



7901 Ranchitos Loop NE

Albuquerque, NM 87113

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE OR LEASE



**PRIME ALBUQUERQUE
INDUSTRIAL PROPERTY -
DUAL SUITES, OVERHEAD
DOORS & OFFICES**



**SUITE 1: 2,830 SF
(CURRENTLY MONTH TO MONTH)**

**SUITE 2: 3,315 SF
(CURRENTLY MONTH TO MONTH)**

TOTAL 6,145 SF



**LOT SIZE
0.50 AC**



**SALE PRICE
\$850,000**



**LEASE RATE
\$13 PSF + NNN**

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OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS:

- » **±6,145 SF** industrial/flex property on **±0.50 acres**
- » **Suite 1 - 2830 SF**
- » One Office
- » Two 14'x12' Grade Level Overhead Door
- » 16' Clear height
- » Gated Yard
- » **Suite 2 - 3315 SF**
- » Two Offices
- » One 14'x12' Grade Level Overhead Door
- » 16' Clear height
- » Gated Yard
- » **Zoned M-1** with versatile use potential
- » **16' clear height** to elbow
- » **3-phase power and fully piped utilities** (water, sewer, electricity)
- » **Gated yard space with ingress/egress** from the South & East property line
- » **Strategically located** near Paseo & Edith that has 58,070 VPD
- » Within **one mile of 2nd and Paseo Del Norte intersection.**



PROPERTY DESCRIPTION:

A **versatile 6,145 SF** industrial property on a fully-piped **half-acre lot**. **Zoned M-1**, the site features **two suites** each with **offices, restrooms, and a 14'x12' grade-level door** each, plus **16' clear height, gated yard space, and 3-phase power**, making it ideal for a wide range of light manufacturing, service, or flex-industrial uses.

Strategically located near Paseo & Edith that has 58,070 VPD, and within a mile from 2nd St & Paseo Del Norte, the property benefits from **strong surrounding demographics—193,952 population, \$94K average household income, and 148,343 daytime employees** within 5 miles—offering excellent accessibility, visibility, and growth potential for businesses seeking a central, high-demand corridor.

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OFFERING DETAILS:

ADDRESS:

7901 Ranchitos Loop NE,
Albuquerque, NM 87113

BUILDING SUITES:

Suite 1 - 2,830 SF

- One Office
- Two 14'x12' Grade Level Overhead Door
- Private Restroom
- Currently Month to Month

Suite 2 - 3,315 SF

- Two Offices
- One 14'x12' Grade Level Overhead Door
- Private Restroom
- Currently Month to Month

TOTAL BUILDING SF: 6,145 SF

ZONED: M-1

SALE PRICE: \$850,000

LEASE PRICE: \$13 + NNN

LOT SIZE: 0.50 Acres

POPULATION: 193,952

AVG. HH INCOME: \$94,215

DAYTIME EMPLOYEES: 148,343

WATER, SEWER & ELECTRICITY: South Property Line



AERIAL PROPERTY OUTLINE

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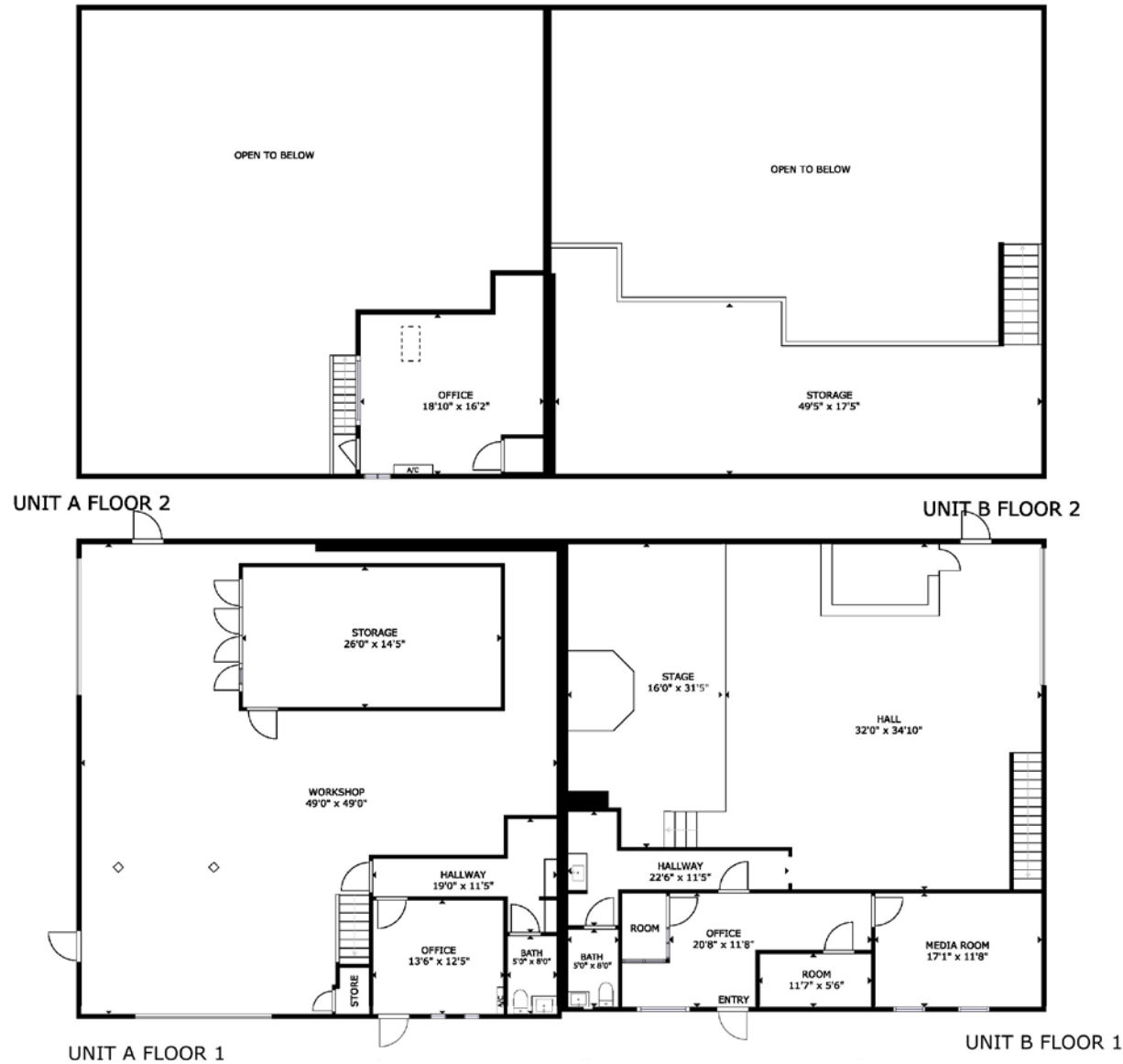


FLOOR PLAN

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EXTERIOR PHOTOS

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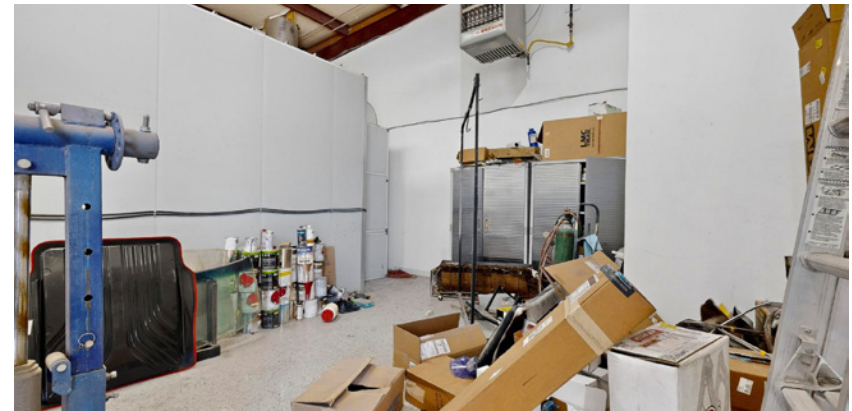


UNIT A FLOOR 1 PHOTOS

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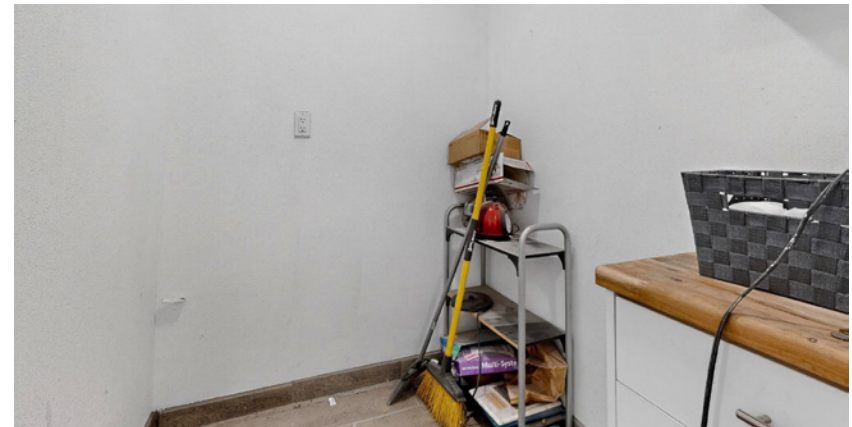
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UNIT A FLOOR 2 PHOTOS

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UNIT B FLOOR 1 PHOTOS

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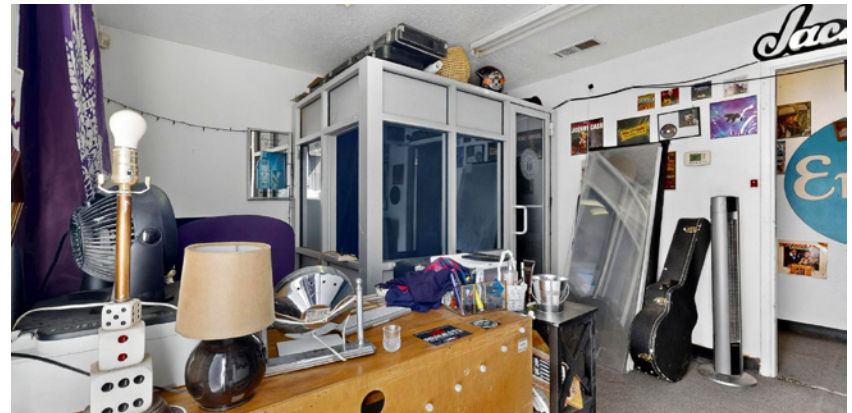


UNIT B FLOOR 1 PHOTOS

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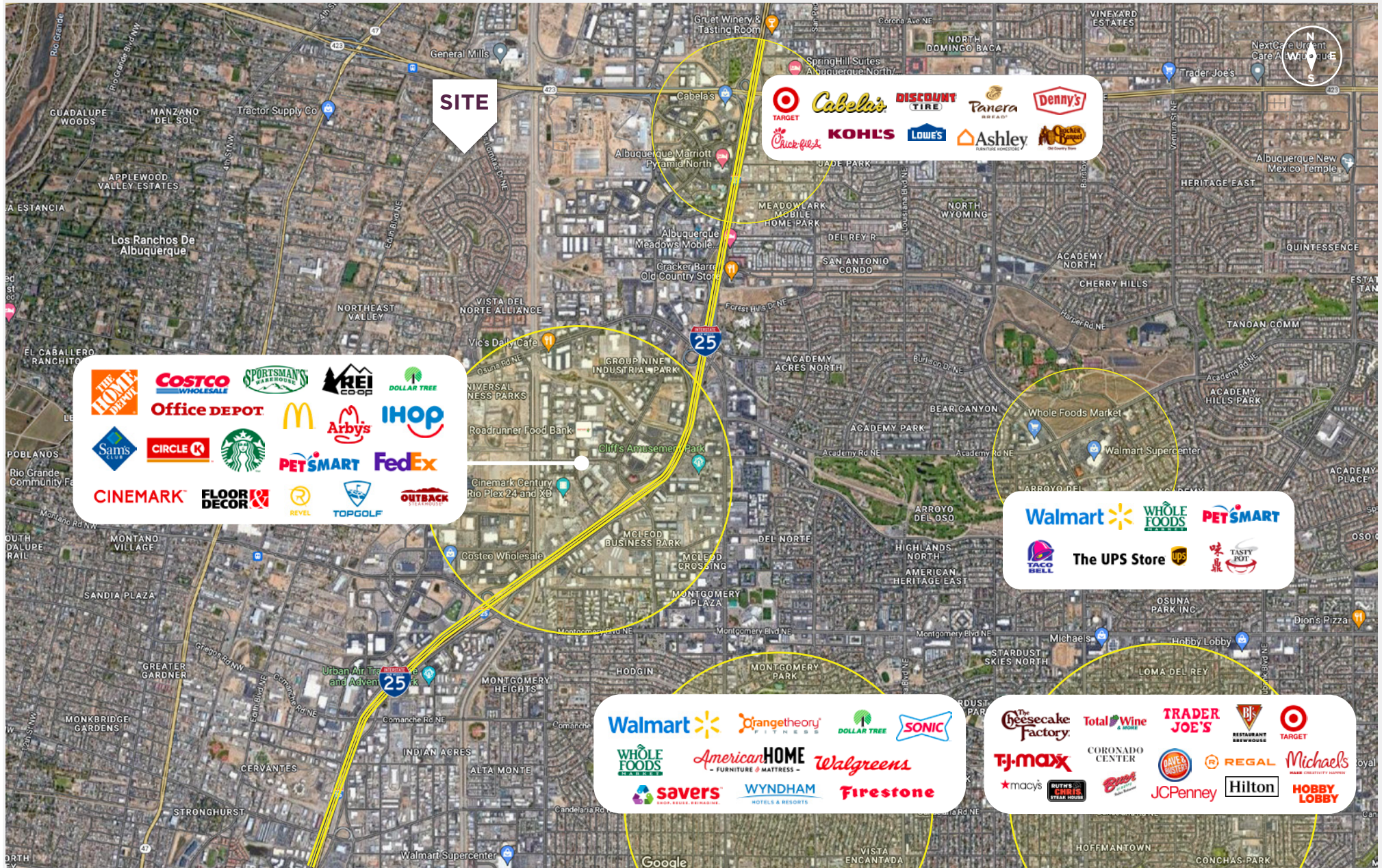
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LOCATION MAP

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