	\$61,144



DAYTIME
EMPLOYMENT

1 MILE	3 MILE	5 MILE
28	989	4,473



TRAFFIC

I-40 North	23,300 VPD
I-40 South	18,500 VPD