



DOWNTOWN WAREHOUSE WITH YARD

3RD ST NW AND MOUNTAIN RD NW
1100 3rd Street Northwest Albuquerque, NM 87102



**FOR SALE
OR LEASE**

AVAILABLE SPACE
4,000 SF
7,500 SF of Yard Space

Sale Price:
\$600,00.00

Lease Rate:
\$3,500/Month
Modified Gross

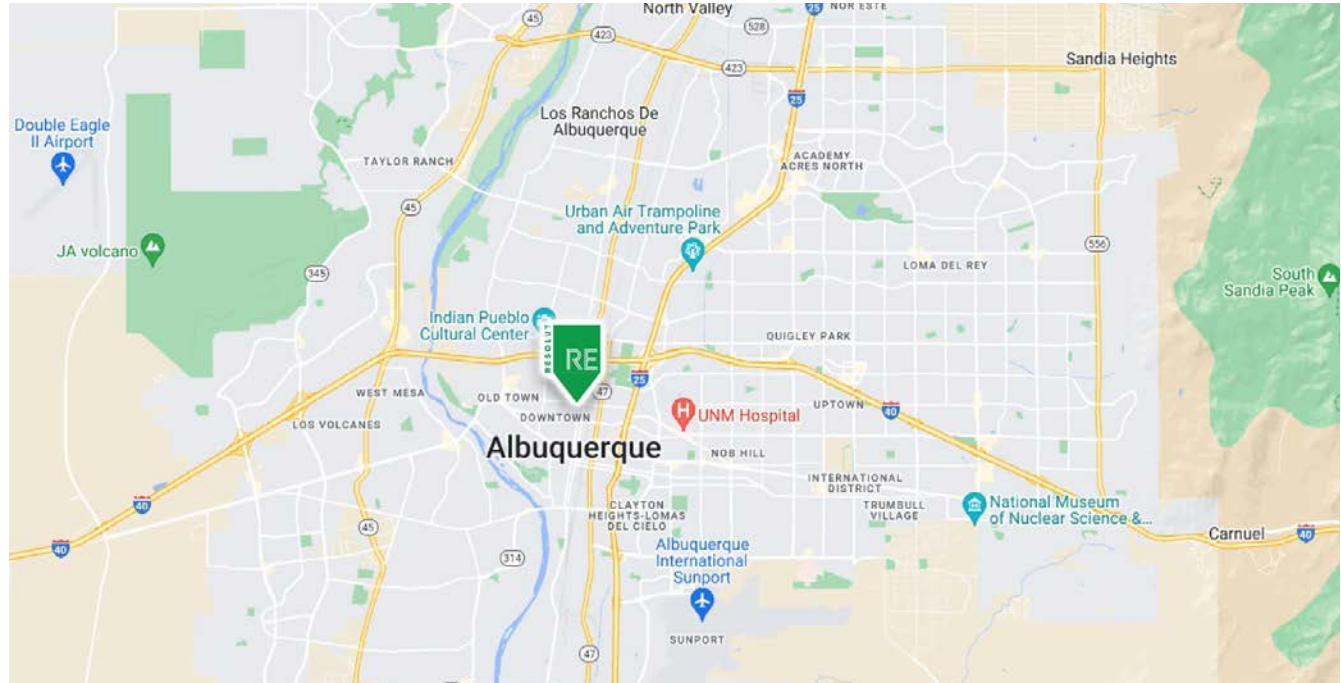
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PROPERTY HIGHLIGHTS

- \$3,500/month, Modified Gross
- Approximately 4,000 SF
- Fully Fenced Yard, Approximately 7,500 SF
- 13.5' Ceiling Height
- (1) 10'x10' Grade Level Overhead Door
- MX-M Zoning
- Single Phase Power



AREA TRAFFIC GENERATORS



Jeremy Salazar

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DEMOGRAPHIC SNAPSHOT 2024



94,328
POPULATION
3-MILE RADIUS



\$85,216.00
AVG HH INCOME
3-MILE RADIUS



115,761
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Mountain Rd NW: 4,194 VPD
3rd St NW: 4,434 VPD
(Sites USA 2024)

DOWNTOWN WAREHOUSE WITH YARD | 1100 3rd Street Northwest Albuquerque, NM 87102**PROPERTY OVERVIEW**

Downtown area warehouse available for lease with a fully fenced yard. Building is approximately 4,000 SF and yard space is approximately 7,500 SF. One grade level door and 13.5 FT ceiling height.

PROPERTY HIGHLIGHTS

Sale Price:	\$600,00.00
Lease Rate:	\$3,500/ Month Modified Gross
Available SF:	4,000 SF
Zoning:	MX-M



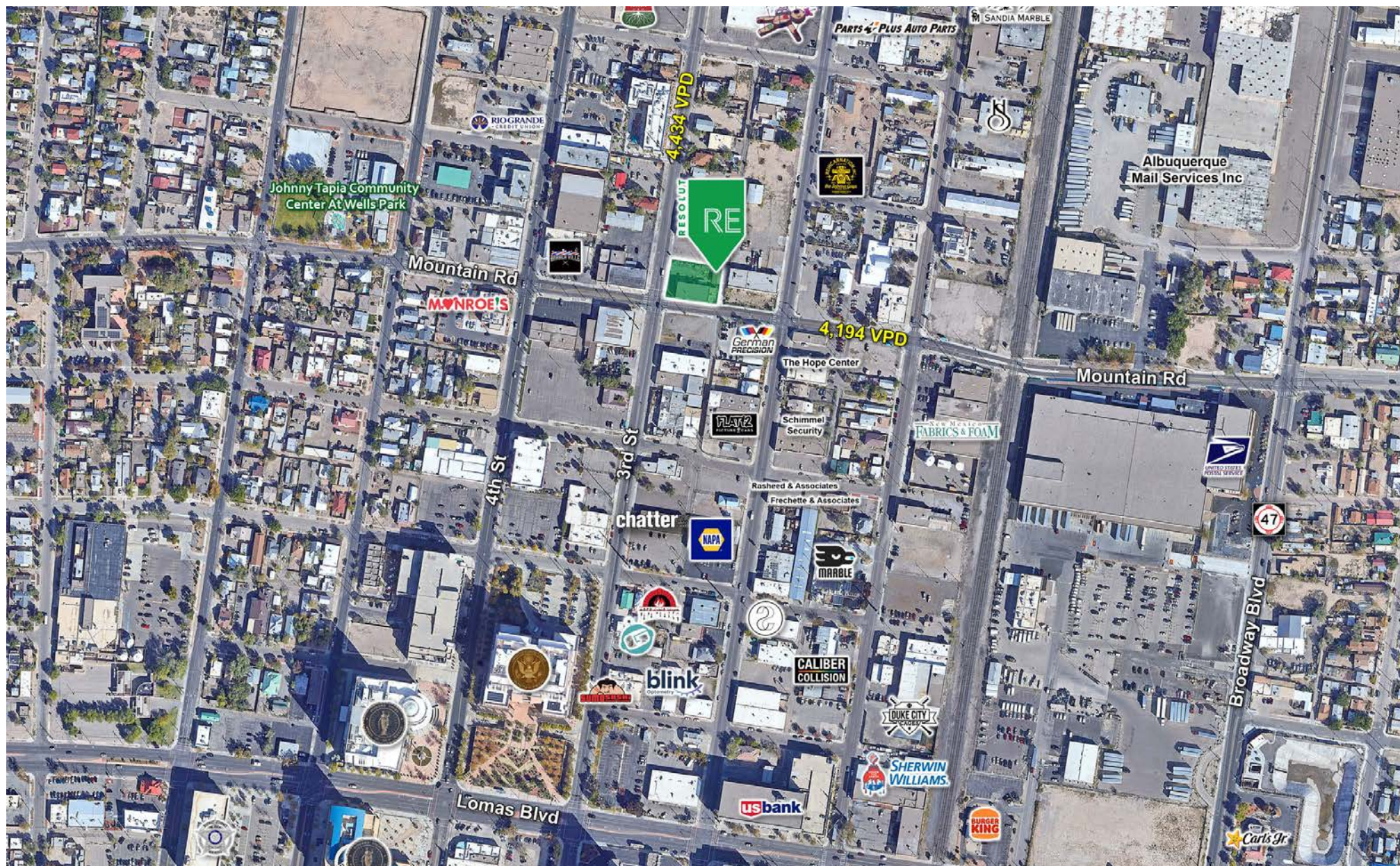
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