

715 WAGNER

Albuquerque, NM 87107

Land Available



BASE 5

RETAIL PARTNERS



LISTING
BROKER

Brandon Saylor, CCIM

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SITE DETAILS

715 WAGNER

Rio Bravo & I-25, Albuquerque, NM 87107

AVAILABLE

+/-4.4624 AC (194,380 SF)

ASKING PRICE

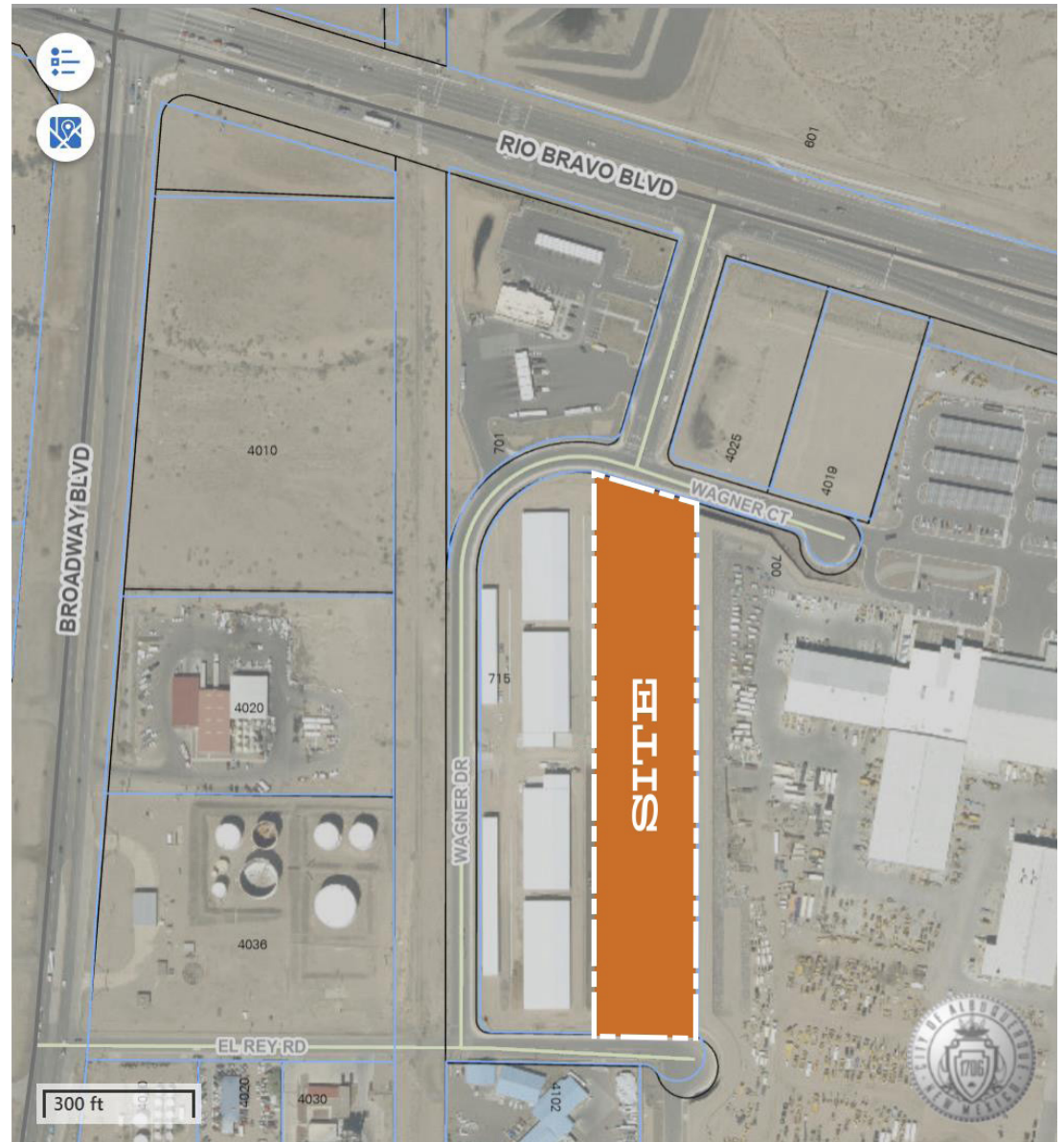
\$1,943,804 (\$10.00/SF)

ZONING

M-2 - County of Bernalillo

OVERVIEW

- Located just west of I-25 with convenient access from Rio Bravo and Broadway
- Adjacent to Wagner Equipment, Maverik Fuel Stop, and United Storage ABQ
- Lot will require a replat (Lot lines are proposed and subject to change)
- OWNER FINANCING CONSIDERED



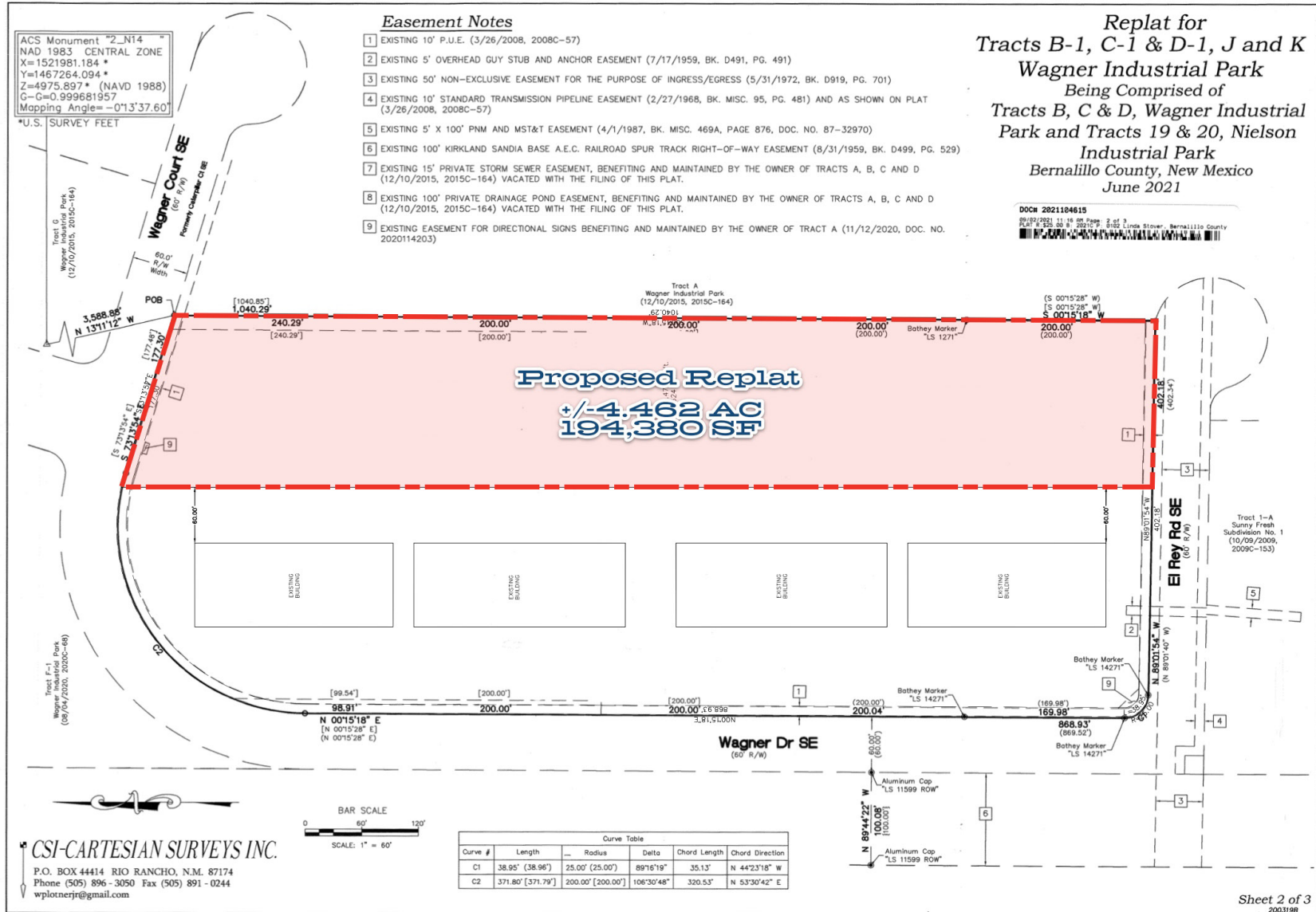


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PROPOSED REPLAT

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PHOTOS

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OVERVIEW

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- This property represents excess land from a previously developed self-storage facility. The original 10.40-acre site was partially improved with approximately 100,000 SF of storage units.
- The remaining land is shovel ready, with much of the site already graded and level. Key infrastructure is in place, including fire hydrants, fencing, sidewalks, three-phase power, and water/sewer connections.
- A significant site enhancement includes Wagner's engineered retaining wall along the east boundary, which provides both structural stability and added security benefits.
- Conveniently located just west of I-25 and south of Rio Bravo, the site offers excellent accessibility.
- Depending on specific site requirements, a user could construct up to 40,000 SF of new industrial space.
- With Albuquerque's industrial vacancy rate hovering around 4%, this shovel-ready parcel presents a rare opportunity for immediate development in today's tight market.



LET'S CHAT

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