

CALL FOR MORE INFORMATION



AVAILABLE SPACE

100% LEASED

PROPERTY HIGHLIGHTS

- New construction industrial/ flex space
- Shell condition; adaptable to use
- 20' Clear Height
- Ample 3-Phase Power
- 14X14 ft Roll Up Door
- Secure Yard
- Prime North Valley location

TRAFFIC COUNT

2nd St: 15,325 VPD
(STBD 2022)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



44,110
2022 POPULATION
3 MILE RADIUS



79,669
2022 DAYTIME POPULATION
3 MILE RADIUS



\$99,515
2022 AVERAGE INCOME
3 MILE RADIUS



15,325 VPD
2ND STREET

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North Valley Office/Warehouse

2ND ST NW BETWEEN PASEO & ALAMEDA
9100 2ND STREET NORTHWEST
ALBUQUERQUE, NM 87114



PROPERTY OVERVIEW

Lease Rate:	\$14.00 PSF
Triple Net:	\$3.00 NNNs
Available SF:	100% LEASED
Power:	3-Phase
Clear Height:	20 ft
Suite Dimensions:	41ft x 89ft
Building Size:	15,000 SF
Lot Size:	1.75 ac
Year Built:	2019
Zoning:	C-2
Submarket:	North Valley

PROPERTY OVERVIEW

The property is located on 2nd St NW in the North Valley submarket between Paseo Del Norte and Alameda Blvd. The North Valley is a hub for contractors and subcontractors given its centralized location and inventory of warehouse space. This property features quick access to river crossings that connect this location to Cottonwood and Rio Rancho to the east side

LOCATION OVERVIEW

Situated between Paseo Del Norte and Alameda Blvd on 2nd St NW, this office/warehouse was built in 2019 to consist of four tenants all within a secured yard. Suite 200 features a 14x14 ft roll up door, 3 phase power, and 20ft clear height. (Modern look, great signage, asphalt parking) The space will be delivered with a 6" concrete slab floor, an office, and restroom. .

SPACES

Suite 200

LEASE RATE

\$14.00 PSF NNN

SPACE CONDITION

Shell

SPACE SIZE

3,800 SF

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