

FOR SALE

Commercial Land

Atrisco Vista Boulevard & I-40 N Frontage Road, Albuquerque, New Mexico 87121



.98 - 10.75 ACRES OF COMMERCIAL LAND AVAILABLE IN GROWING COMMERCIAL ZONE SITUATED AT A MAJOR TRUCKING & RECREATIONAL VEHICLE FREEWAY EXIT

Features:

- Excellent visibility and access from Interstate 40
- Premier manufacturing and warehouse distribution zone
 - 3,750+ area employees
 - Array Technologies: 216,000 SF facility (early 2026)
 - Amazon: ABQ1 2.5 million SF facility (completed 2021)
ABQ5 270,000 SF facility (completed 2021)
 - FedEx Freight: 95,000 SF facility (completed 2019)
 - Shamrock Foods: 201,000 SF facility
 - Tempur Pedic Production USA: 800,000 SF facility
- New Mexico/Albuquerque Economic Development Incentives:
 - Opportunity Zone
 - Foreign Trade Zone (FTZ)
 - New Market Tax Credits
 - New Mexico Collateral Assistance Program (CAP)
 - New Mexico Film Tax Credit

Available:

- 10.75 acres
 - Tract 114A: 2.61 acres
 - Tract 115A: 2.96 acres
 - Tract 116A: 2.53 acres
 - Tract 117A: 1.67 acres
 - Tract 118A: .98 acres
- Zoned NR (Non-residential)



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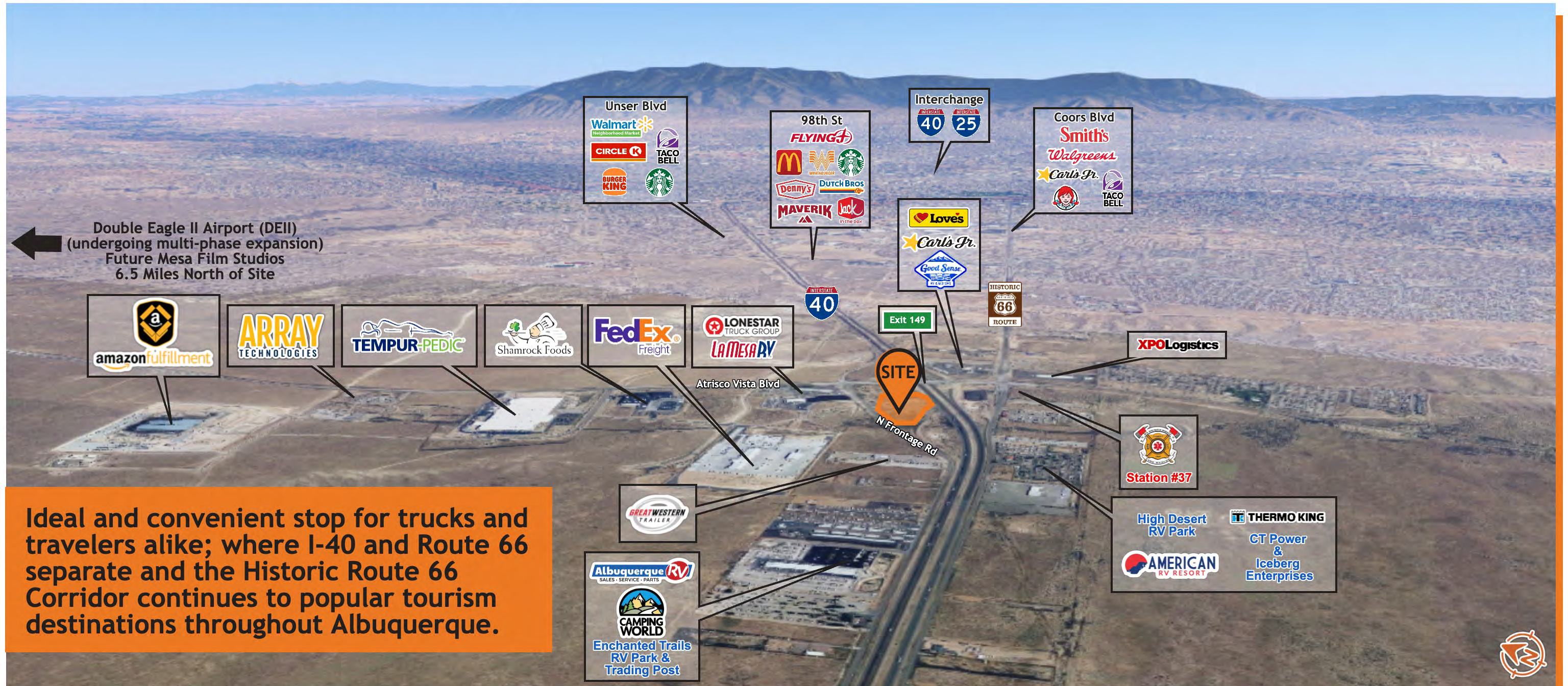
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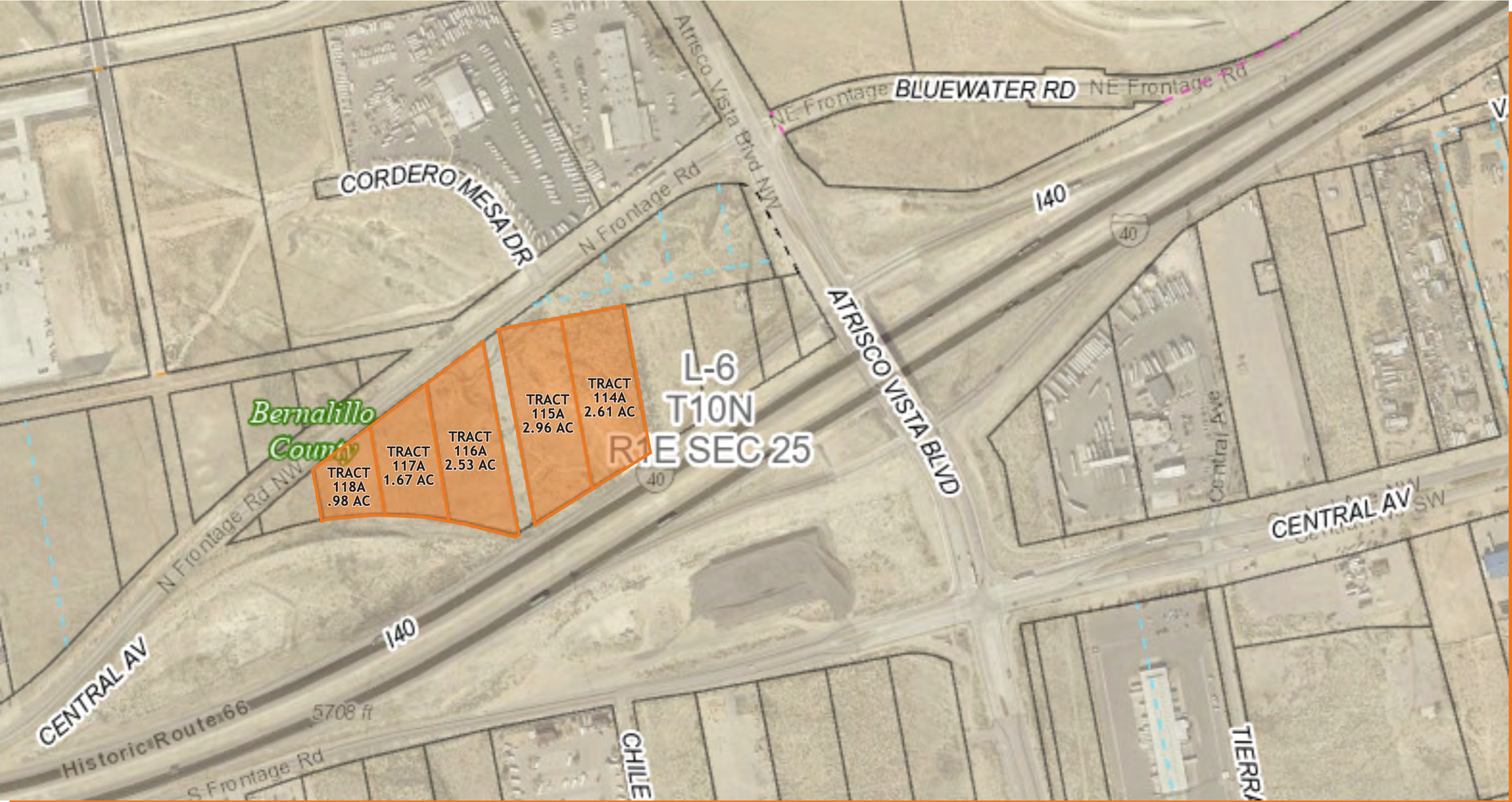
.98 - 10.75 Acres of Prime Land at I-40 Exit 149- The First/Last Exit on the West Side of Albuquerque

- Perfect Location for Trucking and Traveler Related Industries like Fuel, Coffee/Food Service, Retail, RV Parks and Dealerships
- 9.5 miles from I-40 / I-25 Interchange



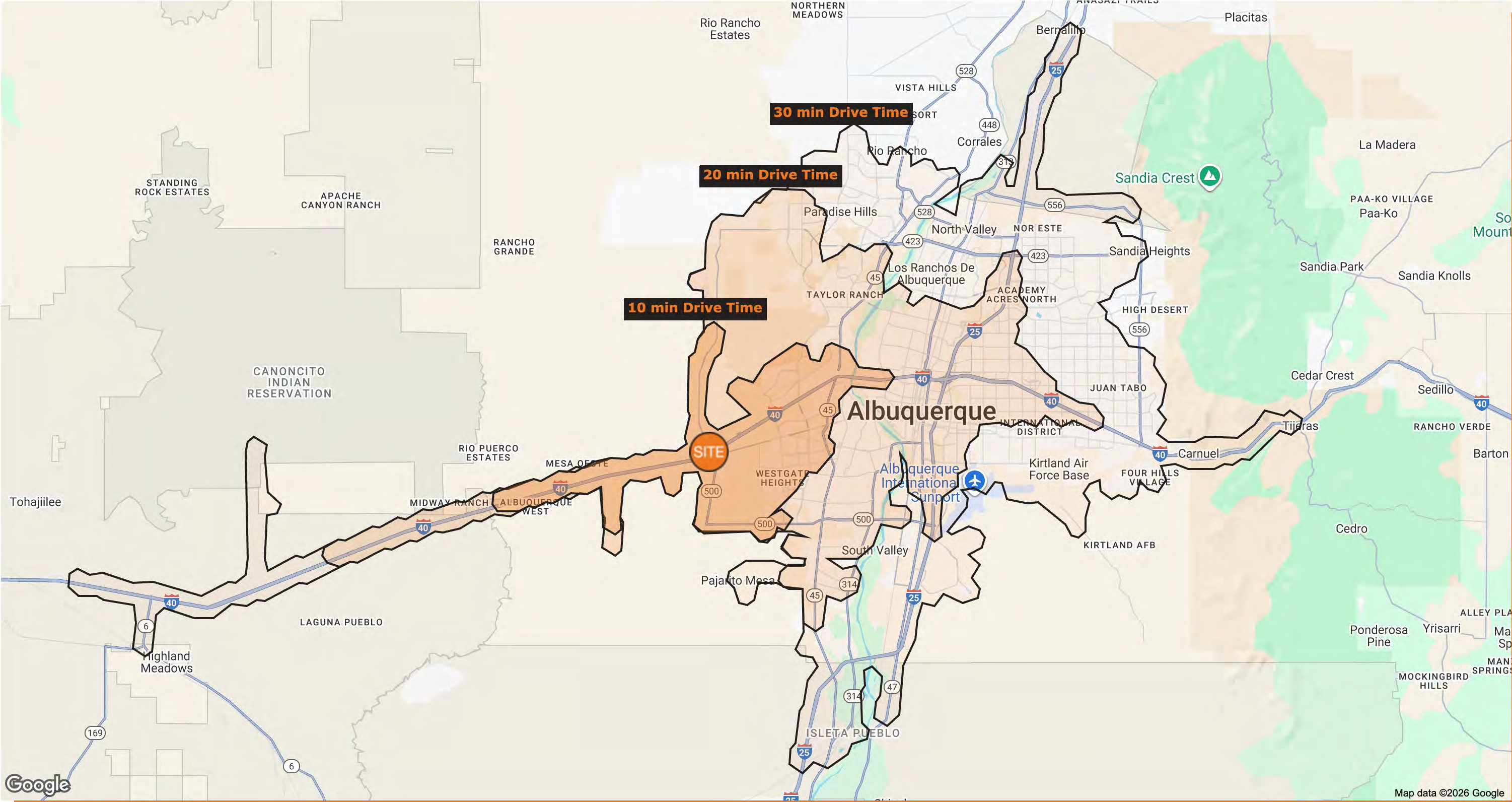
Ideal and convenient stop for trucks and travelers alike; where I-40 and Route 66 separate and the Historic Route 66 Corridor continues to popular tourism destinations throughout Albuquerque.

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