



**PROPERTY HIGHLIGHTS**

- 2+ acres of rare M1 land
- Shovel ready stamped and approved plans included
- Fully fenced and gated
- Desirable industrial area
- Optional build to suit lease for shovel ready 9,700sf office/warehouse
- Lease rate , see advisor.



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2023**

 **8,431**  
**POPULATION**  
3-MILE RADIUS

 **\$77,993.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **6,527**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Broadway Blvd: 9,500 VPD  
(Costar 2021)

**PROPERTY OVERVIEW**

Rare opportunity to purchase shovel ready M1 land in Albuquerque. This 2+ acre parcel comes with stamped and approved plans for a 9,700sf office/warehouse. This property is graded level, gated, fenced, and ready to build.

This unique opportunity also has the available option for the build to suit lease.

**LOCATION OVERVIEW**

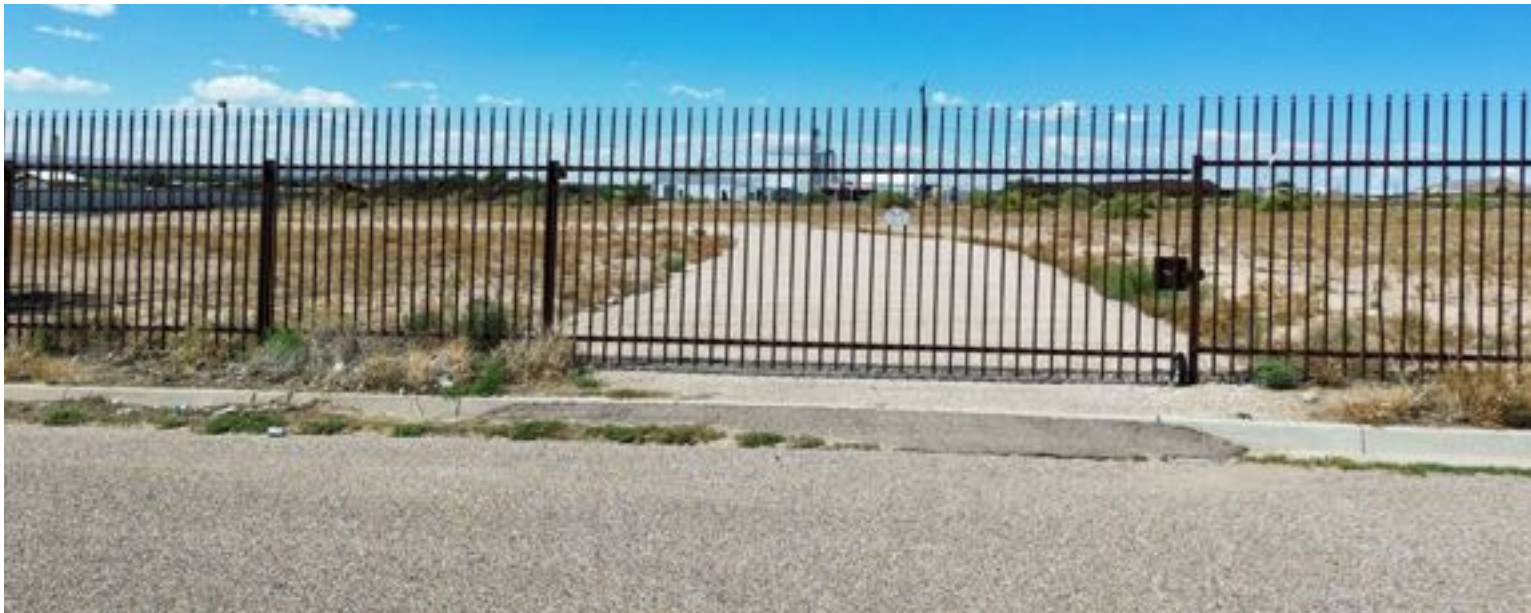
This location is great proximity to I25 via Broadway or Rio Bravo. This property is at the end of a dead end street providing low visibility , adding security for storage or warehouse usage.

**PROPERTY OVERVIEW**

Lot Size:	2.16 AC
Zoning:	M1











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**HIGH MESA Consulting Group**  
 6010-B Midway Park Blvd, NE • Albuquerque, New Mexico 87109  
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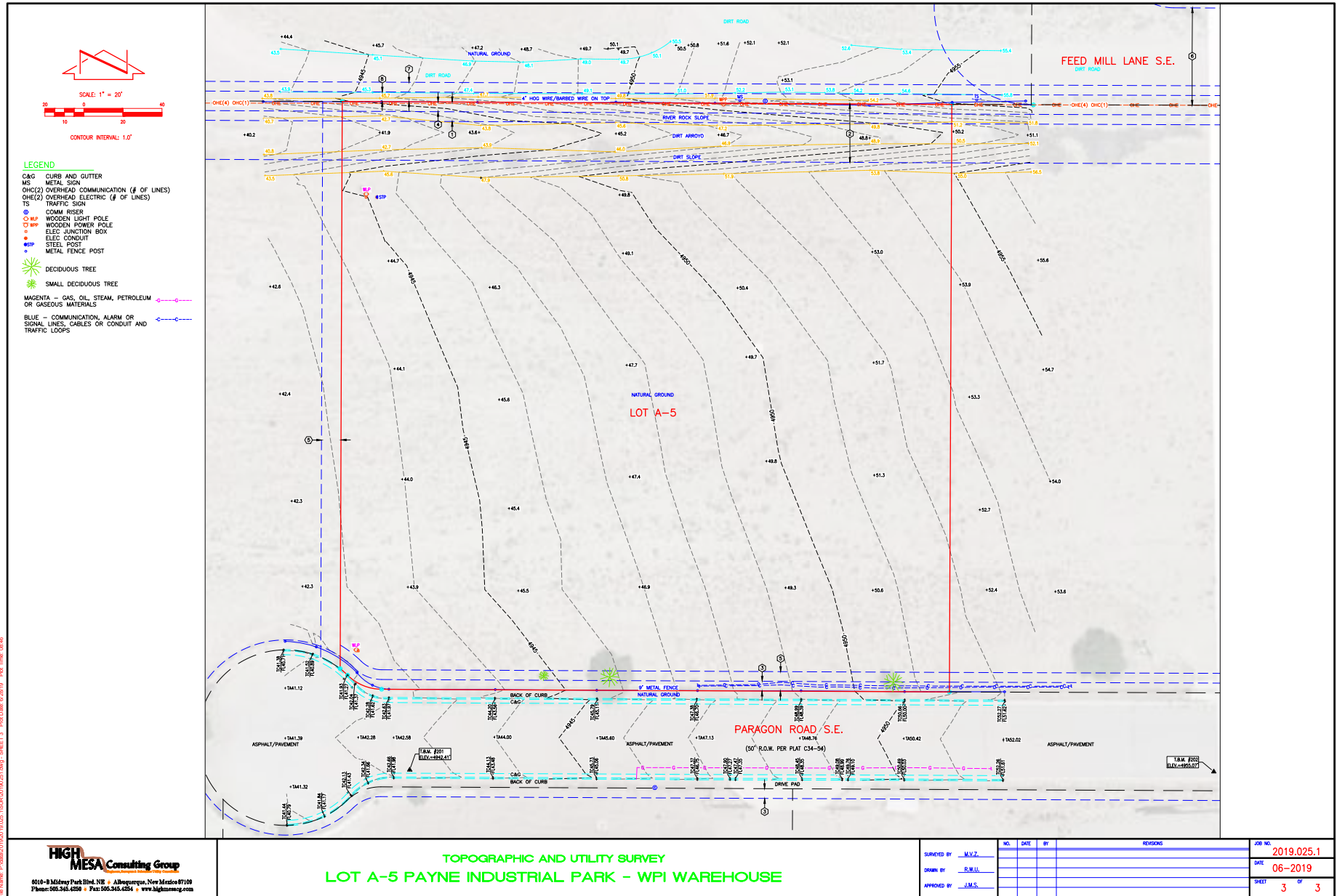
**DIGITAL ORTHOPHOTOGRAPHY**  
**LOT A-5 PAYNE INDUSTRIAL PARK - WPI WAREHOUSE**

SUBMITTED BY: M.V.Z.  
 DRAWN BY: R.W.U.  
 APPROVED BY: J.M.S.

NO.	DATE	BY	REVISIONS

JOB NO.	2019.025.1
DATE	06-2019
SHEET	2 OF 3

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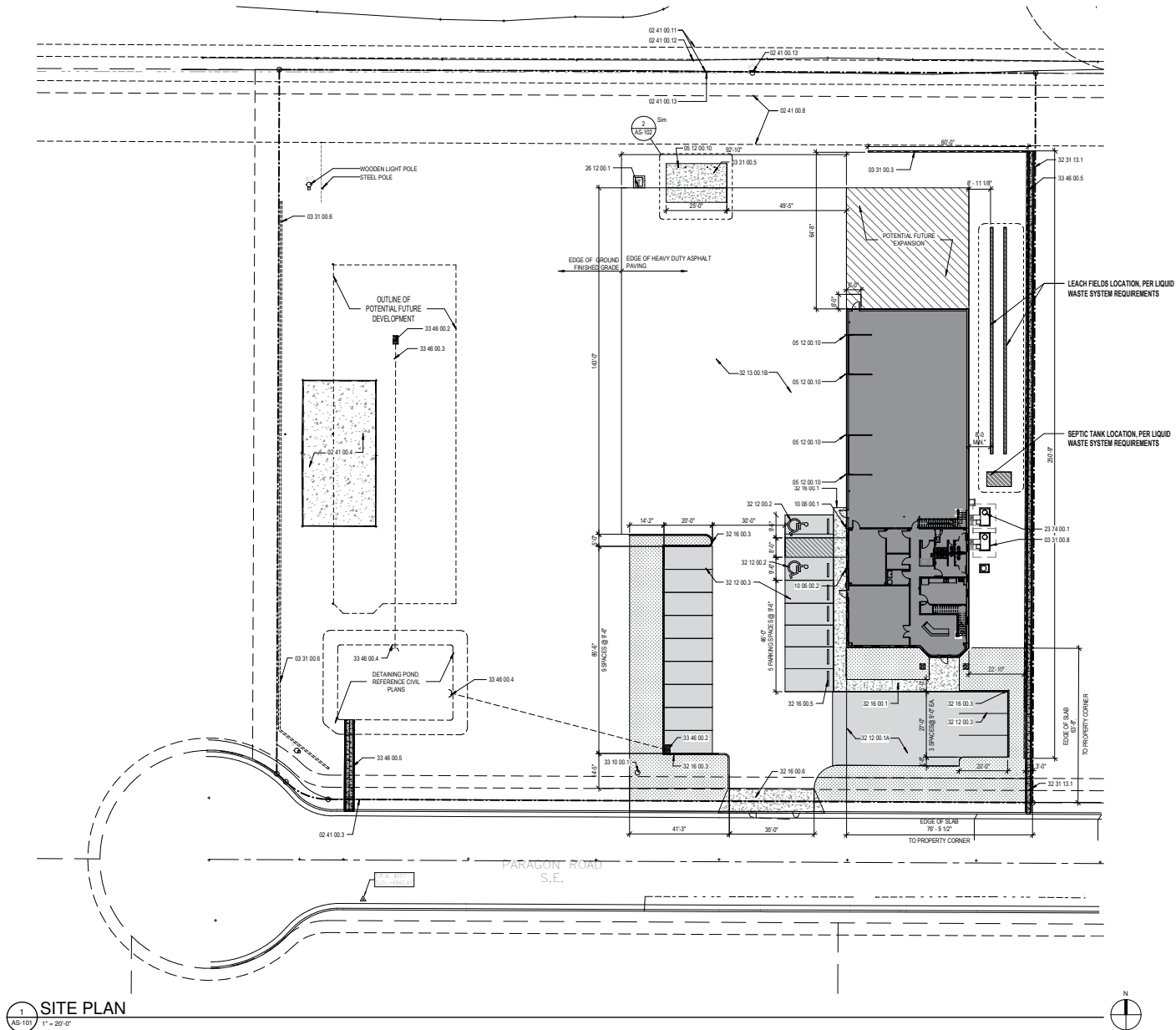
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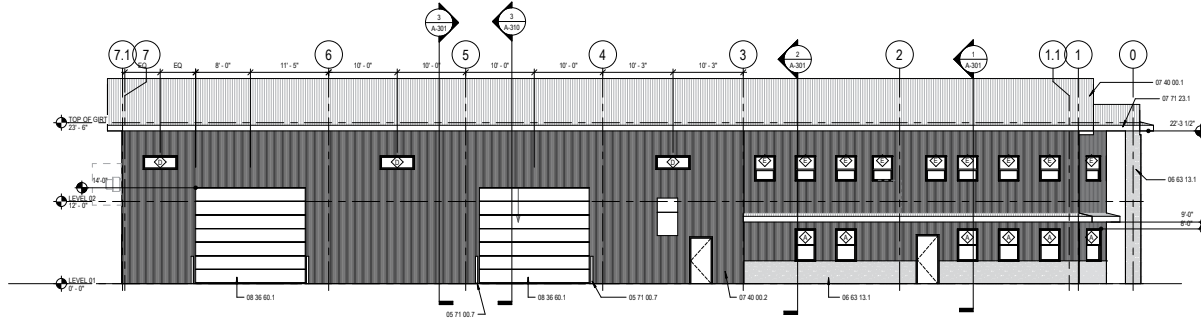
**TOPOGRAPHIC AND UTILITY SURVEY**  
**LOT A-5 PAYNE INDUSTRIAL PARK - WPI WAREHOUSE**

SURVEYED BY	M.V.Z.	NO.	DATE	BY	REVISIONS	JOB NO.	2019.025.1
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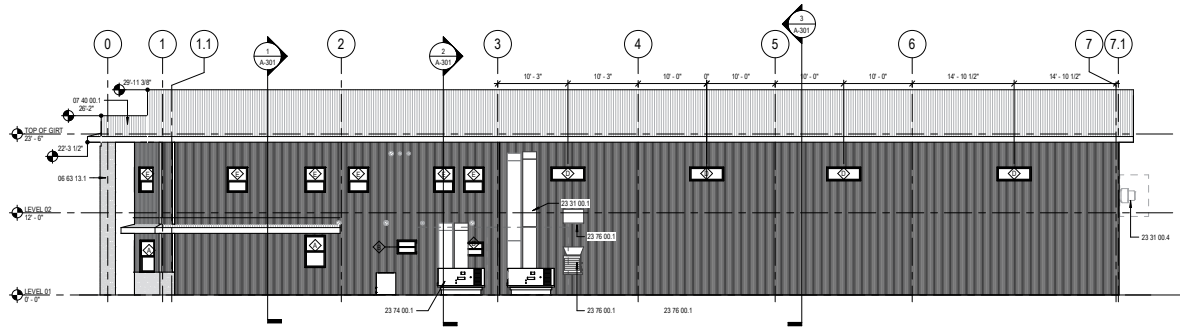
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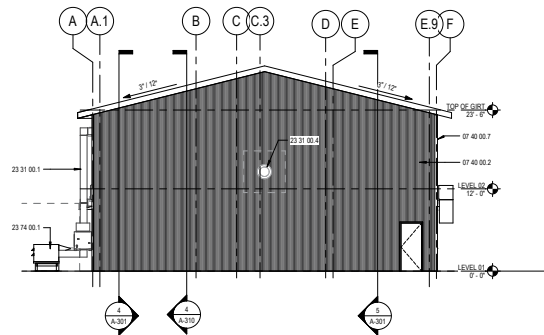




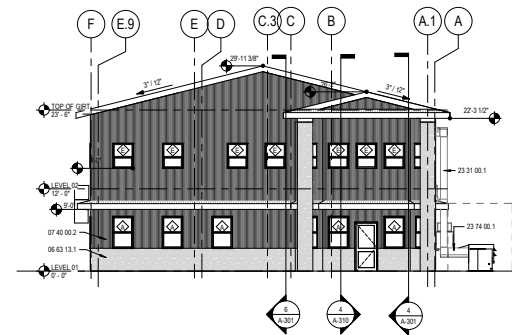
**4 WEST BUILDING ELEVATION**  
A.207 1/8" = 1'-0"



**3 EAST BUILDING ELEVATION**  
A.201 1/8" = 1'-0"



**1 NORTH BUILDING ELEVATION**  
A.201 1/8" = 1'-0"



**2 SOUTH BUILDING ELEVATION**  
A.201 1/8" = 1'-0"



