

For Sale

West I-40 Commercial/Industrial Land

HIGHLY VISIBLE FROM INTERSTATE 40



NWQ I-40 W. Frontage Rd. & Atrisco Vista Blvd. | Tract 121 | Albuquerque, NM 87121



AVAILABLE

Land: ±2.74 Acres



SALE PRICE

\$954,835

- Join FedEx, Amazon, Shamrock Foods, Tempurpedic, Camping World and more
- Only 1/2-mile to the I-40 Exit – Adjacent to the Cordero Mesa Industrial Park

NAI SunVista

Got Space™

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For Sale

WEST I-40 COMMERCIAL/INDUSTRIAL LAND

NWQ I-40 W. Frontage Rd. & Atrisco Vista Blvd. | Tract 121 | Albuquerque, NM 87121

SITE

AVAILABLE

Land: ± 2.74 Acres

HIGHLIGHTS

- Join FedEx, Amazon, Shamrock Foods, Tempurpedic, Camping World and more
- High-growth area
- Only 1/2-mile to the I-40 Exit
- Adjacent to the Cordero Mesa Industrial Park
- Existing new development immediately adjacent
- Utilities nearby

ZONING

- SD-UP-IP - West Central Sector Development Plan Light Industrial



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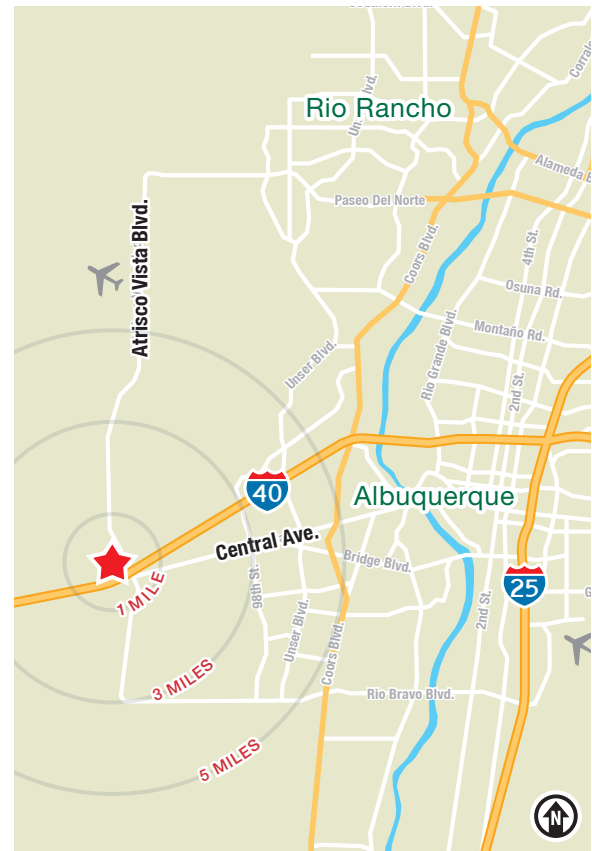


LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	283	17,307	92,564
Average HH Income	\$58,403	\$85,179	\$80,219
Daytime Employment	210	1,452	11,191

2024 Forecasted by Esri

Opportunity Zone [MORE INFO](#)



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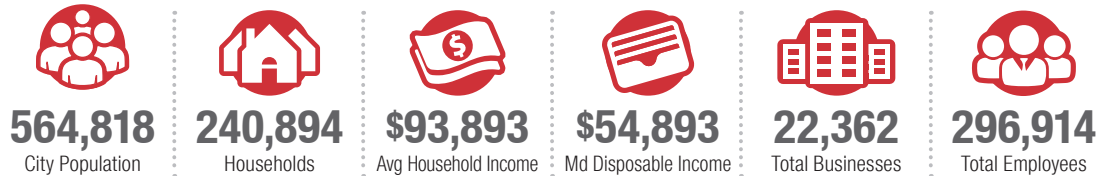
Albuquerque


TRADE AREA ANALYSIS

ALBUQUERQUE | A REGIONAL INDUSTRIAL HUB

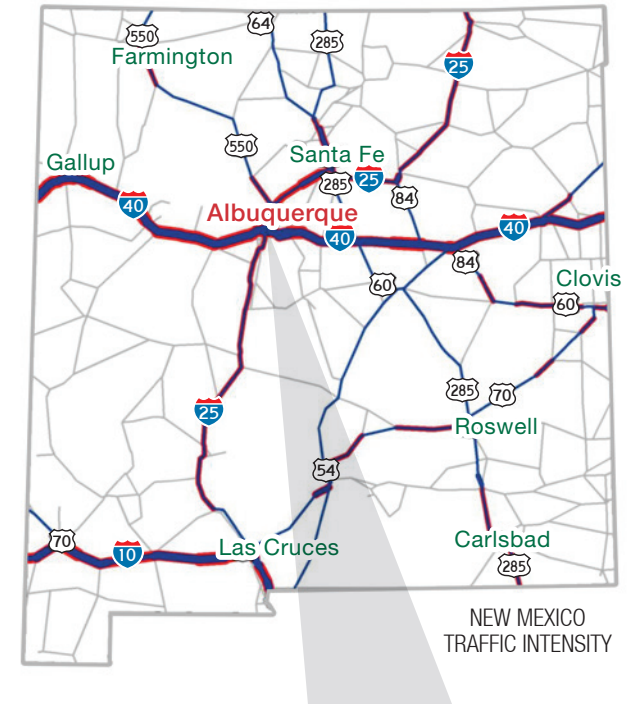
Located near the geographic center of New Mexico at the intersection of I-25 and I-40, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwestern United States with the BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)




926,835
Albuquerque
Metro Population


**The
Largest**
City in the State



The West I-40 corridor is home to many of the region's largest distributors. It's ability to serve all New Mexico markets and beyond make this trade area one of the elite locations for large industrial users.



THE ALBUQUERQUE ADVANTAGE

- Low-risk location
- Skilled workforce
- Business incentives
- Quality of life
- Low cost of living
- On the cutting edge of technology



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

