

INDUSTRIAL WAREHOUSE SPACE FOR LEASE | NORTH I-25 CORRIDOR CLOSE PROXIMITY TO INTERSTATE 25 | +/- 17,309 SQUARE FEET

8600 San Mateo Blvd NE, Suite 140, Albuquerque, NM 87113



Lease Rate
See Broker



Size
+/- 17,309 SF



Doors
2 Dock High Doors
2 Grade Level Doors

COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com

JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com



FLANAGAN
INVESTMENT
REAL ESTATE

Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving from Flanagan Investment Real Estate and should not be made available to any other person or entity without the written consent of Flanagan Investment Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Flanagan Investment Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Flanagan Investment Real Estate has not verified, and will not verify, any of the information contained herein, nor has Flanagan Investment Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential tenants must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT FLANAGAN INVESTMENT REAL ESTATE FOR MORE DETAILS.

COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com

JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com



Property Highlights



Industrial Warehouse Space



8600 San Mateo Blvd NE, Suite 140, Albuquerque, NM



Industrial Warehouse Space
• Warehouse: +/- 17,309 SF



Two (2) dock high doors
Two (2) grade level doors



Building is sprinklered



North I-25 Submarket
• Easy and quick access to Interstate 25



Zoning: NR-LM (Non-Residential Light Manufacturing)



+/- 23' clear height
+/- 26' to roof deck



Heavy 3 Phase power



Local, responsive ownership



Concrete tilt-up construction

COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com

JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com



Low Aerial



Alameda Blvd NE

San Mateo Blvd NE

INTERSTATE
25

Wilshire Ave NE

CIRCLE K™

Carls Jr.

Holiday Inn

Holiday Inn Express

CARmax

SITE

ATMOSPHERE
COMMERCIAL INTERIORS

BURGER KING

Comfort
SUITES
COMMERCIAL

Motel
6

COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com

JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com



FLANAGAN
INVESTMENT
REAL ESTATE

High Aerial



COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com

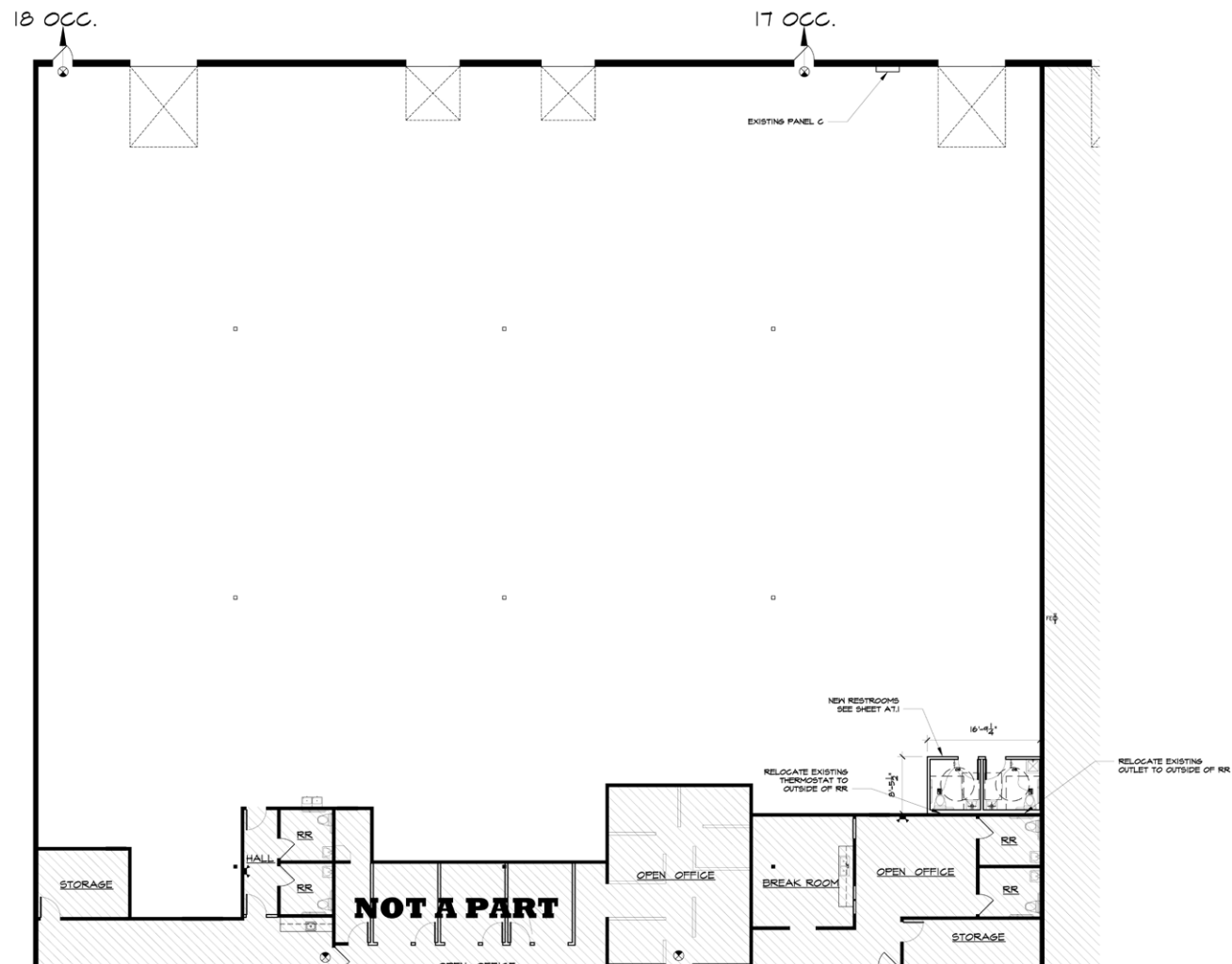
JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com



Floor Plan



*Conceptual drawing to be verified by tenant

COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com

JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com



Photos



COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com

JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com



Photos



COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com

JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com



Demographics

| 2024 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| Population | 5,689 | 57,429 | 162,810 |
| Households | 2,467 | 25,008 | 73,425 |
| Families | 1,342 | 14,626 | 40,474 |
| Average Household Size | 2.30 | 2.28 | 2.20 |
| Owner Occupied Housing Units | 1,344 | 17,839 | 46,584 |
| Renter Occupied Housing Units | 1,123 | 7,169 | 26,841 |
| Median Age | 38.4 | 43.4 | 42.5 |
| Median Household Income | \$85,566 | \$82,220 | \$76,364 |
| Average Household Income | \$117,682 | \$114,418 | \$110,019 |

KEY FACTS

162,810

Population



2.2

Average Household Size

42.5

Median Age

\$76,364

Median Household Income



9,110

Total Businesses



116,415

Total Employees



\$76,364

Median Household Income



\$49,768

Per Capita Income



\$227,706

Median Net Worth

COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com

JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com



FLANAGAN
INVESTMENT
REAL ESTATE

