

NEW HIGH-BAY MODERN WAREHOUSE



FOR LEASE / 98TH AND CENTRAL AVE SW, ALBUQUERQUE, NM 87121

9551 - 9531 Central Ave NW, Albuquerque, NM 87121.



LEASE RATE:	\$2,250 +NNN
Per Suite (1,450 SF)	
BUILDING SIZE	8,700 SF
LAND SIZE	+/- 1.38
ZONING	NR-BP (non-residential business park)

FEATURES

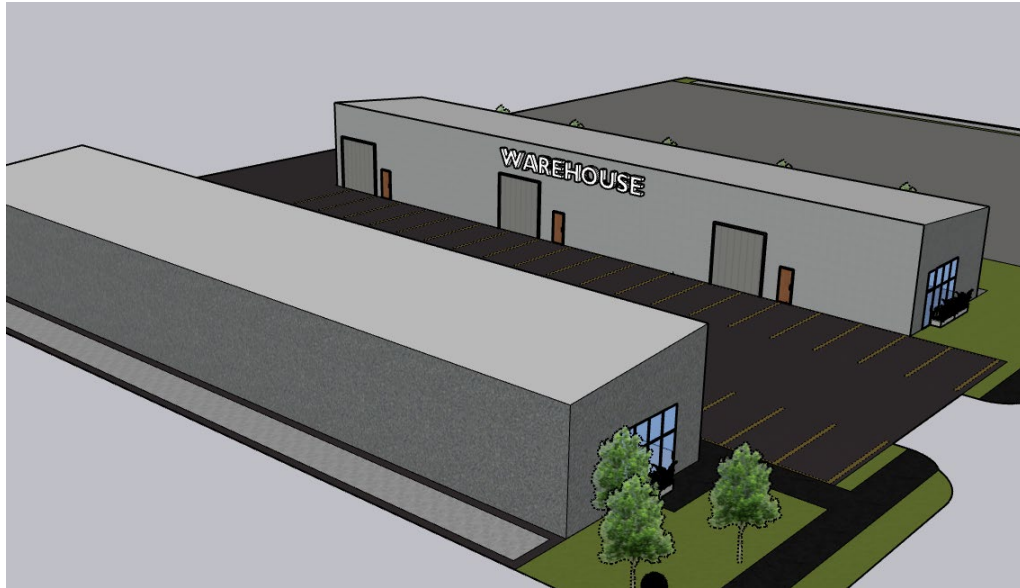
- 1,450 SF to 8,700 SF Available (4,350 SF Contiguous).
- 18 – 20' ceiling heights
- Up to +/- 30,000 SF of Yard Space Available (See Broker for Pricing)
- Excellent Location and Visibility
- Easy I-40 Interstate
- Close to Amazon Warehouse
- Strong Surrounding Retail Presence

Absolute Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

ALFREDO BARRENECHEA	TOSH HOSHINO
Owner / Broker	Owner/Broker
(505) 401-0135	(505) 803-0387

alfredo@go-absolute.net tosh@go-absolute.net

DESCRIPTION



Absolute Investment Realty has been chosen as the exclusive representative of this new high-bay, clear span warehouse located at 9551 & 9531 Central Ave SW, Albuquerque, NM 87121. With availability ranging from 1,045 SF to 8,700 SF (4,350 Contiguous), our location offers excellent visibility and is conveniently close to the I-40 Interstate, along with being in close proximity to the vibrant 98th street commercial corridor and the Amazon warehouse. The area boasts a strong retail presence and solid surrounding demographics, making it an ideal location for your needs. Area tenants include McDonald's, Little Caesars, Starbucks, Burger King.



VIEW WEBSITE >



VIEW VIDEO

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PROPERTY SUMMARY

PROPERTY ADDRESS	9551 & 9531 Central Ave NW, Albuquerque, NM 87121.
PROPERTY DESCRIPTION	High-Bay, Clear-Span Warehouse
PROPERTY SIZE	1.38 Acres
TOTAL BUILDING SIZE	8,700 SF (4,350 SF per building)
MINIMUM DIVISIBLE / MAXIMUM CONTIGUOUS	1,450 SF – 4350 SF
CEILING HEIGHT:	18' – 20' (reduce approximately 2' for structure between suites).
DRIVE IN DOORS	12' Wide – 16' Tall 3xBuilding
ZONING	NR-BP (Non-Residential Business Park)
ACCESS	Central Ave Frontage Road
VISIBILITY	Excellent – Central Avenue Frontage
SIGNAGE	Building Signage, Potential Monument Signage

Disclaimer: The information contained in this marketing package is believed to be 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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TRADE AREA



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SITE CLOSE UP



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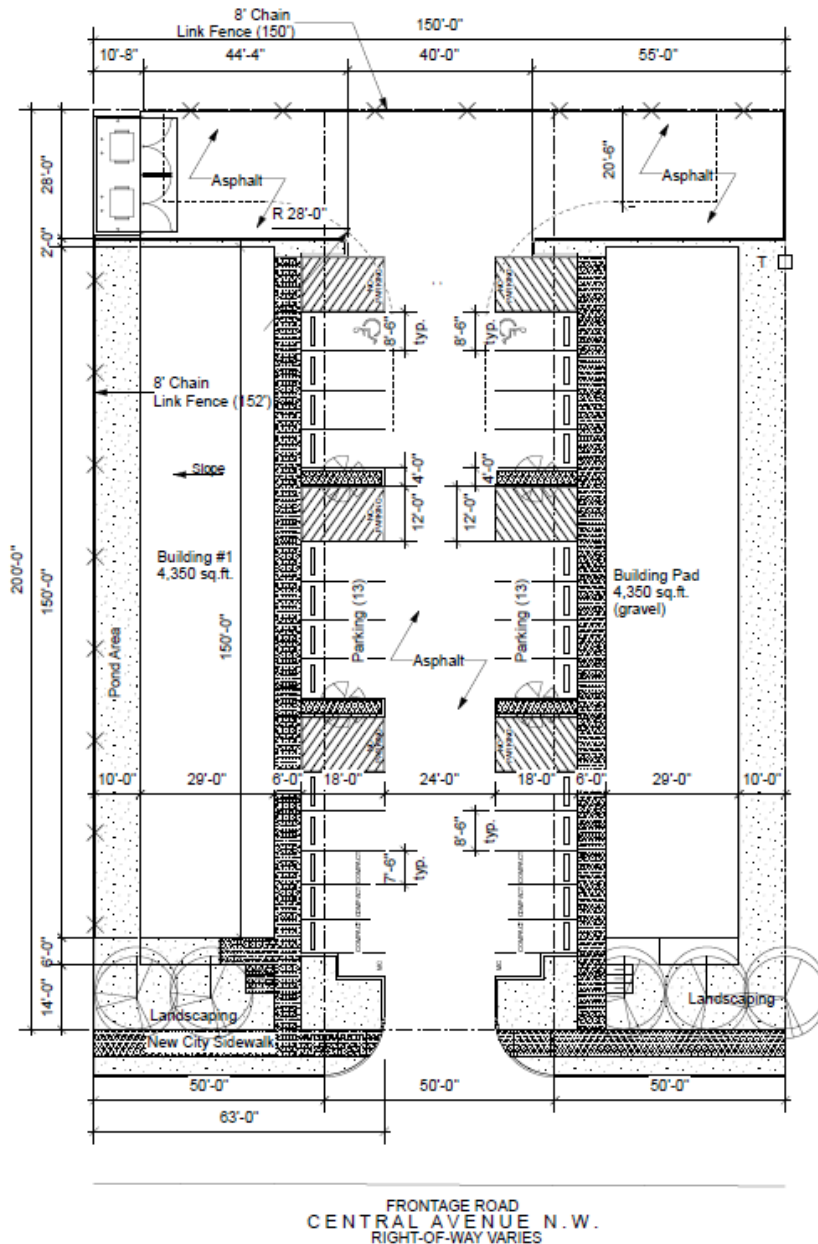
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SITE PLAN



NEW HIGH-BAY WAREHOUSE

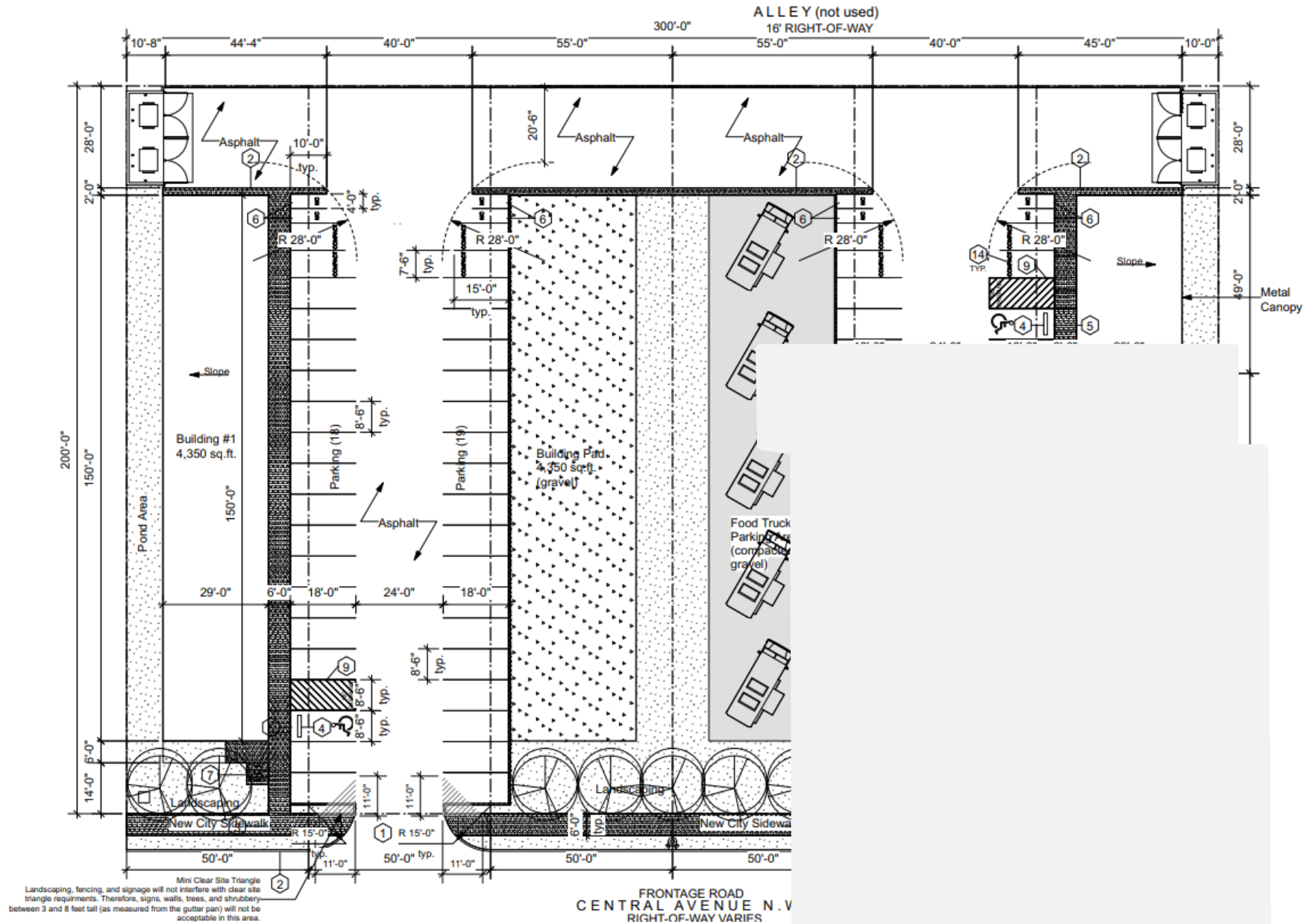
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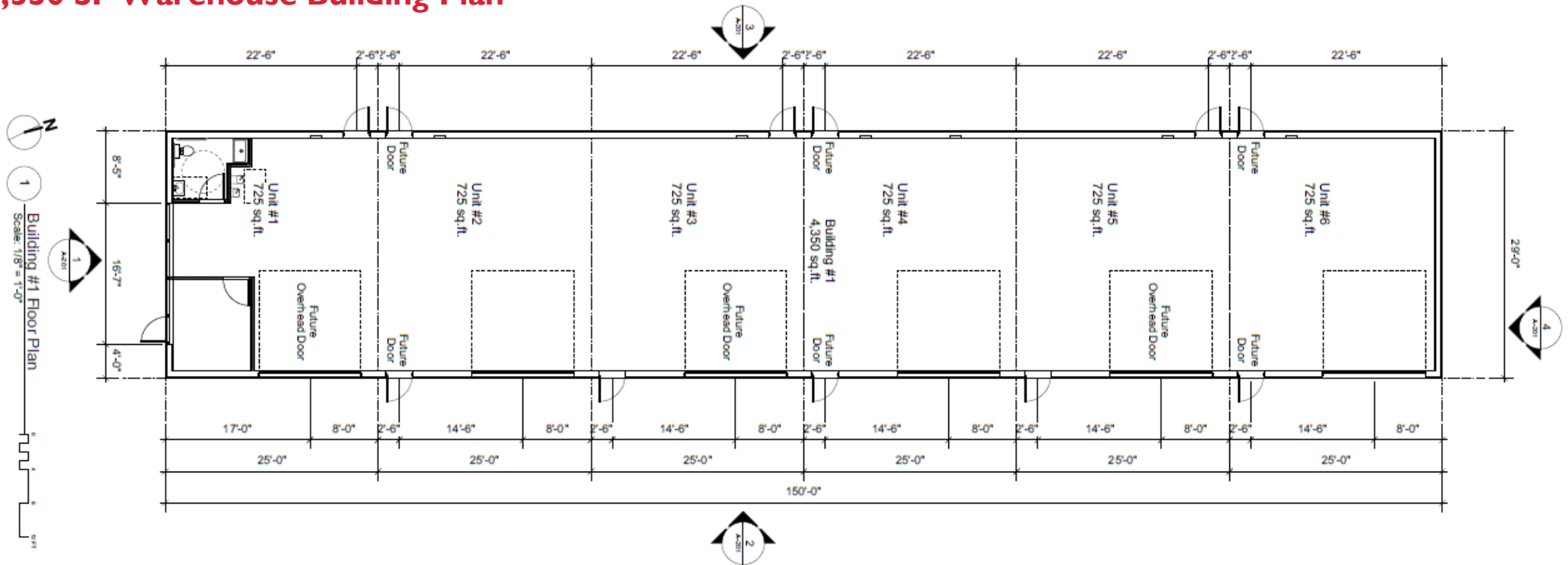
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9551 Central Ave

4,350 SF Warehouse Building Plan



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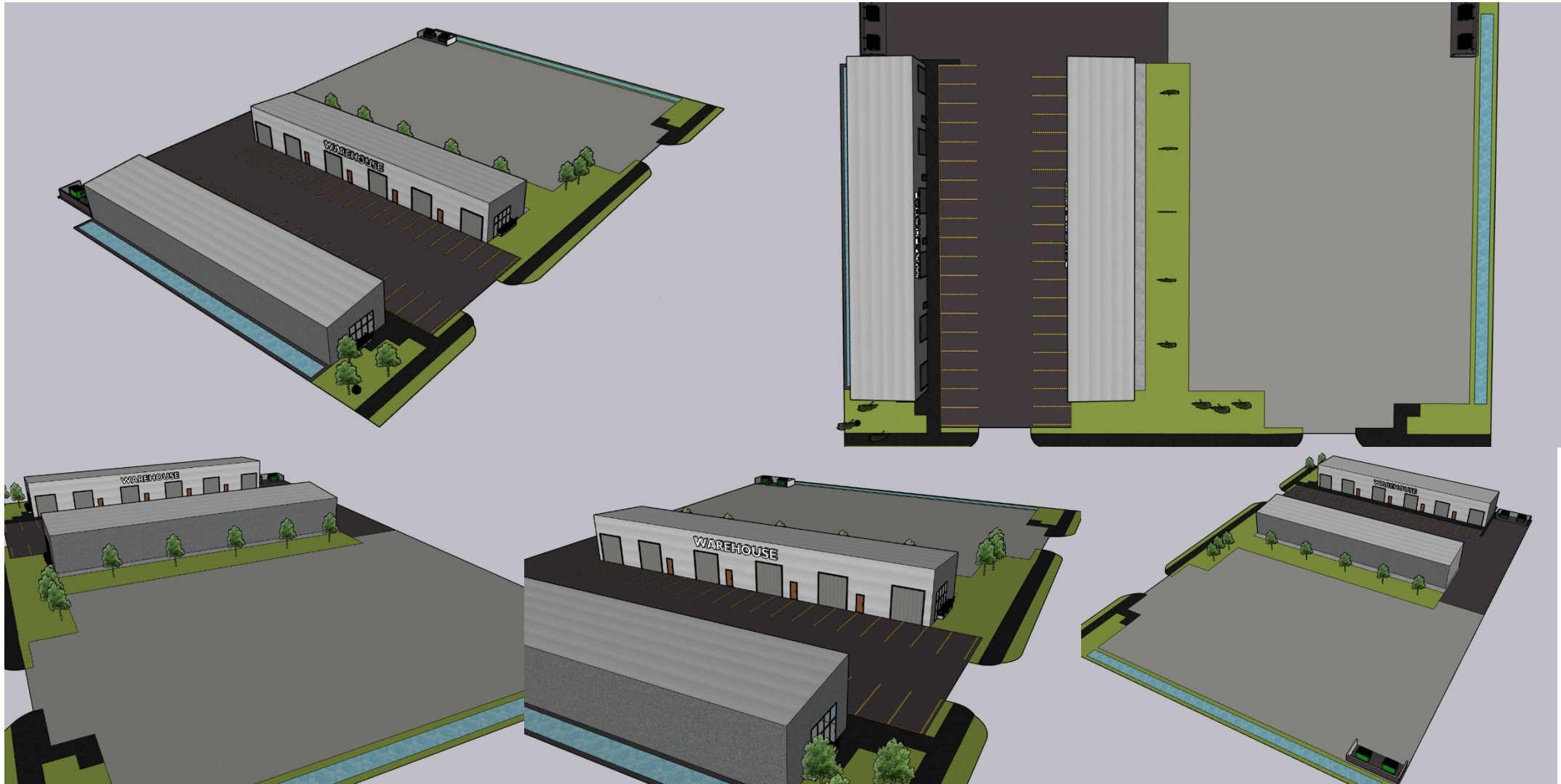
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PROJECT RENDERINGS



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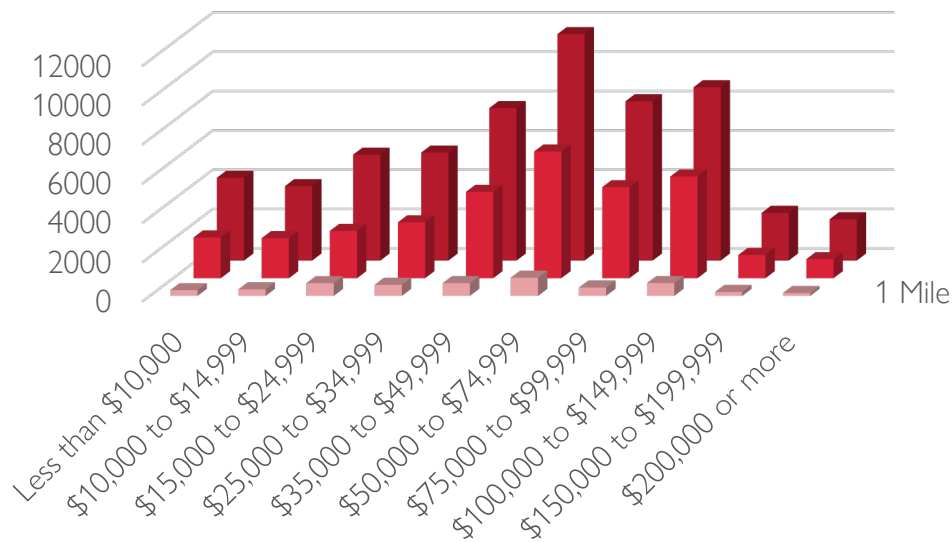


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DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



TRAFFIC COUNTS

98TH ST. 37,900 VPD

CENTRAL AVE. 18,300 VPD

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RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	14,365	\$51,298	31.0
3 Mi	95,023	\$63,984	33.1
5 Mi	162,868	\$60,258	35.9



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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



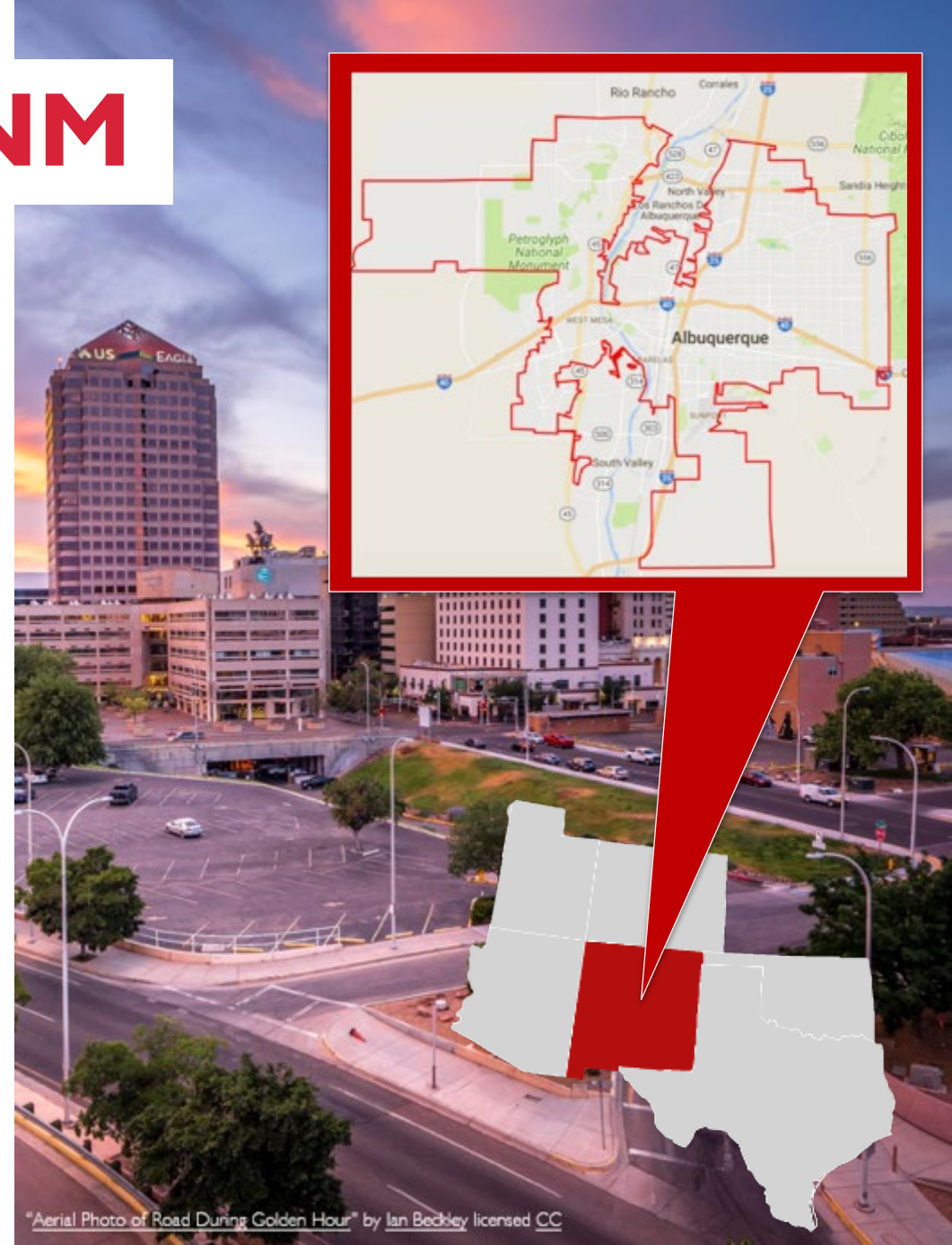
Median HH Income

\$53,936

2020 Estimates

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BROKERS



ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



TOSH HOSHINO Vice President

505-288-2214 / tosh@go-absolute.net

Tosh Hoshino is a commercial real estate expert specializing in industrial and multi-family, who has extensive knowledge of the local market. He has been in the customer service industry for 19 years, with over 10 years of experience in the high-end automotive industry. Tosh prides himself on the relationships he's built over the years, and is always ready to use his outstanding customer service skills to fulfill the needs of his clients.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.