

**For
Sale**



North Valley Owner/User Opportunity

WAREHOUSE WITH EXCELLENT VISIBILITY AND ACCESS



3900 2nd St. NW | Albuquerque, NM 87107

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Sale Price: \$649,000
±5,024 SF on ±0.28 Ac.

Danaë Fernández

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PROPERTY

AVAILABLE

Building: ±5,024 SF
(Mezzanine not included)

Land: ±0.28 Acres

SALE PRICE

\$649,000

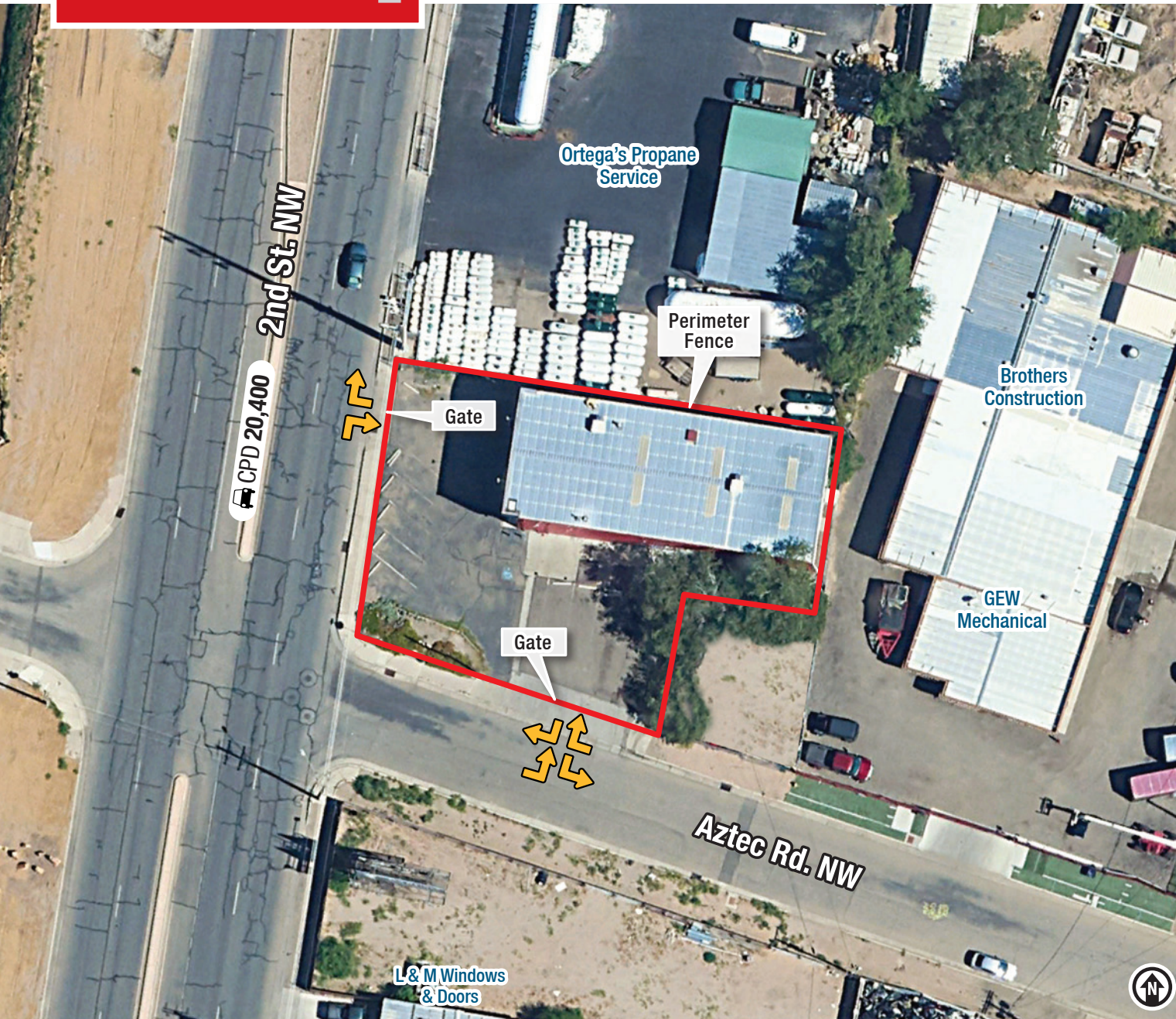
HIGHLIGHTS

- Fully-fenced property
- 1 - 10' x 8' grade-level door
- Ideal for contractors, auto mechanics, storage use, or kennel
- Easy access to I-25 and I-40
- Open floor plan with flexible layout options
- 20' clear height to the eaves
- 10' ceiling to eaves under mezzanine
- Mezzanine not included in the square footage

ZONING NR-LM 

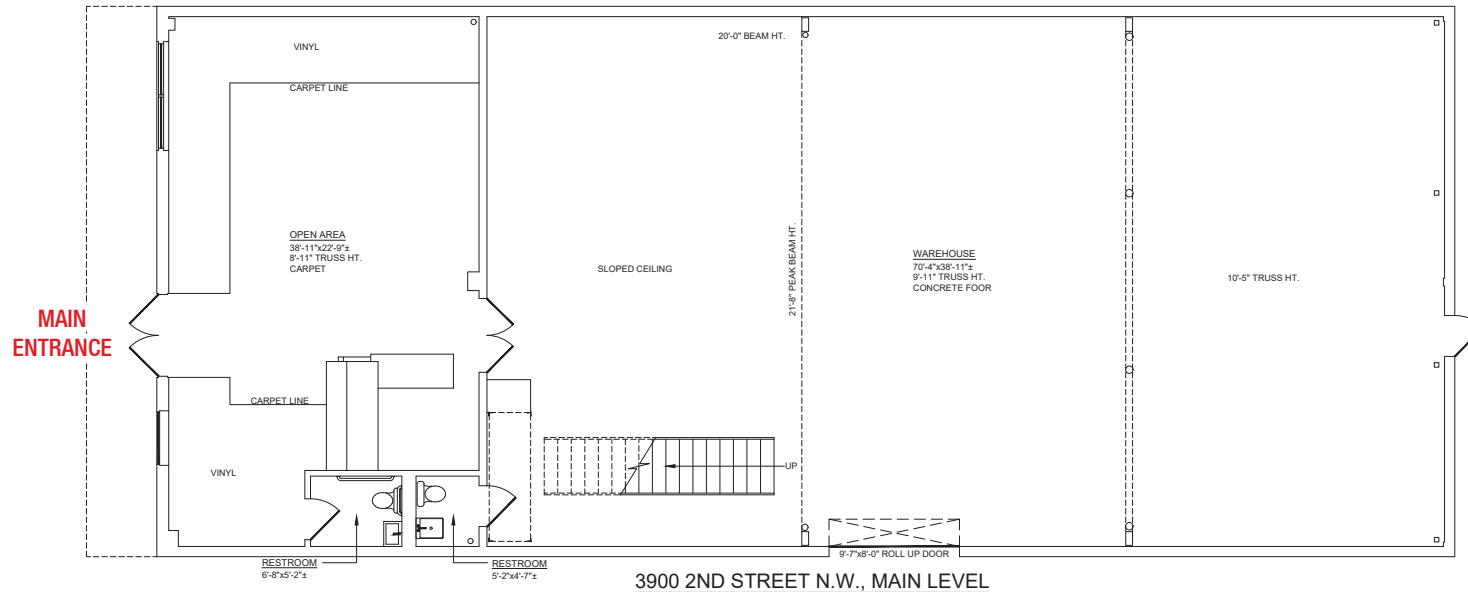
LOCATION

NEQ 2nd St. & Candelaria Rd. NW



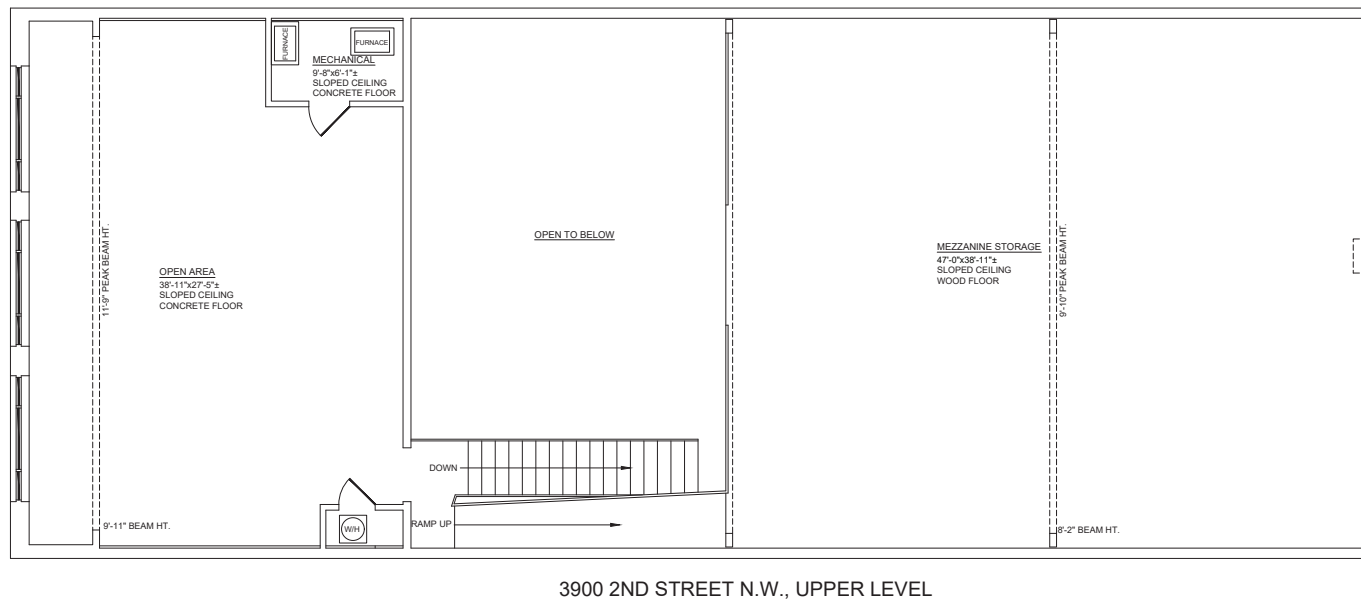
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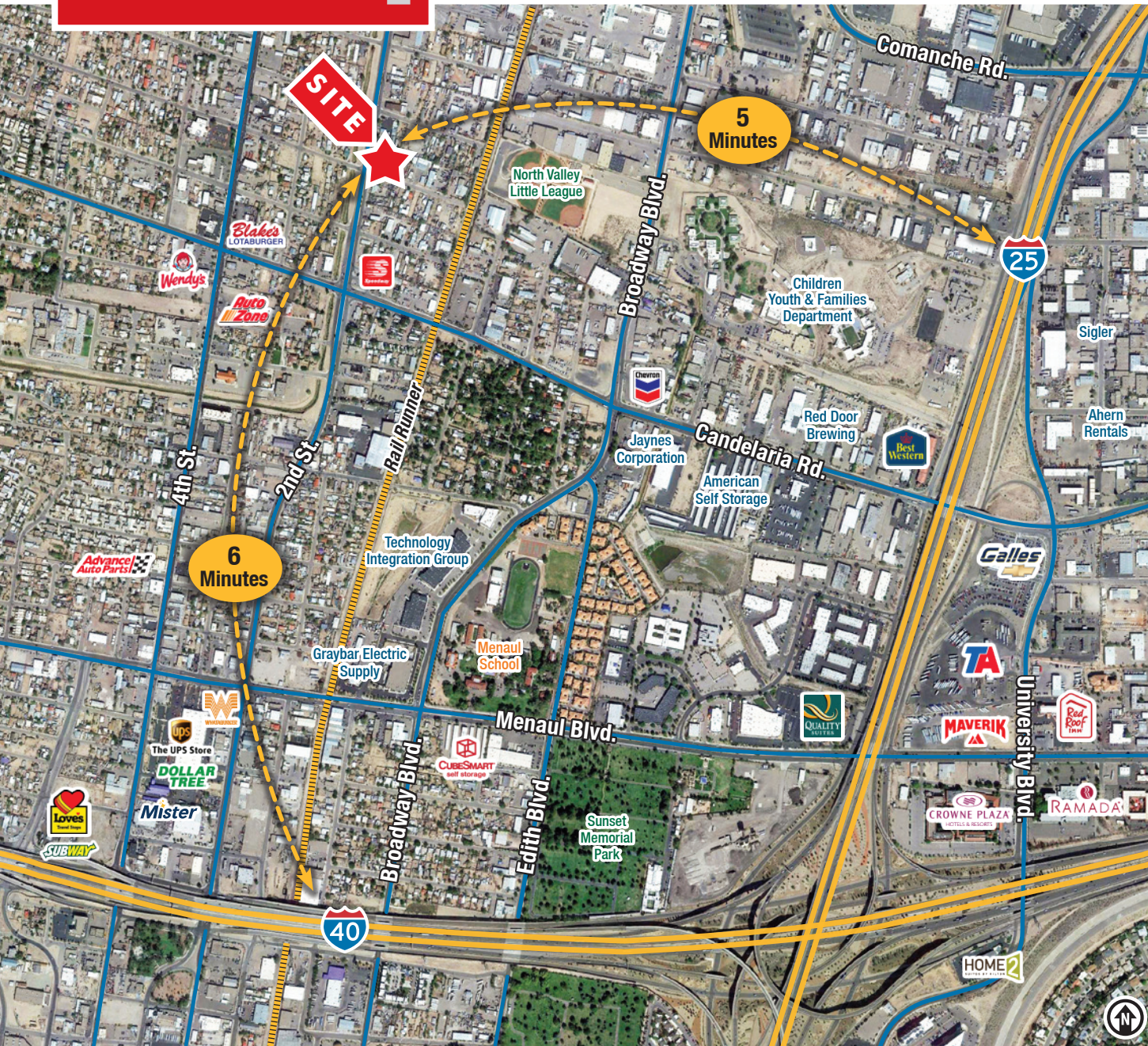
FLOOR PLAN

±5,024 SF
(Mezzanine not included)



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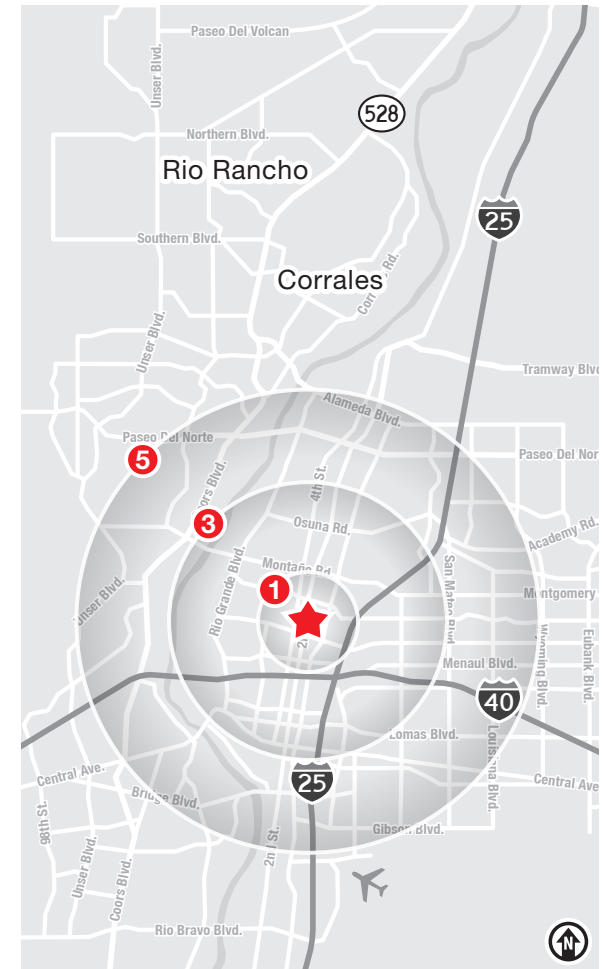
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,199	79,108	255,032
Average HH Income	\$75,131	\$88,885	\$87,255
Daytime Employment	9,983	100,830	206,841

2025 Forecasted by Esri



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