



INDUSTRIAL ON COMMERCIAL

SWC MENAUL & COMMERCIAL

2407 COMMERCIAL ST NE, ALBUQUERQUE, NM 87102

An aerial photograph of an industrial area with several large, light-colored metal buildings. A large, green, 3D-style "SOLD" text is overlaid across the center of the image. A sign on one of the buildings reads "WE HAVE MOVED!".

SOLD

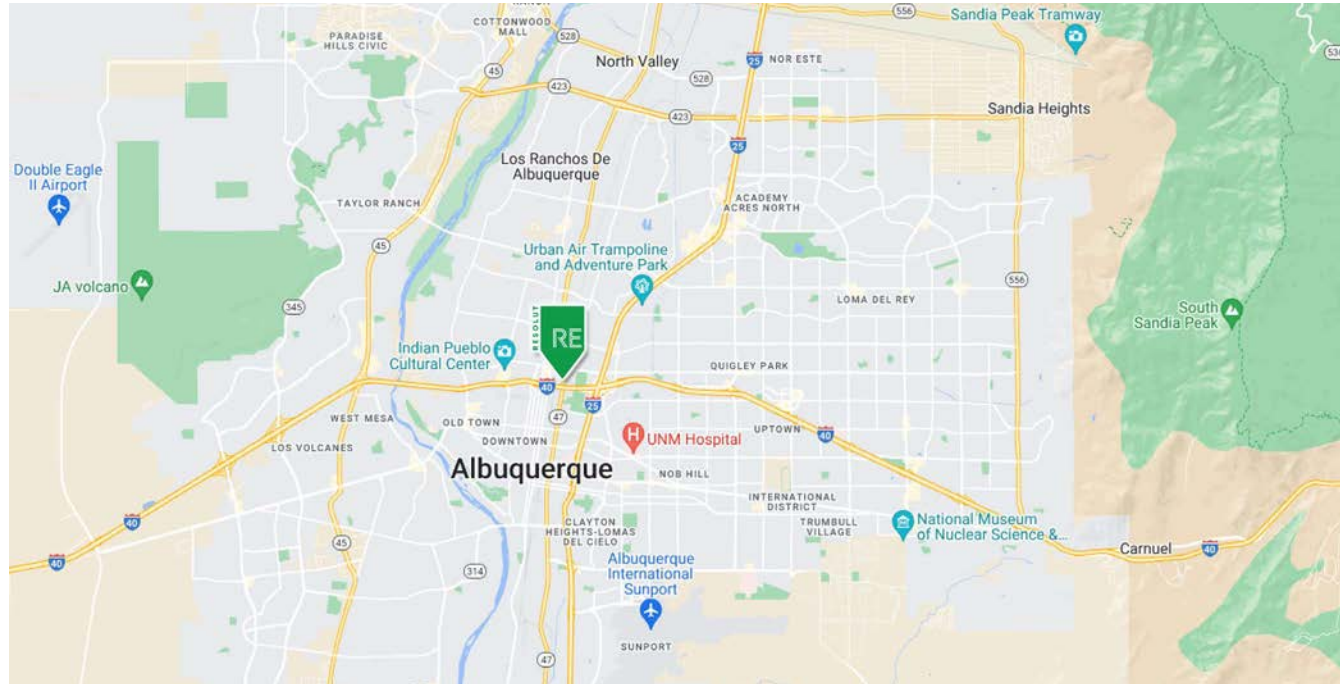
SOLD

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PROPERTY HIGHLIGHTS

- Property conveys with existing equipment (racking, crane, and compressor)
- 18' Clear Height
- Secured & gated yard
- Office/Showroom buildout
- Additional Loft Square Footage
- 3-Phase Power
- 12' Rollup door



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2022



89,105
POPULATION
3-MILE RADIUS



\$64,881.00
AVG HH INCOME
3-MILE RADIUS



134,790
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Menaul: 18,183 VPD
(Costar 2022)

PROPERTY OVERVIEW

2407 Commercial is a 12,500 SF Industrial/Showroom building on .53 Acres in Albuquerque's North Valley. This property has a gated & secured yard with access to the industrial space via a 12' drive-in door. Roof is metal and HVAC is evaporative cooling and drop down gas heaters. Showroom/Office takes roughly 20% of the building, and there are two additional lofts providing 2,000+ additional square feet that are not included in the overall square footage.

PROPERTY OVERVIEW

| | |
|---------------------|--------------|
| Price: | SOLD |
| Available SF: | 12,500 SF |
| Lot Size: | 0.53 AC |
| Frontage (in Feet): | 150 |
| Ceiling Height: | 18 |
| Zoning: | MX-M |
| Submarket: | North Valley |







