



# INDUSTRIAL WAREHOUSE / YARD

I-40 AND DOWNTOWN  
601 HAINES AVE NW, ALBUQUERQUE, NM 87102



**FOR SALE**

**AVAILABLE LAND**  
19,000 SF  
2.1 Acres

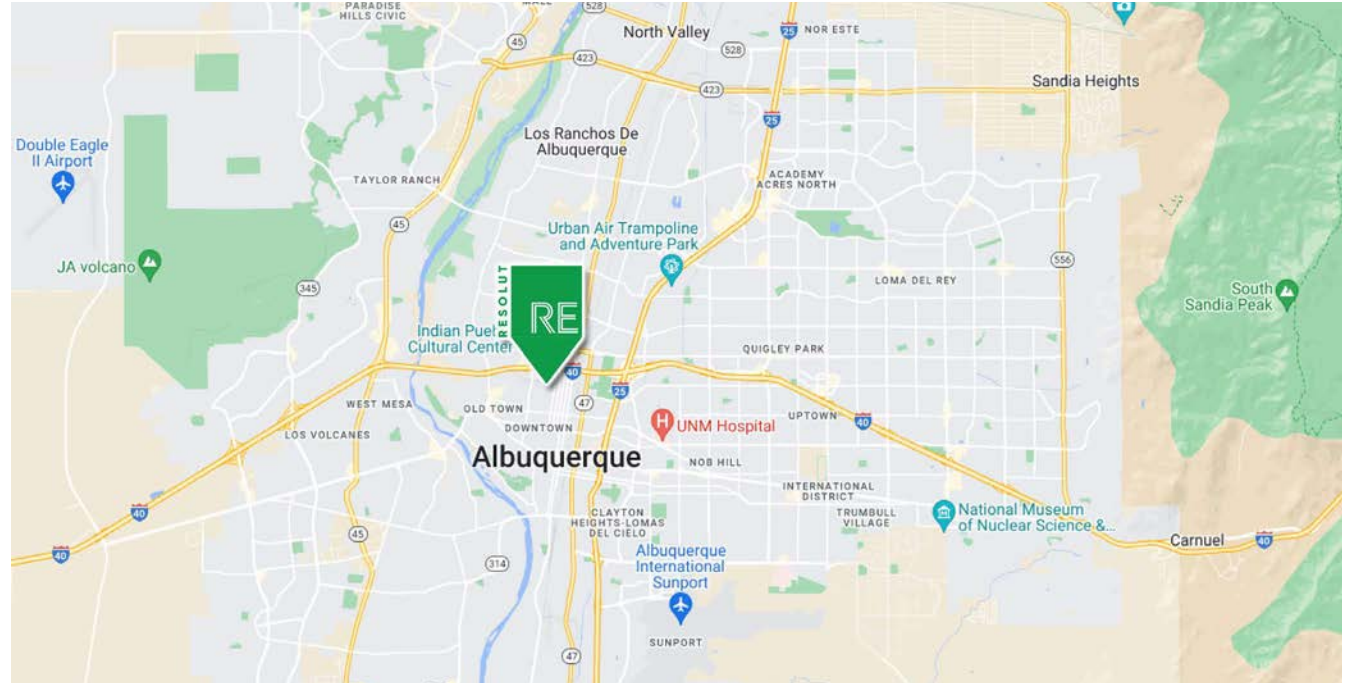
**PRICE**  
\$1,800,000

**Billy Lehmann**  
blehmann@resolutre.com  
505.337.0777

**PROPERTY HIGHLIGHTS**

- 19,000 square foot warehouse space
- Dock high
- 1.5 acre gravel fenced yard
- Access from Haines Ave and Bezemek Ave
- Overhead/Bridge crane
- 3 phase power
- 20ft max clear height

**Lot Size:** 2.1 acres  
**SF:** 19,000 SF  
**Zoning:** NR-LM




**AREA TRAFFIC GENERATORS**




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**DEMOGRAPHIC SNAPSHOT 2023**

 **88,093**  
**POPULATION**  
 3-MILE RADIUS

 **\$81,028.00**  
**AVG HH INCOME**  
 3-MILE RADIUS

 **113,109**  
**DAYTIME POPULATION**  
 3-MILE RADIUS

 **TRAFFIC COUNTS**  
 6th St S: 6,231 VPD  
 (Sites USA 2023)



### PROPERTY OVERVIEW

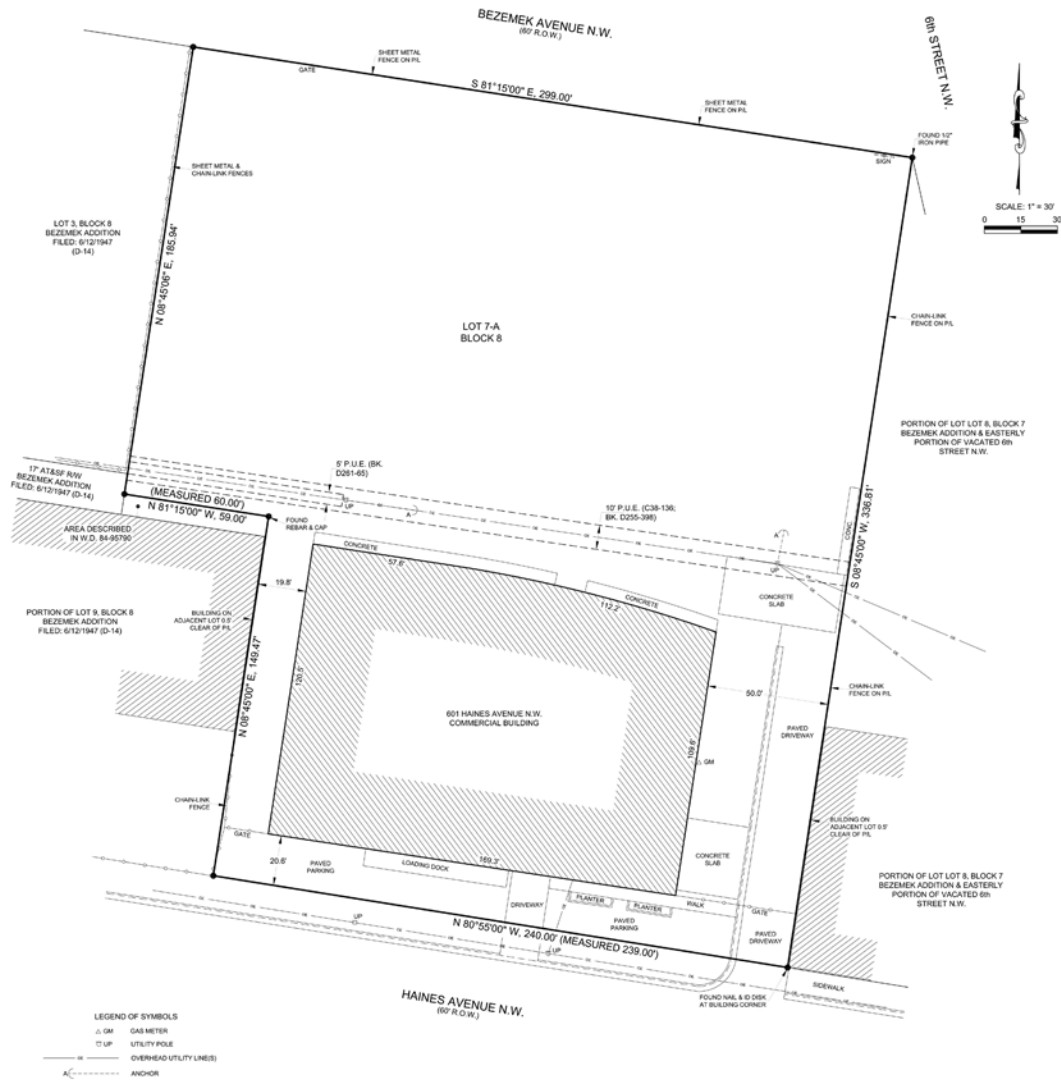
This is a rare opportunity to acquire a substantial industrial warehouse strategically located in the heart of Albuquerque right off I40 and 6th street. This expansive property offers a perfect blend of functionality and positioning for businesses seeking a centralized and accessible hub. The Sprawling 19,020 square feet is accessible via 2 front roll up doors, 1 doc high, and 1 roll up door in the rear, the largest being the center drive in at 14'x16'. The 17k warehouse with 2k office space is ideal for manufacturing, storage, distribution, or potential conversion for any industrial purpose. The 2,000 square feet of office has a complete mezzanine above it that is perfect for storage and not included in the overall square ft stated. The Standout feature of this property is the extensive fenced yard with access from both sides of the building and the street bordering the rear. This yard is ideal for outdoor operations truck maneuvering, and secure storage for equipment and inventory. This property being situated on 2 acres offers potential expansion allowing businesses the option of future growth.

### LOCATION OVERVIEW

Ideally situated right off of I40 just over a mile from I25 in the industrial park bordering the Saw Mill district. This location creates easy access for both suppliers and distributors being right in the middle of Albuquerque.



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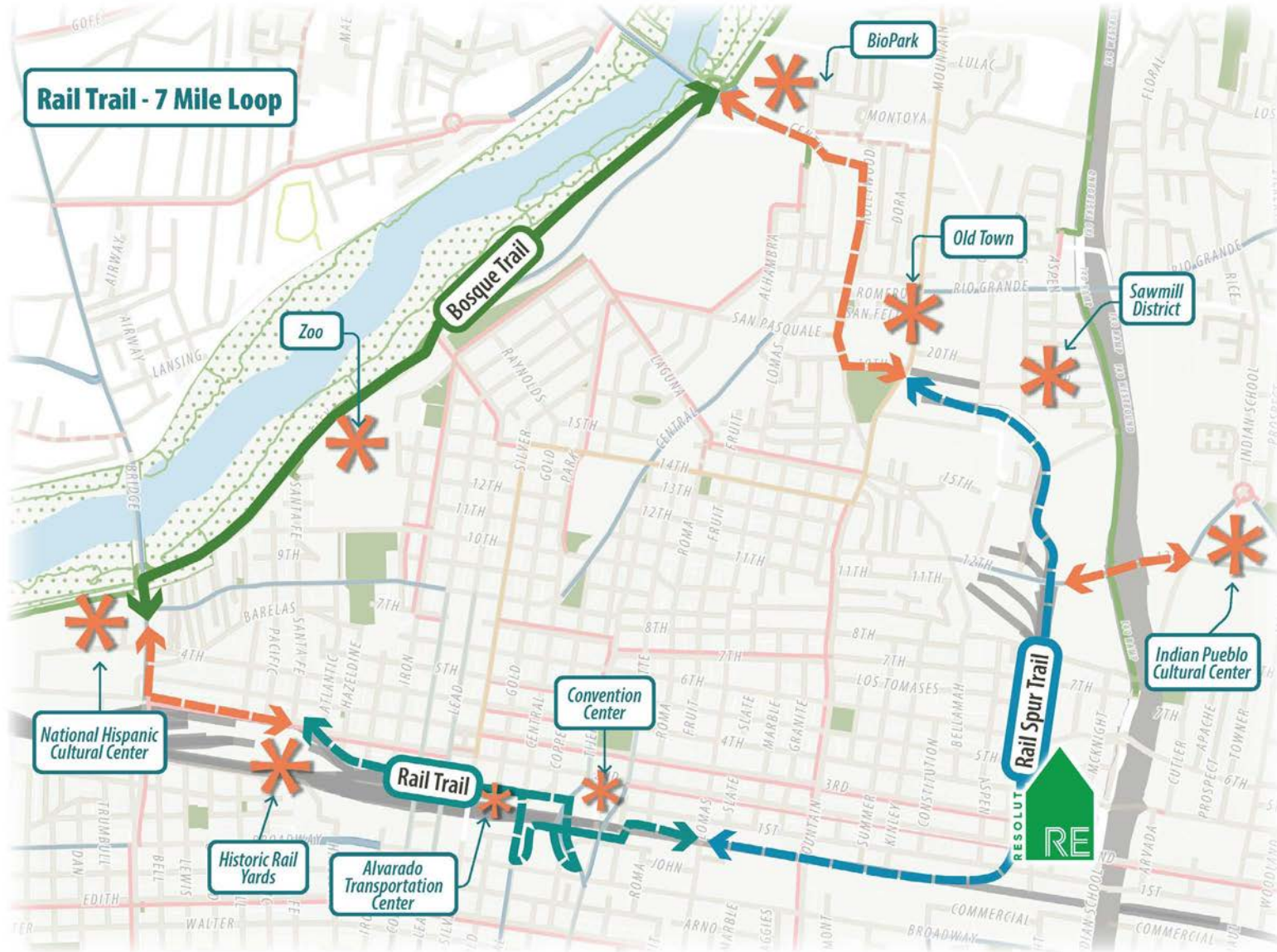
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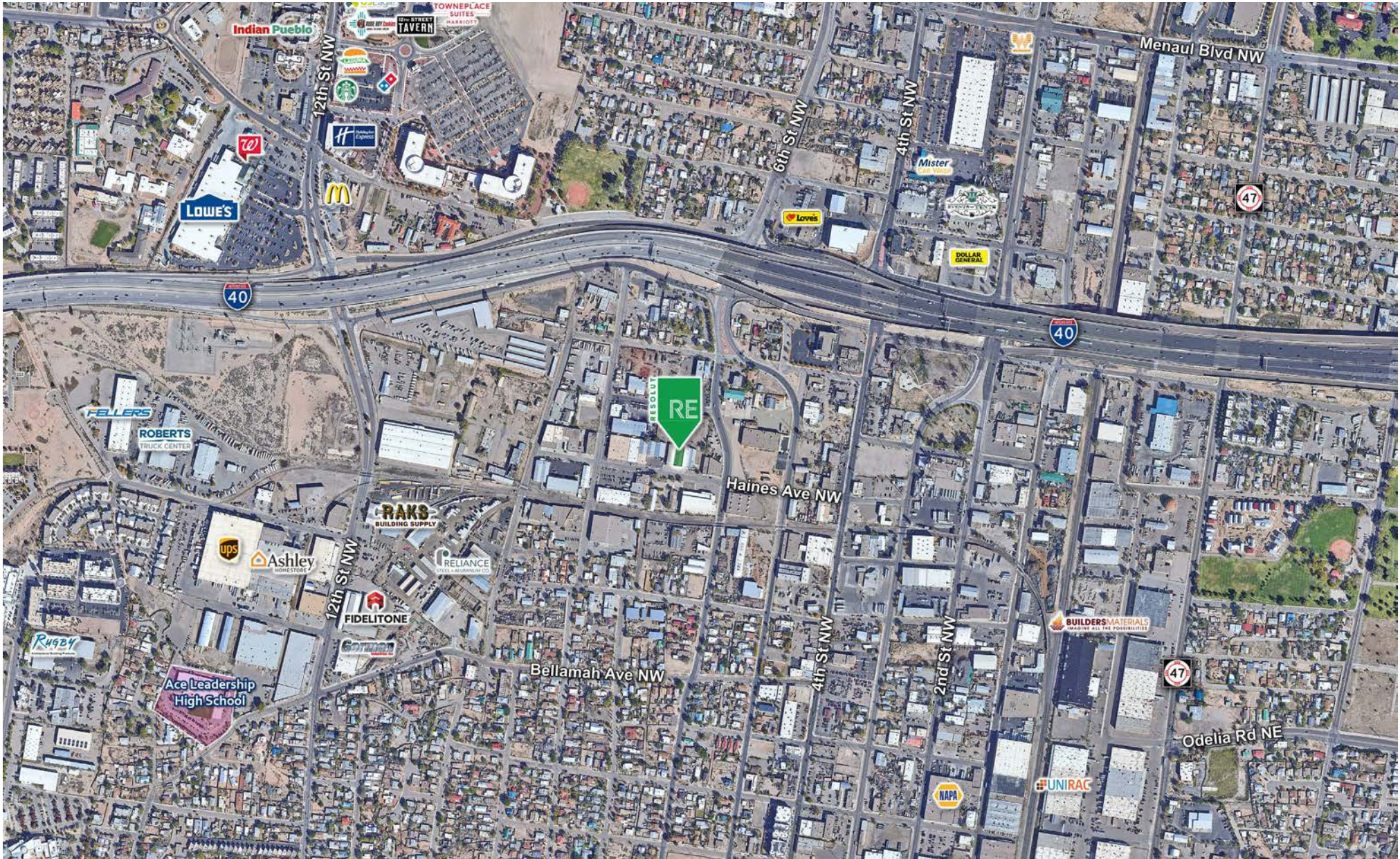




Source: City of Albuquerque



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