

For Sale

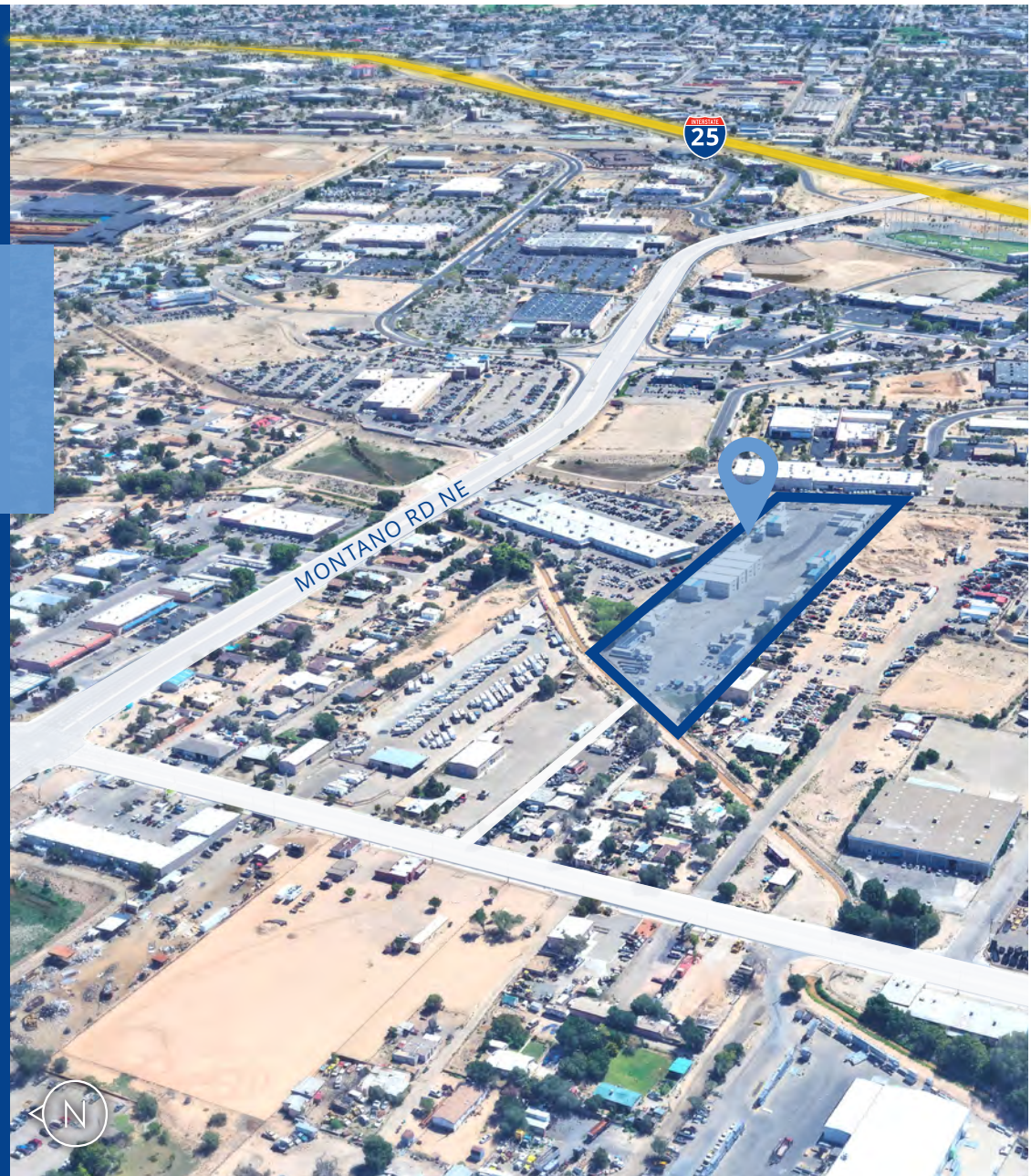
Hard to find 5.49 acres
of M1 Zoned Prime
Industrial Property

Sale Price \$4,400,000

5328 Edith Blvd NE
Albuquerque, NM 87107



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



Tom Franchini, CCIM

Vice President
+1 505 249 4242
tom.franchini@colliers.com
Lic. No. 40532

Bill Robertson

Sr. Vice President | Principal
& Qualifying Broker
+1 505 880 7050
bill.robertson@colliers.com
Lic. No. 8433

5328 Edith Blvd NE | For Sale

Property Profile

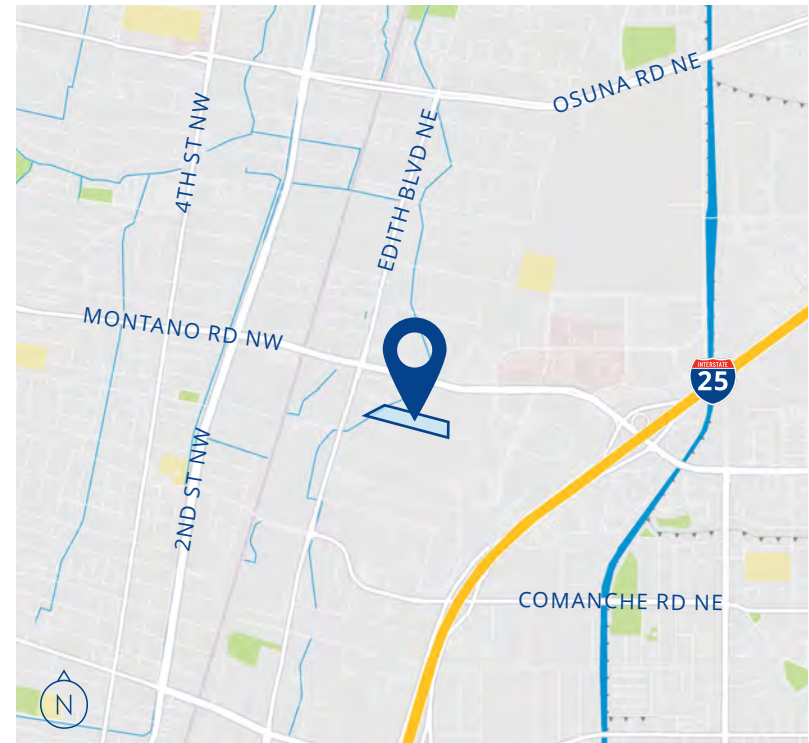
Details

Sale Price	\$4,400,000
Lot Size	5.4858 Acres
Fenced Yard	238,961 SF
Parcel No. (APN)	1-015-061-428-107-4-02-38
Submarket	North I-25

Features

- Less than 2 minutes from I-25
- 10 minutes from Albuquerque Sunport
- Fenced Yard
- 238,961 SF of yard space
- Property is on well and septic
- Approved drainage plan by Bernalillo County Public Works
- Leased to Mobile Mini Inc. through February 2027 at \$7,000 per month NNN
- Permanent access and utility easement to Edith Blvd
- Potential for agricultural or industrial use
- 400 Amp electrical service (120-240 volt)
- Fiber to site (72 pair)

Sale Price \$4,400,000





Fiber to site (72 pair)

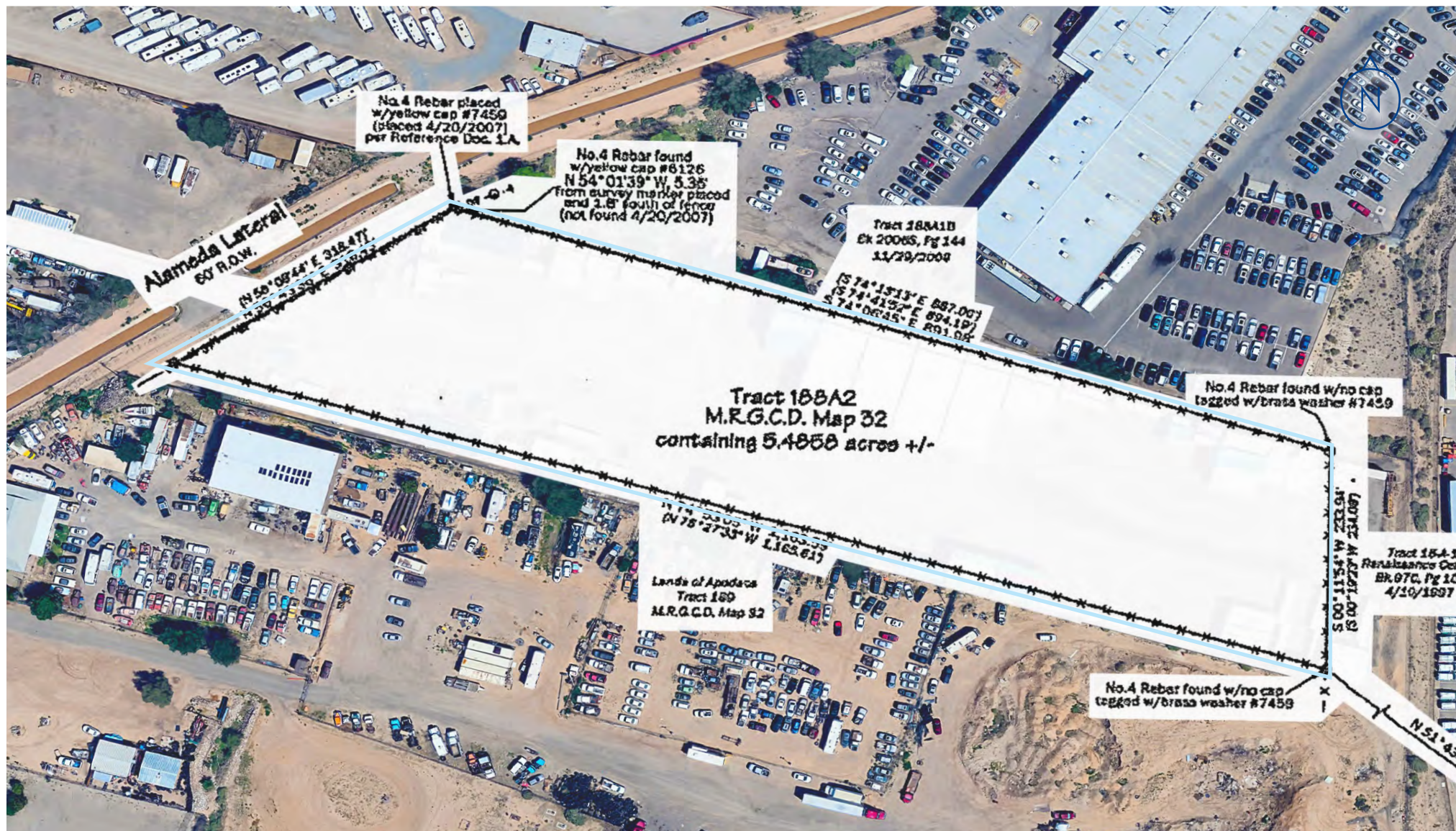
"72 pair fiber" refers to a fiber optic cable that contains 72 pairs of optical fibers. Each pair consists of two individual fibers: one for transmitting data and one for receiving data. This allows for a high capacity of data transmission, making it suitable for applications requiring large amounts of bandwidth, such as internet, telecommunication services, and data centers.

In the context of real estate, having a 72 pair fiber to the site means the property is well-equipped with high-speed internet and robust data connectivity, which can be a significant selling point for businesses requiring strong and reliable communication infrastructure.

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Trade Area Aerial





Industrial Land (improved)

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COMANCHE RD NE

EDITH BLVD NE

MONTANO RD NW

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Vice President

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Bill Robertson

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