



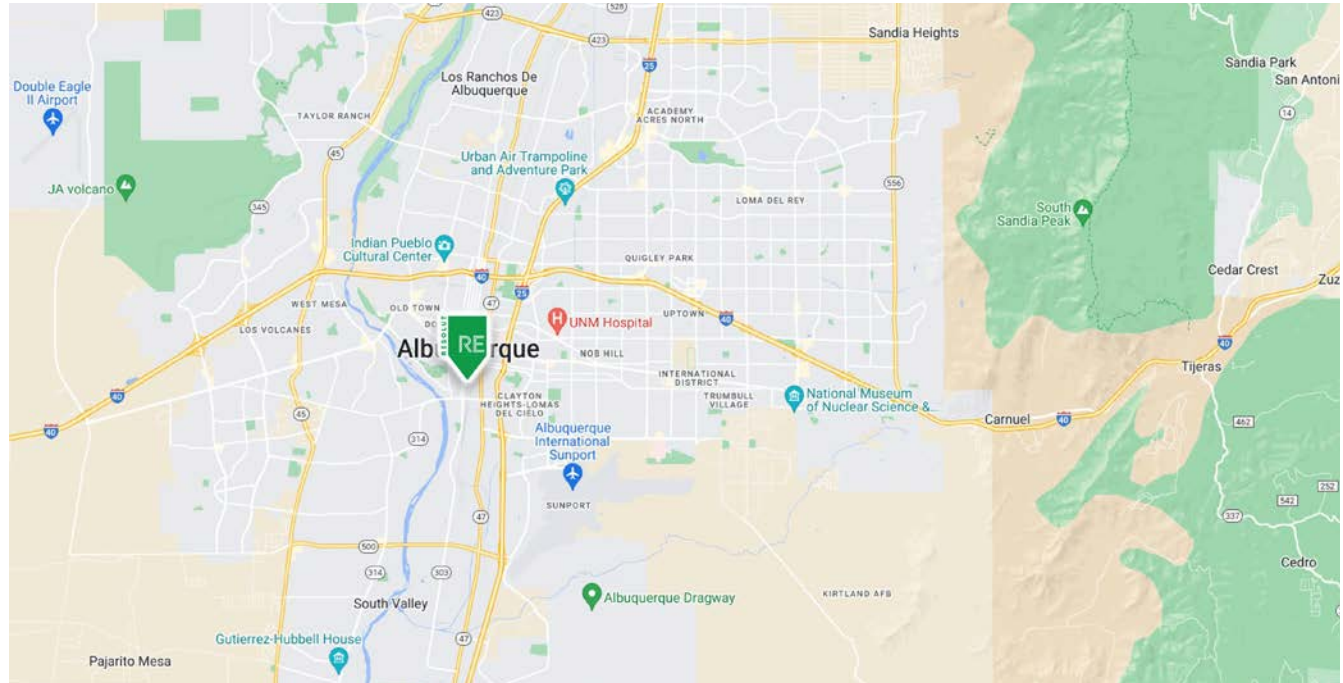
SOLD

Billy Lehmann
blehmann@resolutre.com
505.337.0777

Martin Richardson
mrichardson@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- 10,000+/- SF Industrial
- 3-phase high amperage power
- Loading dock
- Alley access
- Gated and covered parking/storage areas
- MX-M Zoning (ie. Live/Work, Cannabis, Automotive, Storage)
- Downtown Opportunity Zone
- Walking Distance to Courthouses & Breweries



AREA TRAFFIC GENERATORS



Billy Lehmann

blehmann@resolutre.com | 505.337.0777

Martin Richardson

mrichardson@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2025



94,498
POPULATION
3-MILE RADIUS



\$82,807.00
AVG HH INCOME
3-MILE RADIUS



116,480
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
3rd St: 4,572 VPD
(Sites USA 2025)

PROPERTY OVERVIEW

9,940 square foot industrial building in downtown Albuquerque. This building is equipped with 2 electric services including 3 phase high amperage output. The building has a loading dock. Access from 3rd or alley with a gated, covered, parking area. The front of this building is open clear span floor plan, the rear half is 3 stories including the full basement currently used for storage. Opportunity for many uses.

LOCATION OVERVIEW

Rare opportunity for space in downtown Albuquerque. Walking distance from court houses and the industrial / office layout create a unique opportunity for a new owner. Industrial vacancy rates in Albuquerque today are still under 2% and the MX-M zoning allows for a large variety of uses, making this a perfect location for your next venture.

PROPERTY OVERVIEW

Price:	SOLD
Lot Size:	0.16 AC
Zoning:	MX-M





