

**For
Lease**



Warehouse with Large Yard

FULLY-FENCED SOUTH VALLEY PROPERTY



**±3,200 - 6,400 SF on
±1.2 - 2.4 Ac. Available**

3134 Bridge Blvd. SW | Albuquerque, NM 87121

NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Lot 1:

Building: $\pm 3,200$ SF

Land: ± 1.2 Acres

Lease Rate: \$5,000/Month

- Warehouse:
 - 3 - 16' bay doors
 - 17.9' ceiling height
 - Rest room
- 2-Story Office Area:
 - Reception
 - 3 offices
 - Break room
 - Rest room

Lot 2: COMING Q1 2026

Building: $\pm 3,200$ SF

Land: ± 1.2 Acres

HIGHLIGHTS

- Fully-fenced properties
- Perfect location for contractor, tow yard and truck parking
- Adjacent property also available

ZONING

M-1, Bernalillo County

LOCATION

SEQ Coors Blvd. &
Bridge Blvd. SW



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LOT 1



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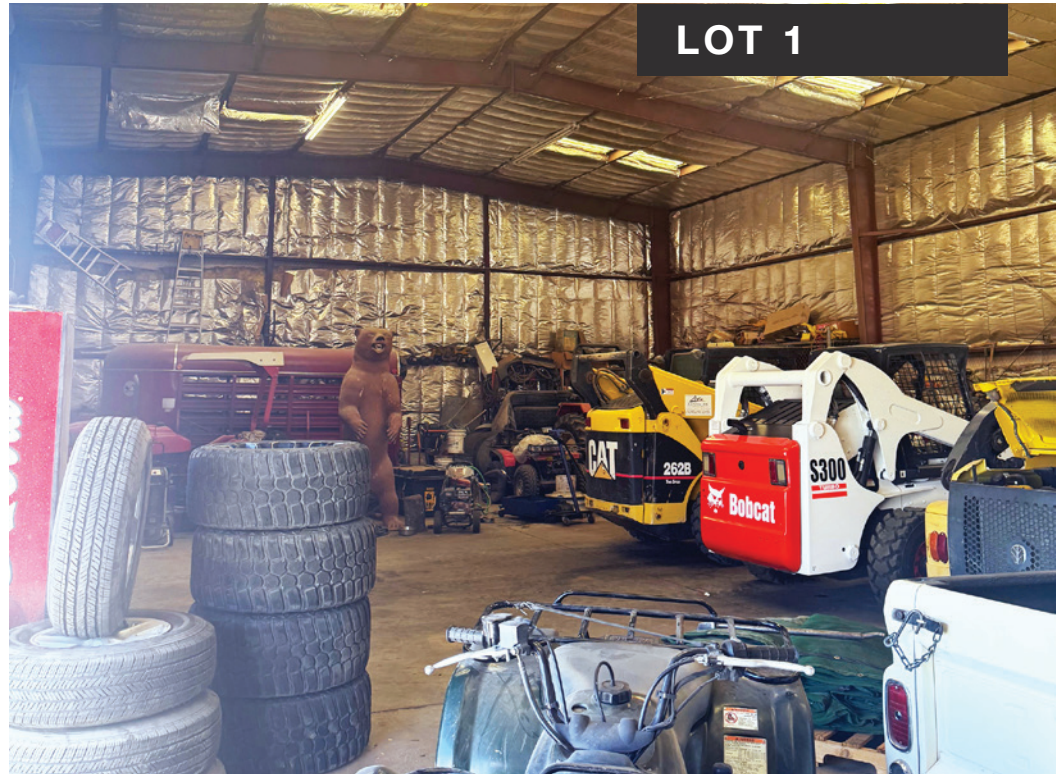
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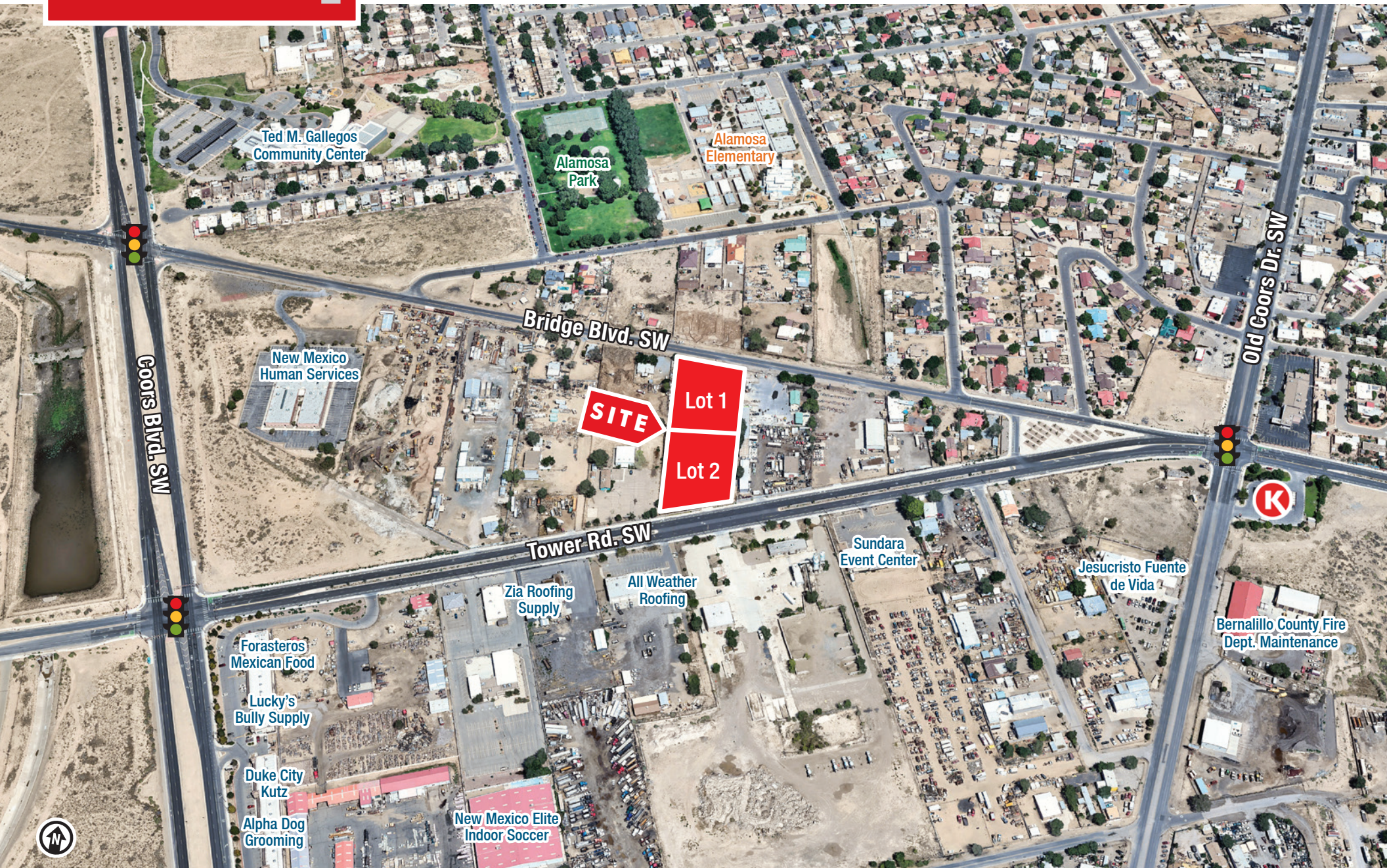
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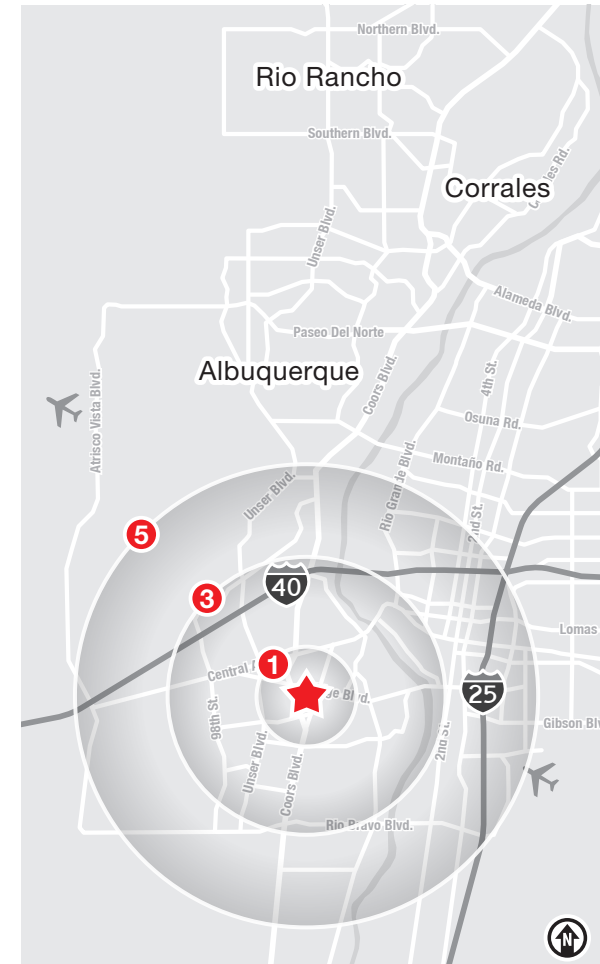
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,648	115,944	208,105
Average HH Income	\$67,261	\$73,349	\$76,878
Daytime Employment	1,514	21,023	95,996

2024 Forecasted by Esri



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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