



702 CARMONY

SWC ALEXANDER BLVD NE & CARMONY RD NE
702 CARMONY RD NE, ALBUQUERQUE, NM 87107



FOR SALE

AVAILABLE SPACE
63,000 SF

PRICE
\$7,500,000

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PROPERTY HIGHLIGHTS

- 63,000 SF warehouse/distribution center
- North I-25 Corridor
- High bay ceilings ranging from 23–28 ft
- Dock high and drive in doors
- 4 acres of desirable industrial land fenced and gated
- Newly remodeled office space
- Highly desirable M-1 county zoning



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



85,040
POPULATION
3-MILE RADIUS



\$90,089.00
AVG HH INCOME
3-MILE RADIUS



123,597
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Alexander Blvd NE: 3,712 VPD
Comanche Rd NE: 17,691 VPD
(Costar 2023)

PROPERTY OVERVIEW

Strategically located in North I-25 corridor, this warehouse employs convenient access to I-25 and I-40, this also includes a rail spur. The prime location ensures efficient distribution capabilities, making it an ideal hub for businesses looking to streamline their logistical operations. With the impressive 63,000 +/- square feet of space, this warehouse offers ample room for storage, distribution, and operational efficiency. The facility is equipped to accommodate the needs of large-scale enterprises seeking a substantial and versatile space for their inventory. Designed with the latest industry standards in mind, high ceilings and wide loading docks optimized the space efficiency. The layout of the warehouse is separated into 3 portions divided by non-structural walls make it designed for flexibility, allowing for various storage configurations to adapt to the unique requirements of different industries. From pallet racking to bulk storage, the space is easily customizable.

Complementing the warehouse functionality, the property includes a well-appointed 14k square ft 2 story office space for administrative functions. Additionally, break rooms, meeting spaces, and other amenities are strategically integrated to support a comfortable and productive work environment.

The Facility currently has a tenant with lease expiring in Feb of 2026. The Tenant loves the space and desires to stay at terms to be negotiated with buyer.

LOCATION OVERVIEW

This facility has a strong market presence and is recognized as a hub for efficient and reliable distribution. Its reputation is an asset for businesses aiming to establish or enhance their presence in the market.

This large warehouse distribution facility represents more than a real estate investment; it is a strategic asset for businesses aiming to optimize their supply chain operations. With its prime location, and modern infrastructure, this property stands as a cornerstone for success in the dynamic world of logistics.















