



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	13,454	92,767	256,342
2019 Average HH Income	\$45,150	\$63,323	\$70,217
2019 # of Households	6,549	44,256	120,634

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AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Suite has 18 overhead doors at 14' height.
- 3,000 SF Office area.
- Office Space is Forced area.
- Evaporative cooling and gas heaters in warehouse.
- 3-Phase Power.

TRAFFIC COUNT

Jefferson St: 19,494 VPD
(MRCOG 2016)

Pan American Freeway: 11,554 VPD
(MRCOG 2016)

AREA TRAFFIC GENERATORS



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OFFERING SUMMARY

Available SF: **100% Leased**

Lot Size: 3.99 Acres

Building Size: 20,100 SF

PROPERTY OVERVIEW

5010 Jefferson is located on I-25 Frontage and Jefferson with visibility to both streets. This properties centralized location, high visibility, zoning, and large lot size make it rarity in Albuquerque. The property is ideal for fleet service, car service, or general warehousing.

PROPERTY HIGHLIGHTS

- 18 overhead doors at 14'
- 16' Clear Height
- Steel structure/Metal siding.
- 4 Acre Secured yard.
- Office Space is Forced area.
- Evaporative cooling and gas heaters in exterior.
- 3-Phase Power.
- NR-LM Zoning
- Semi Truck Paint Booth

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I-25 Industrial

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ALBUQUERQUE, NM 87109



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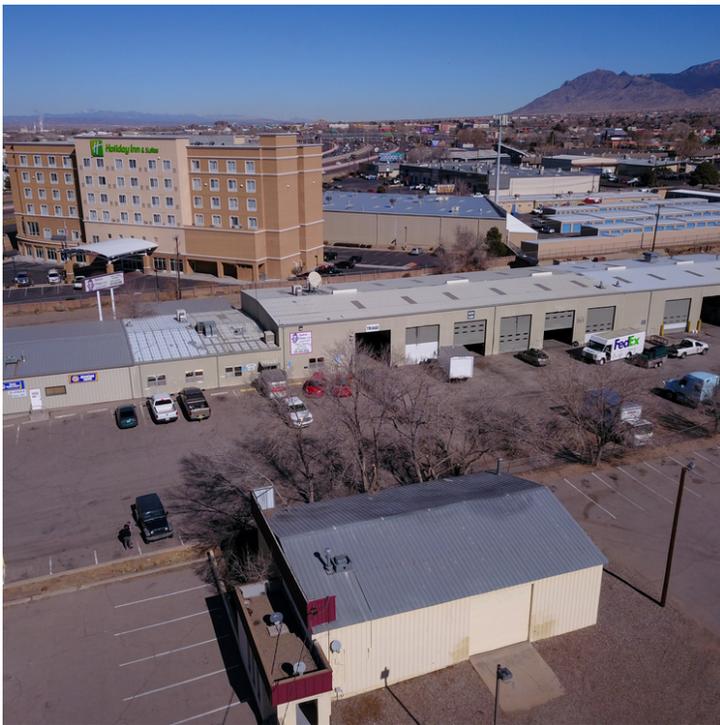
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