NEW CONSTRUCTION 3-PHASE WAREHOUSE

FOR SALE | 9324 Susan Ave SE, Albuquerque, NM 87123

ABSOLUTE
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PROPERTY HIGHLIGHTS

14' Clear Height,14'x12' Drive-In, Secured Yard

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SALE PRICE: $500,000

BUILDING SIZE	+/- 2,800 SF
LAND SIZE	+/- 0.15 Acres
ZONING	NR-C

FEATURES

- New Construction Warehouse
- Newly Installed 3-phase
- Large Front Yard
- 14' Max Clear Height (Height Varies)
- 6' Fiber Reinforced Concrete Slab Floor
- 14' x 12' Roll Up Drive-in Door
- Office / Bathroom (w/ shower)

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JOAQUIN ALINDOGAN
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joaquin@go-absolute.net

ALFREDO BARRENECHEA
(505)401-0135
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DESCRIPTION



Absolute Investment Realty is pleased to present this exceptional +/- 2,800 SF warehouse located in the heart of Albuquerque's thriving Southeast industrial corridor at 9324 Susan Ave SE, Albuquerque, NM 87123.

Positioned within one of Albuquerque's most sought-after industrial submarkets, the property offers immediate access to major transportation corridors including I-40 and Central Ave, & Wyoming Blvd while remaining in close proximity to Kirtland Air Force Base, Sandia National Laboratories, Albuquerque International Sunport, and Downtown Albuquerque. The strategic locations provides great accessibility for a wide range of industrial and service-related operations.

The property sits on 0.15 acres and is fully secured with gated access. The warehouse offers +/- 14' of clear ceiling height, a +/- 14'x12' roll-up garage door, brand new 3-phase power, functional separating office area. The property is ideal for contractors, storage, light manufacturing, distribution, and more.

PROPERTY SUMMARY

PROPERTY ADDRESS	9324 Susan Ave SE, Albuquerque, NM 87123
PROPERTY DESCRIPTION	Industrial
PROPERTY SIZE	+/- 0.15 AC
TOTAL BUILDING SIZE	+/- 2,800 SF
ZONING	NR-C (Non-Residential – Commercial) More Info: City of Albuquerque IDO Zone Code MX-M
ACCESS	Direct access from Susan Ave
VISIBILITY	Excellent Visibility from Susan Ave.
SIGNAGE	Building Signage Available

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.

VIEW WEBSITE >

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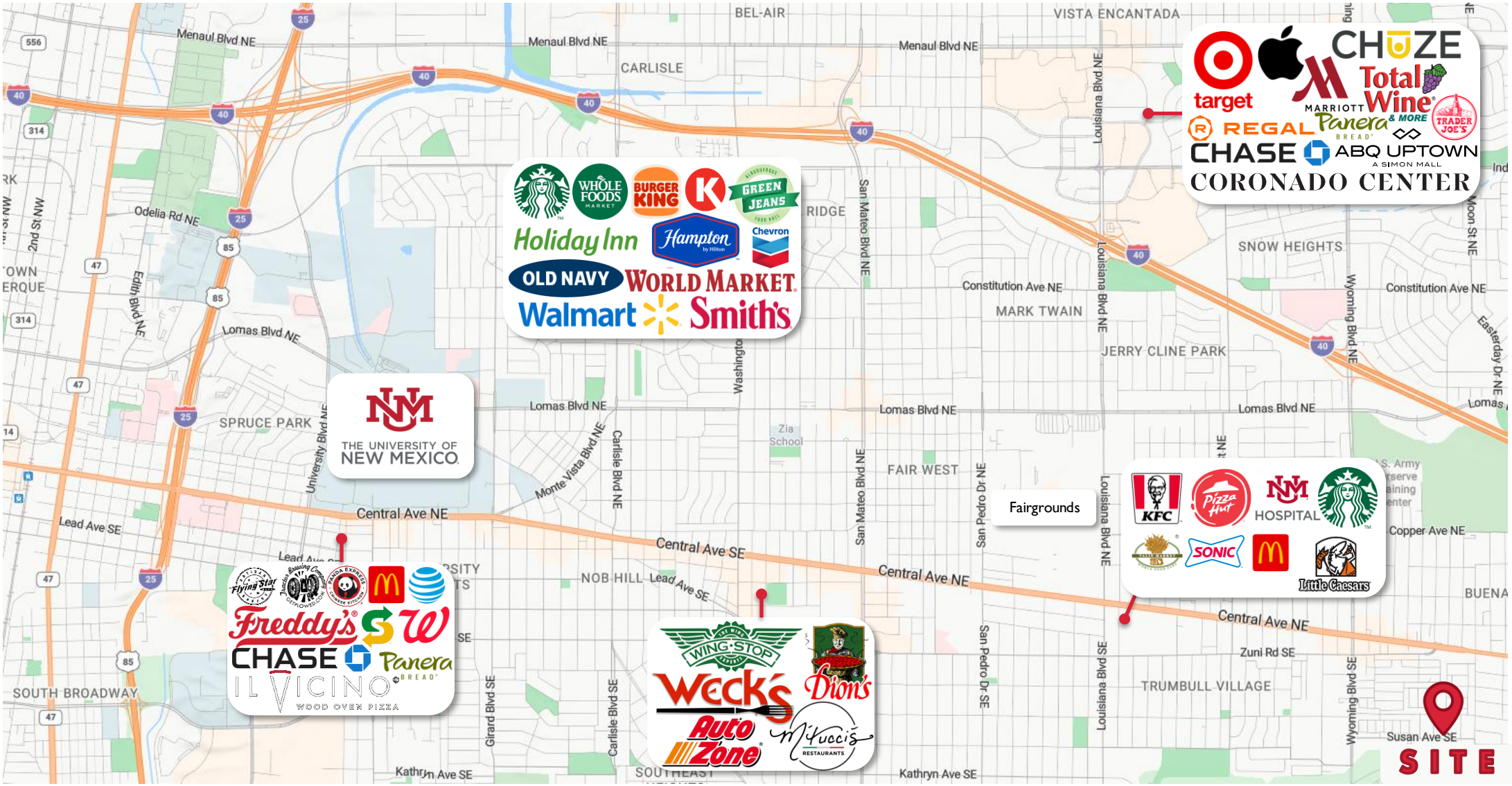
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TRADE AREA



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DEMOGRAPHICS

*provided by the Missouri Census Data Center

AVERAGE HOUSEHOLD INCOME

$64k

ESTIMATED HOUSEHOLDS

5-Mile Radius
14,701

3-Mile Radius
12,353

1-Mile Radius
2,562



POPULATION

1-Mile Radius
15,352
Median Age
31.7

3-Mile Radius
110,673
Median Age
39

5-Mile Radius
220,059
Median Age
40.3

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BROKERS



JOAQUIN ALINDOGAN

Associate Broker

(505) 985-8181 / joaquin@go-absolute.net

Joaquin is a licensed real estate broker with a focus on industrial and multifamily real estate. Having lived in New Mexico for the past 17 years, he sports extensive local market knowledge and expertise. Being able to apply that experience to where it is most effective. Joaquin has developed a knack for developing great relationships and strives to not just help the needs of the client in the moment, but throughout their real estate journey.



ALFREDO BARRENECHEA

Qualifying Broker

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

Alfredo specializes in the acquisition and disposition of retail investment real estate and has experience in closing large retail, industrial, office, and hospitality transactions.
With over 11 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies.

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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.

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