



AIRPORT INDUSTRIAL BUILDING

SEQ YALE & GIBSON

2415 ALAMO AVE SE, ALBUQUERQUE, NM 87106



100% LEASED

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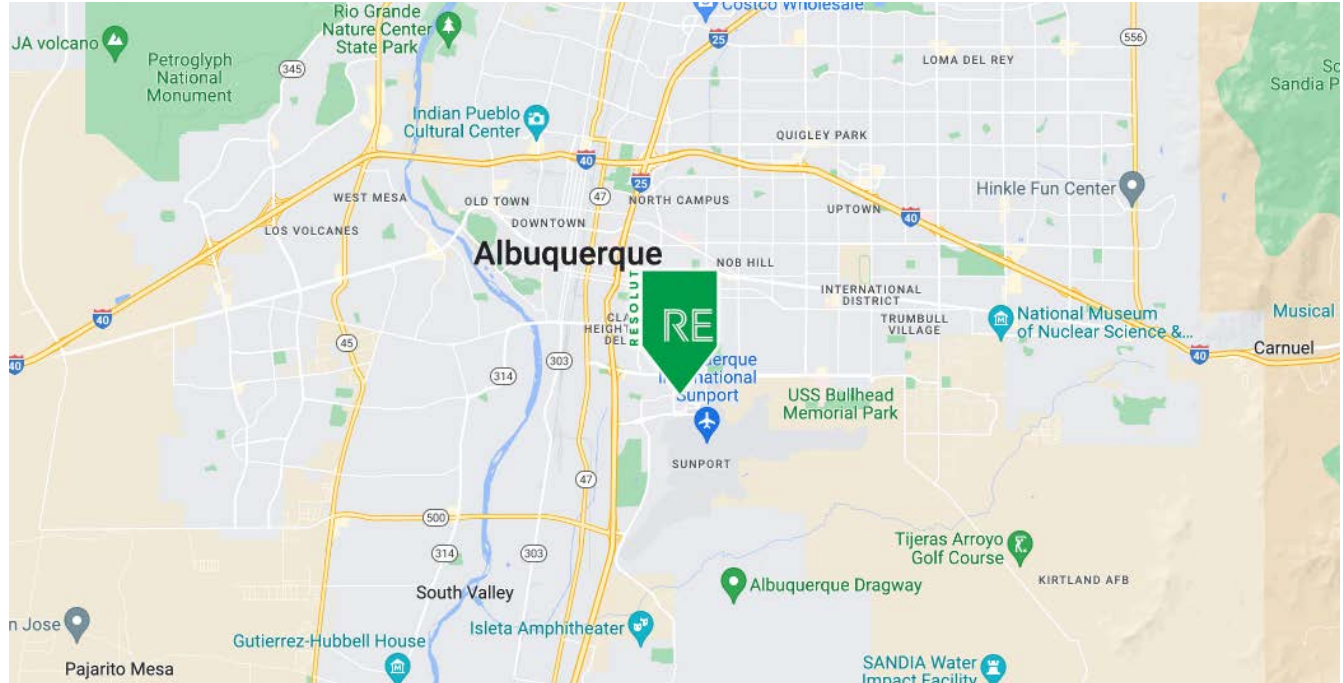
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PROPERTY HIGHLIGHTS

- Approx 75% warehouse, 25% office configuration
- 16'-20' clear height in warehouse
- Perfect for distribution & storage
- 4 dock high doors and 1 grade level with ramp
- Airport submarket - high growth potential with Max Q
- Join Northrop Grumman, Honeywell and Sandia National Laboratories nearby in surrounding area



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



64,936
POPULATION
3-MILE RADIUS



\$72,553.00
AVG HH INCOME
3-MILE RADIUS



80,514
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

Yale Blvd: 18,690 VPD
(Sites USA 2023)
Gibson Blvd: 33,015 VPD
(Sites USA 2023)

PROPERTY OVERVIEW

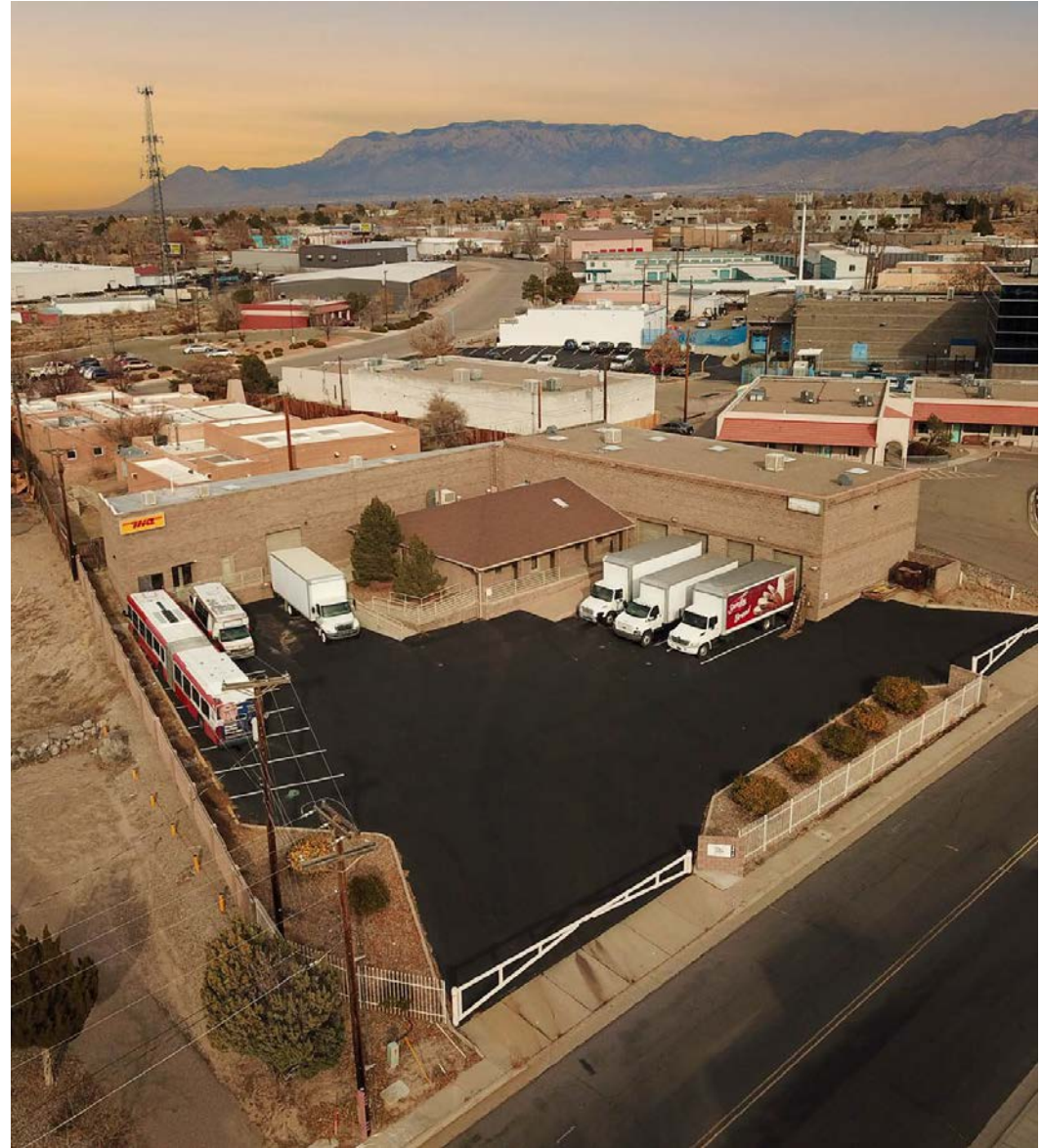
2415 Alamo is a warehouse/office property near the International Sunport with all of the specs that modern tenants are looking for. The building is approximately 8,997 square feet with 75% of that space being warehouse and the balance office. There are two warehouse components (see aerial view) that have ceiling heights of 16+ feet and feature four dock high doors and one grade level door with a ramp. The entirety of the building is swamp cooled and the office features baseboard heating.

LOCATION OVERVIEW

This freestanding building is located less than a half mile from the Albuquerque International Sunport and poses an irreplaceable opportunity for warehouse & logistics tenants that are looking in the market. The Airport Submarket has seen explosive net absorption over the past couple of years and leaves behind a less than 2% vacancy of existing like product.

PROPERTY OVERVIEW

Lease Rate:	100% Leased
Lot Size:	0.68 Acres
Ceiling Height:	16'-20'
Cooling:	Evaporative Throughout
Heating:	Baseboard (Only in Office)
Power:	Single Phase, 400 Amp 120/240 Volt Panel
HVAC Type:	Evaporative/Hanging Heater
Year Built:	1993
Zoning:	NR-LM
Submarket:	Airport

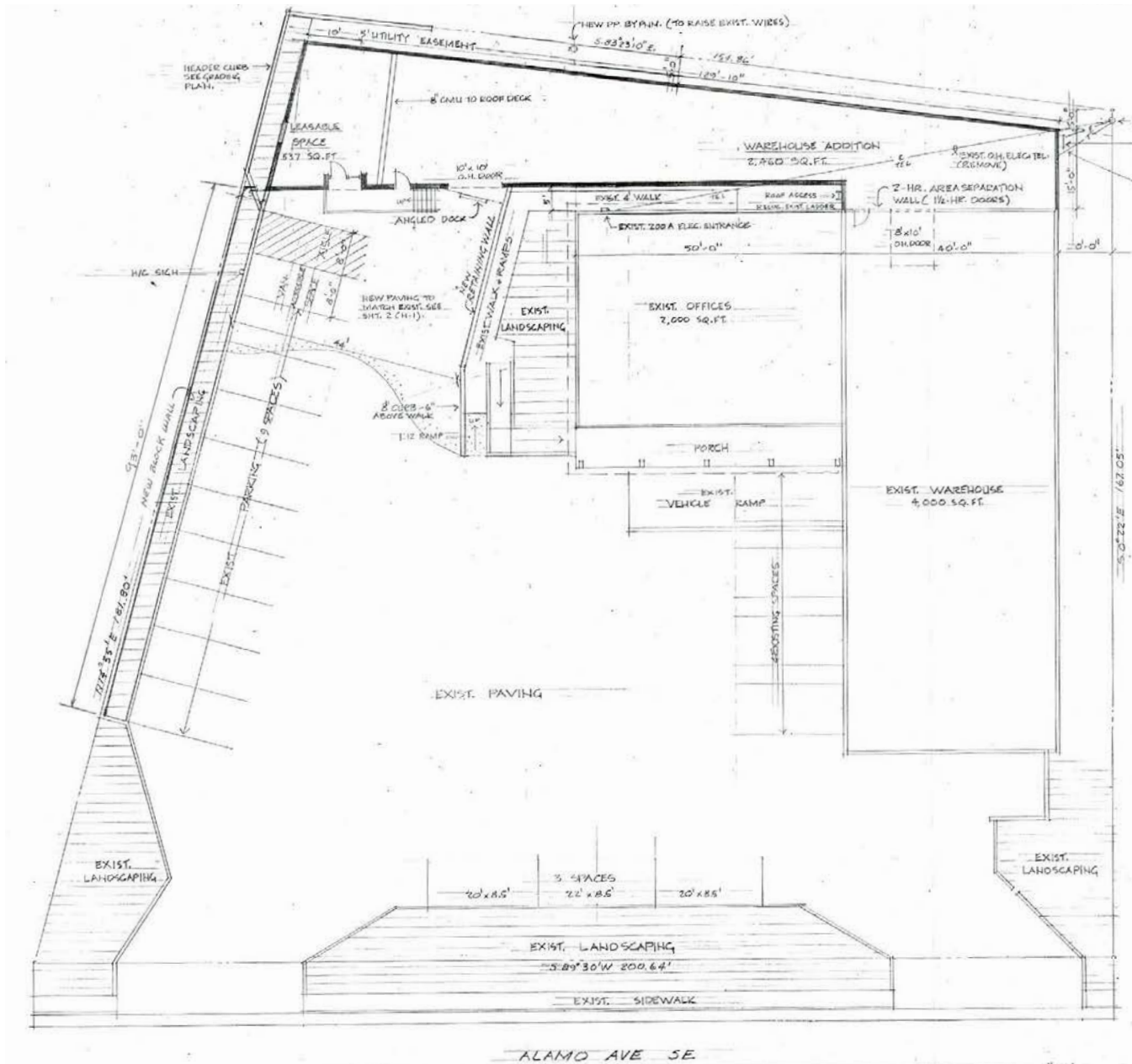


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INTERIOR PHOTOS



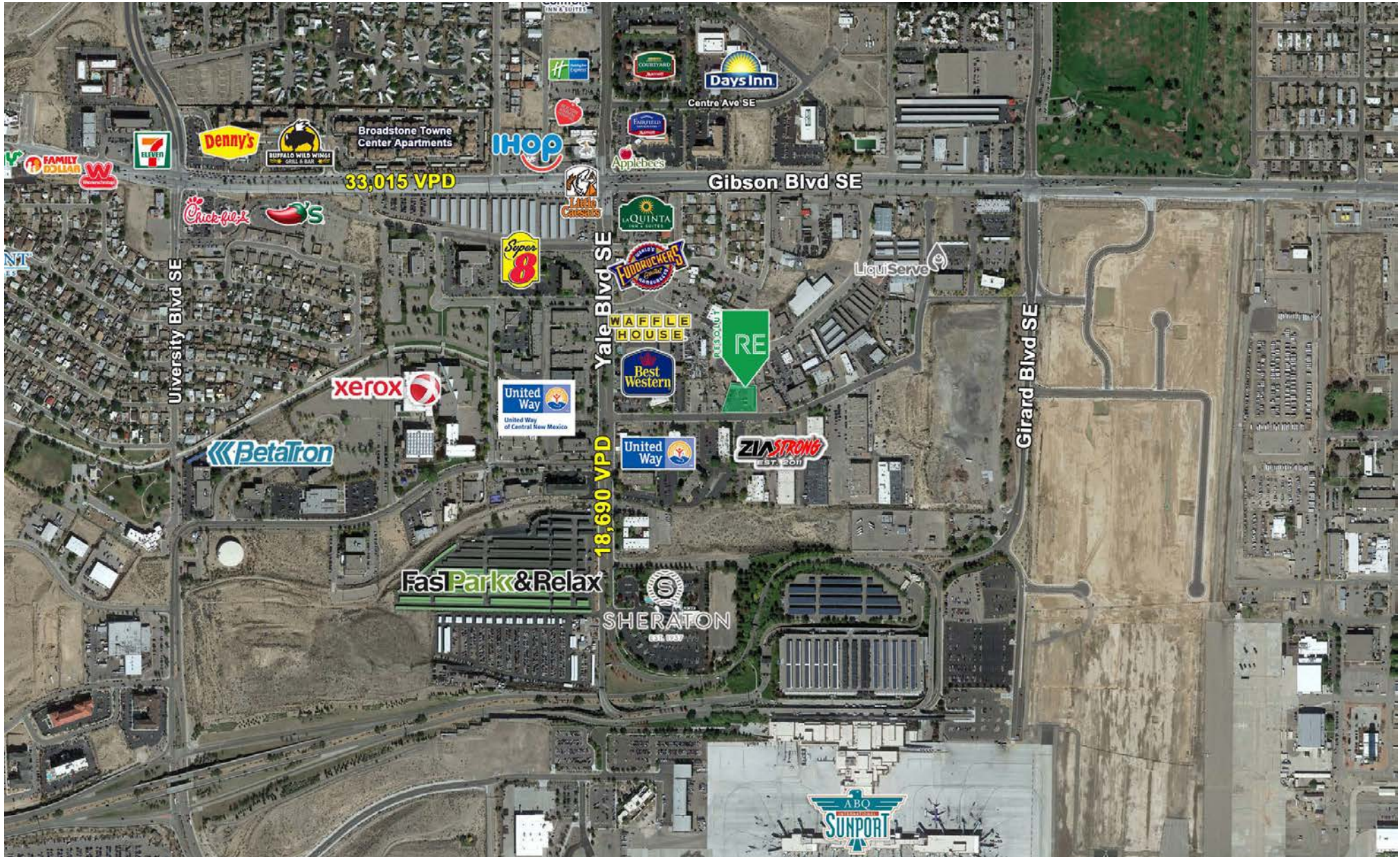
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