



# SOUTHEAST HEIGHTS WAREHOUSE WITH FENCED YARD

TEXAS ST NE AND CENTRAL AVE NE  
147 Texas St NE, Albuquerque, NM 87108



**FOR SALE**

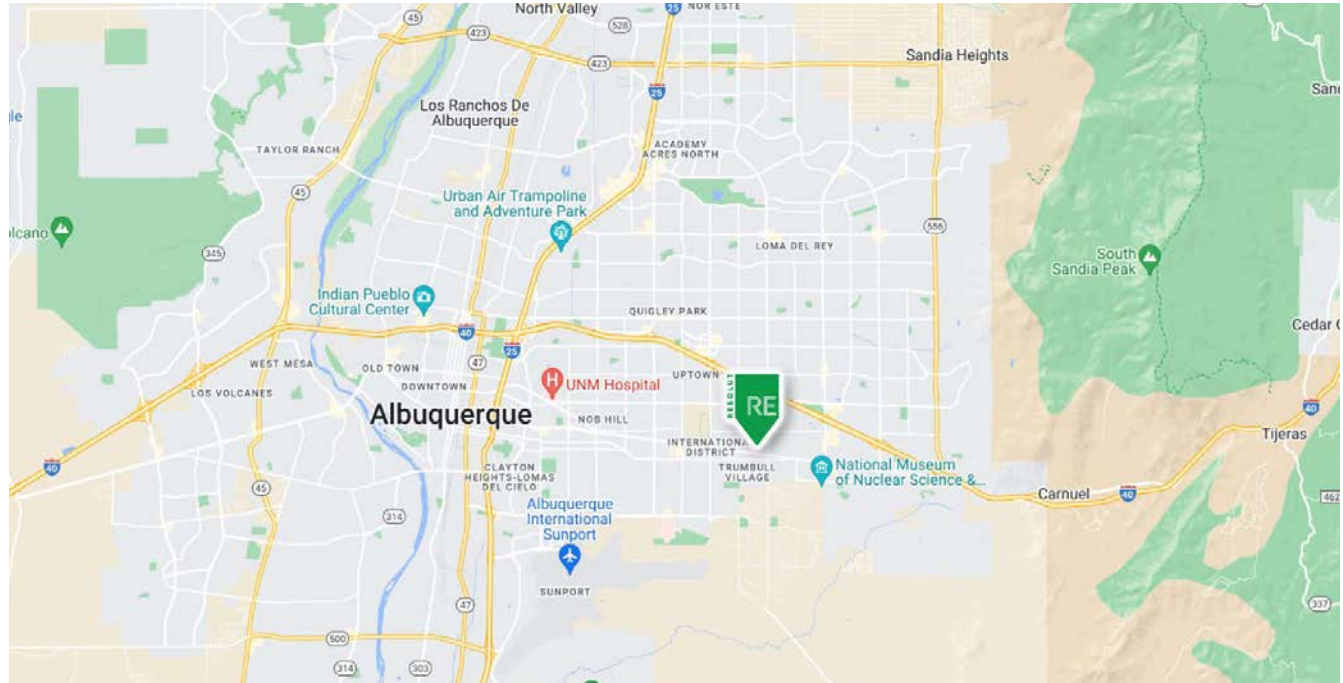
**AVAILABLE SPACE**  
8,000 SF

**PRICE**  
\$1,000,000  
(\$125 PSF)

**Jeremy Salazar**  
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505.337.0777

**PROPERTY HIGHLIGHTS**

- Beautifully Renovated Office with Refrigerated Air
- 75% / 25% Split between Warehouse and Office
- (2) 12ft X 12ft Overhead Doors Allowing for Pass Through
- 12ft Ceiling Heights
- 3 Phase Power
- Fully Fenced Yard; Approximately 5,000 SF
- Clean Phase 1 When Current Owner Took Possession in 2017
- Previously Used as an Ecommerce Fulfillment Warehouse



**AREA TRAFFIC GENERATORS**



**Jeremy Salazar**

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**DEMOGRAPHIC SNAPSHOT 2023**



**118,270**  
**POPULATION**  
3-MILE RADIUS



**\$79,421.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**98,300**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Central Ave NE: 24,877 VPD  
(Sites USA 2023)



**PROPERTY OVERVIEW**

In 2020 this property received substantial upgrades including a beautifully remodeled office, new roof on the main warehouse, and new HVAC for the office. The property consists of approximately 2,000 SF of office and climate controlled storage/workshop space, approximately 6,000 SF of warehouse space, and approximately 5,000 SF of fully fenced yard space. The office and storage/workshop space features refrigerated HVAC and the warehouse contains multiple heaters and evaporative coolers. With two 12ft overhead doors, a 12ft ceiling height, and 3-phase power, the warehouse is suitable for many users.

**LOCATION OVERVIEW**

Located in the Southeast Heights, 147 Texas street is just one block north of Central Ave NE. The property is located on a corner providing two points of ingress/egress.

**PROPERTY OVERVIEW**

Available SF:	8,000 SF
Lot Size:	13,500 SF
Zoning:	MX-M
Submarket:	Southeast Heights



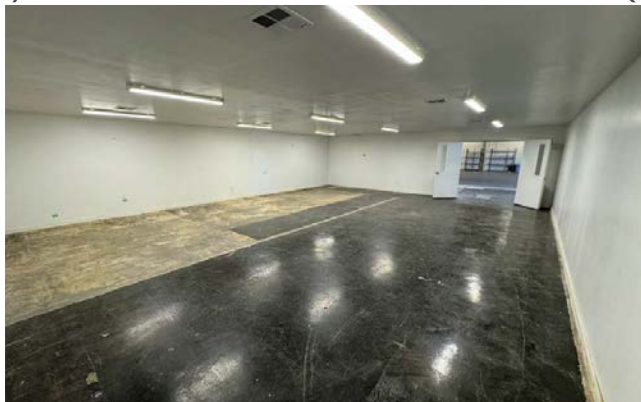


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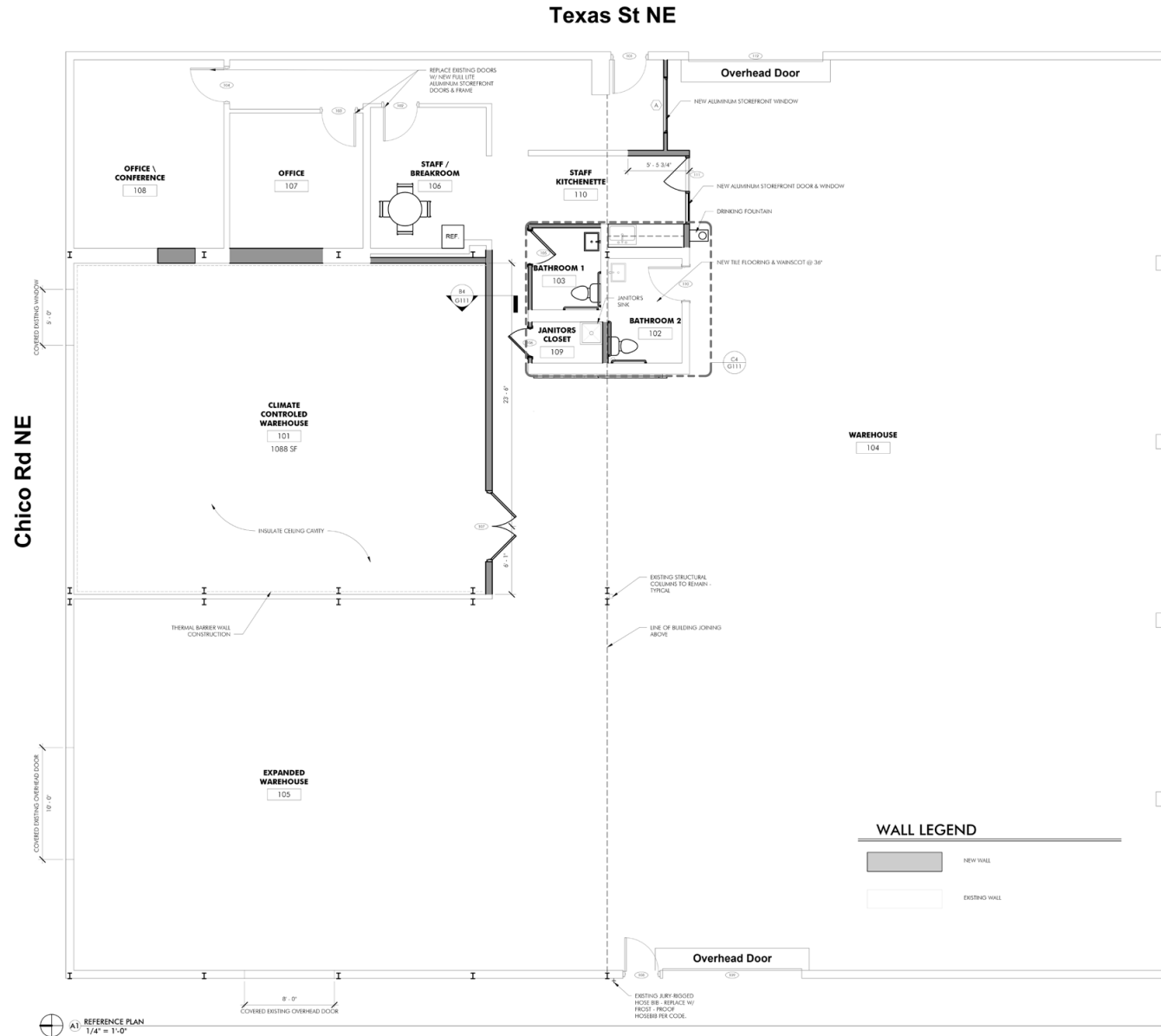
- Fully Fenced Yard
- Double Overhead Doors Create A Pass Through Warehouse
- Approximately 5,000 SF Yard





**SOUTHEAST HEIGHTS WAREHOUSE WITH FENCED YARD** | 147 Texas St NE, Albuquerque, NM 87108**Newly Renovated 1,000 SF Office****Approximately 1,088  
SF Climate Controlled  
Work Space or Storage**

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