

CALL FOR MORE INFORMATION



AVAILABLE SPACE

SOLD

PROPERTY HIGHLIGHTS

- Stand-Alone Building
- Office/Warehouse
- Clear span warehouse
- Newer building
- NR-LM
- Rooftop Solar System

TRAFFIC COUNT

Menaul Blvd: 25,000 VPD (DB 2020)

AREA RETAIL GENERATORS



PROPERTY SNAPSHOT



106,033
2020 POPULATION
3 MILE RADIUS



183,306
2020 DAYTIME POPULATION
3 MILE RADIUS



\$61,052
2020 AVERAGE INCOME
3 MILE RADIUS



25,200 VPD
MENAUL BLVD

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Office Warehouse in Midtown

NEQ I-40 & MENAUL BLVD NE
2437 MENAUL BLVD NE
ALBUQUERQUE, NM 87107



PROPERTY OVERVIEW

Sale Price:	SOLD
Building Size:	10,000 SF
Available SF:	10,000 SF
Lot Size:	0.6 Acres
Frontage:	80 Feet
Ceiling Height:	15.5 Feet
Power:	225 Amp 240V 1HP
Rooftop Solar currently covering all power costs	
Zoning:	NR-LM
Submarket:	Midtown

PROPERTY OVERVIEW

2437 Menaul is a 10,000 SF stand-alone Office/Warehouse property that has not been available in over 30 years. This property has historically housed Gardenswartz Team Sales, who has occupied the property since the early 90's. The property has a great distribution between office & warehouse with roughly 1,600 SF of office and 8,400 SF of warehouse with some office buildout. The warehouse portion of this property is completely free span at almost 50' wide and 172' long. Clear height of 15.5' at the peak allows for staking in the warehouse and includes a 12' roll-up door. The property comes complete with a rear yard that has the potential to be secured.

LOCATION OVERVIEW

2437 Menaul is located along Menaul Blvd, conveniently located within 1 minute from the Big-I. The property is in the geographic center of town within 15 minutes drive time to almost all of Albuquerque proper. This location provides the visibility, traffic, and access of a retail property with the utility and zoning of an industrial property.

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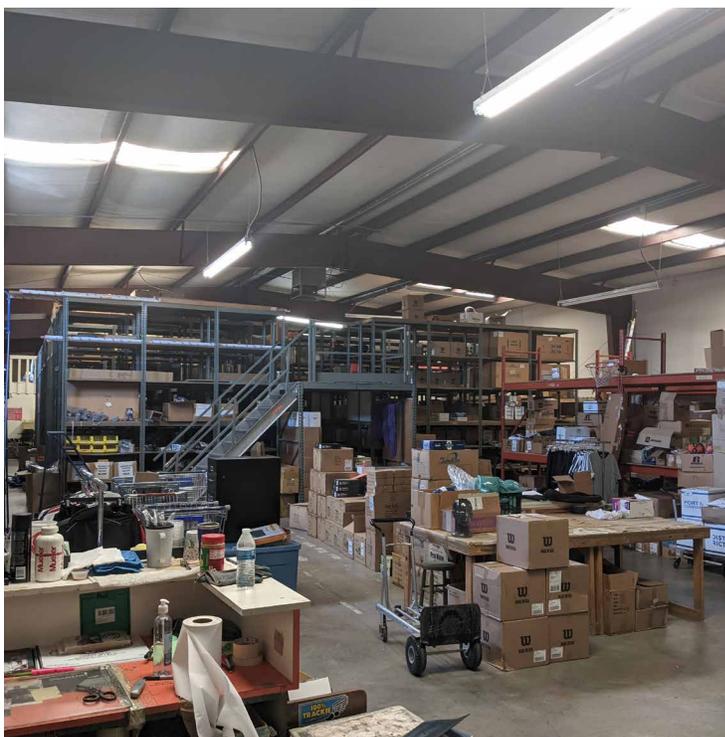
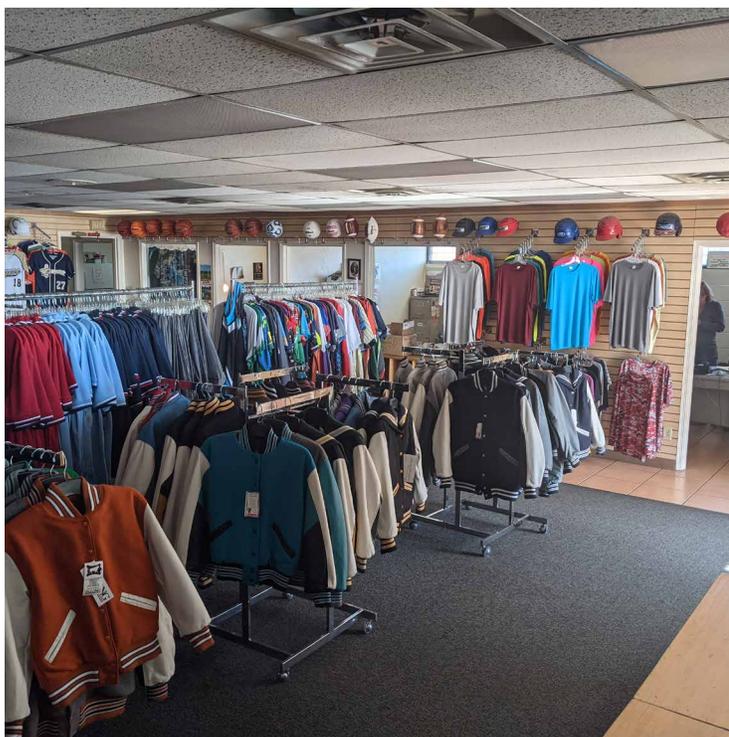
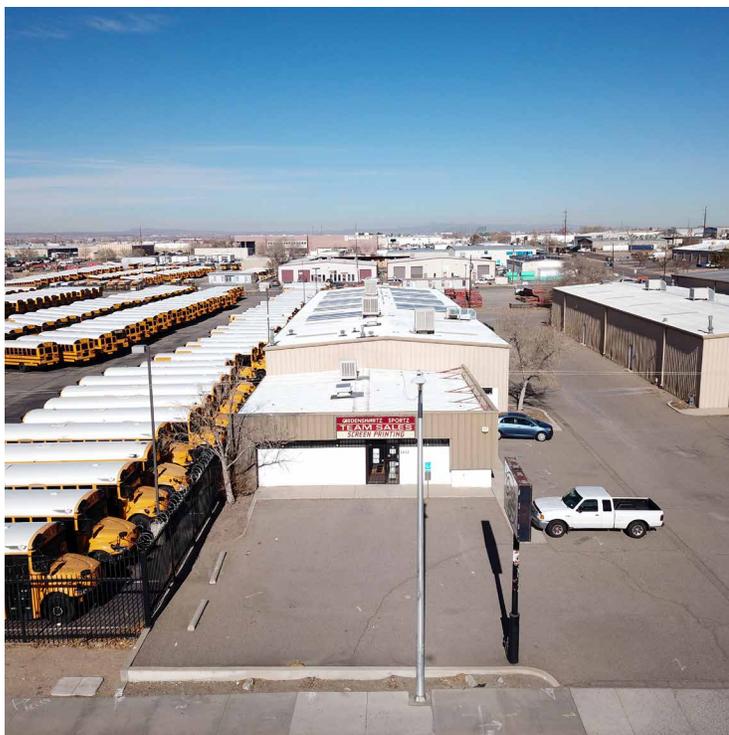
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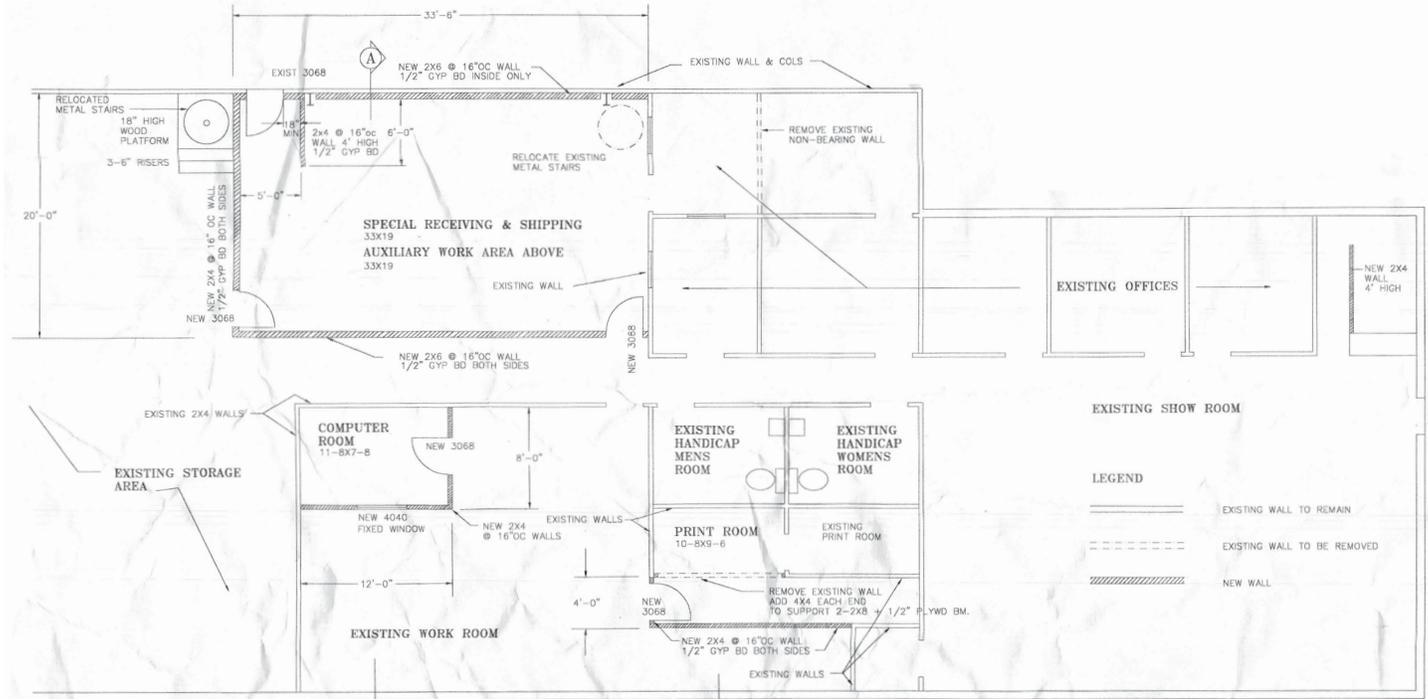
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Floor Plan



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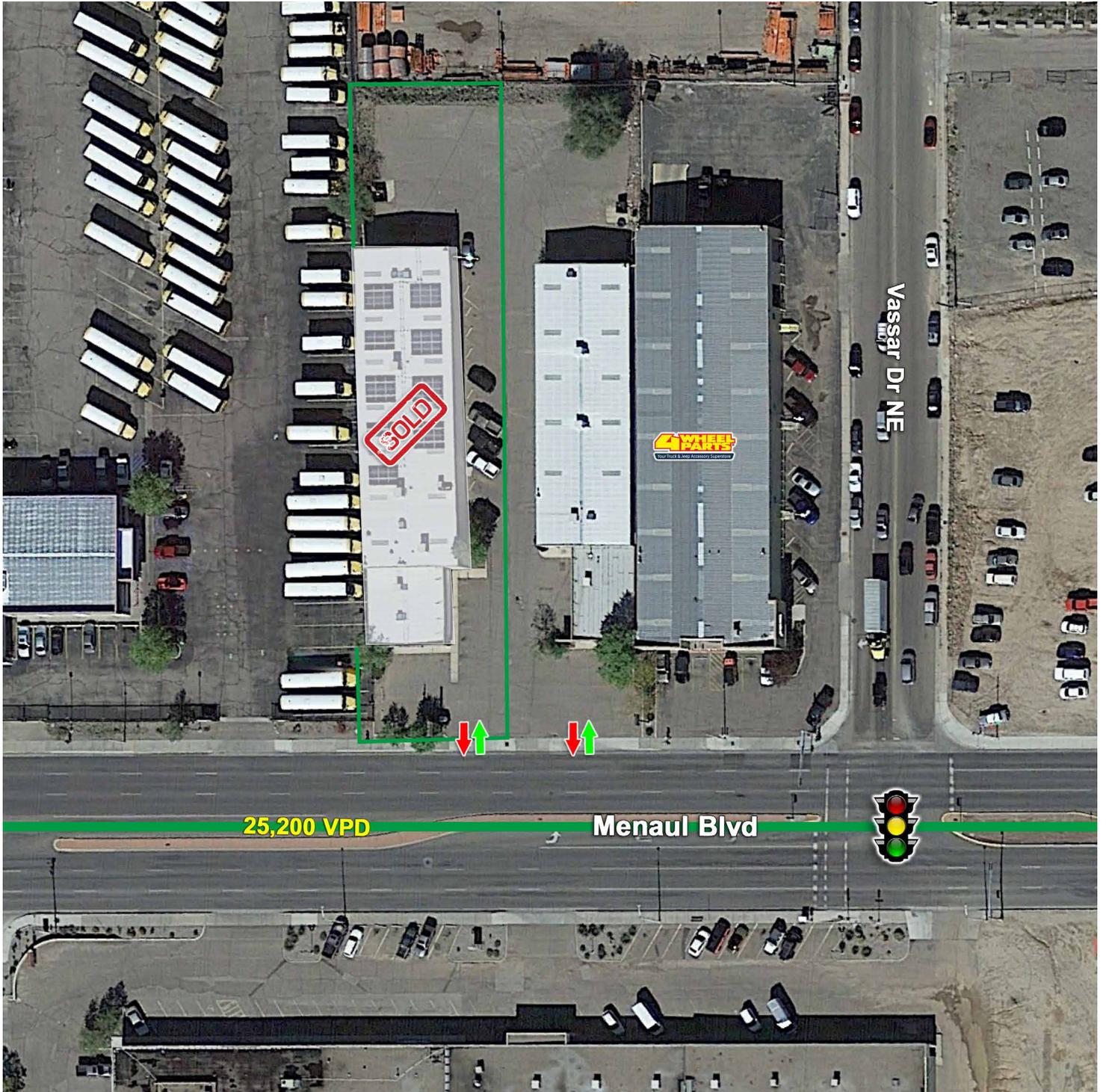
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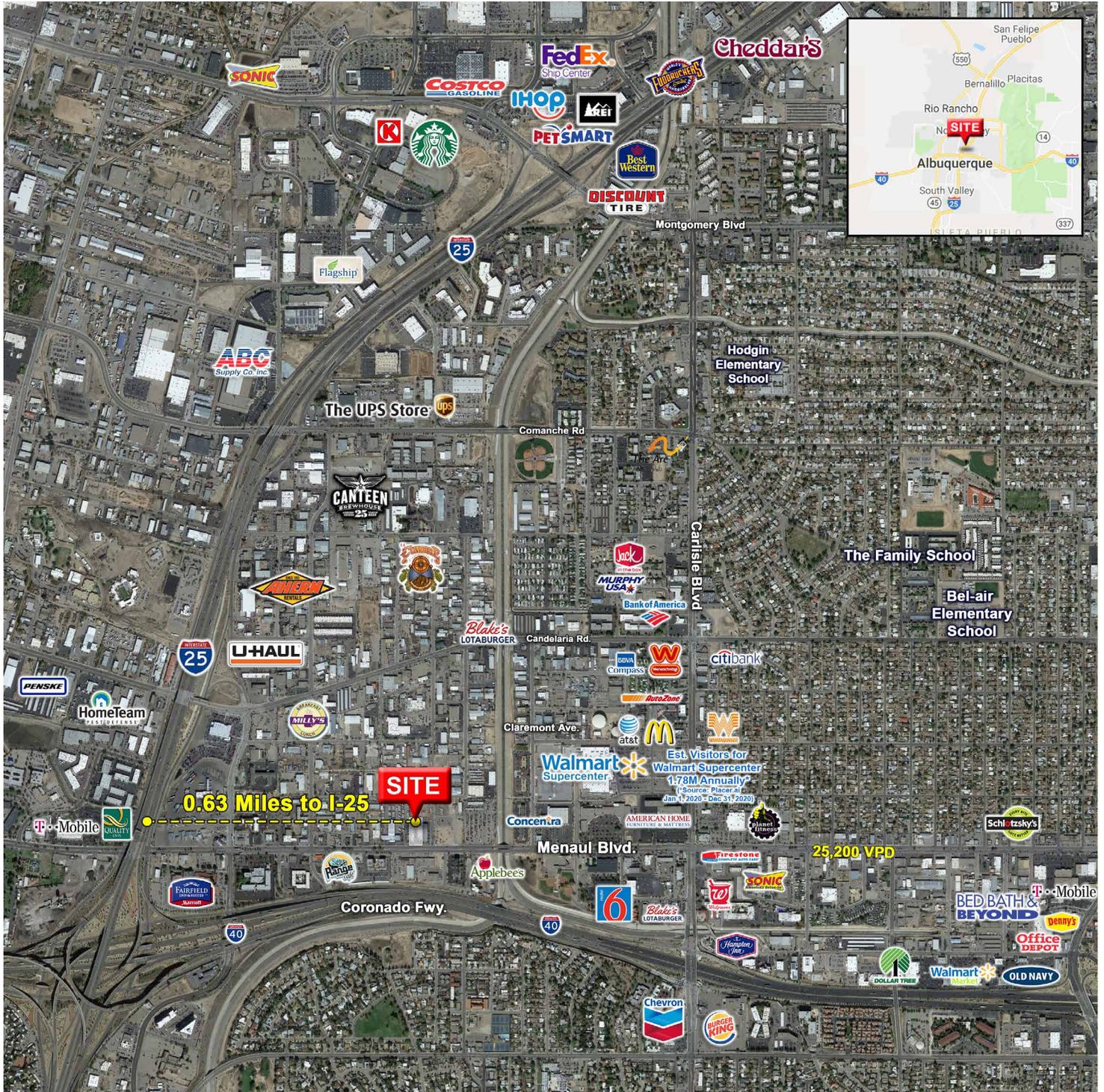
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