



INDUSTRIAL YARD SOUTH BROADWAY

SOUTH BROADWAY INDUSTRIAL
603 Paragon Rd SE, Albuquerque, NM 87105

An aerial photograph of an industrial yard, showing various buildings, parking lots, and equipment. A large, green, 3D-style "SOLD" watermark is superimposed over the center of the image. The watermark is semi-transparent, allowing the background details to be seen through it. The word "SOLD" is in a bold, sans-serif font with a white outline and a slight drop shadow.

SOLD

SOLD

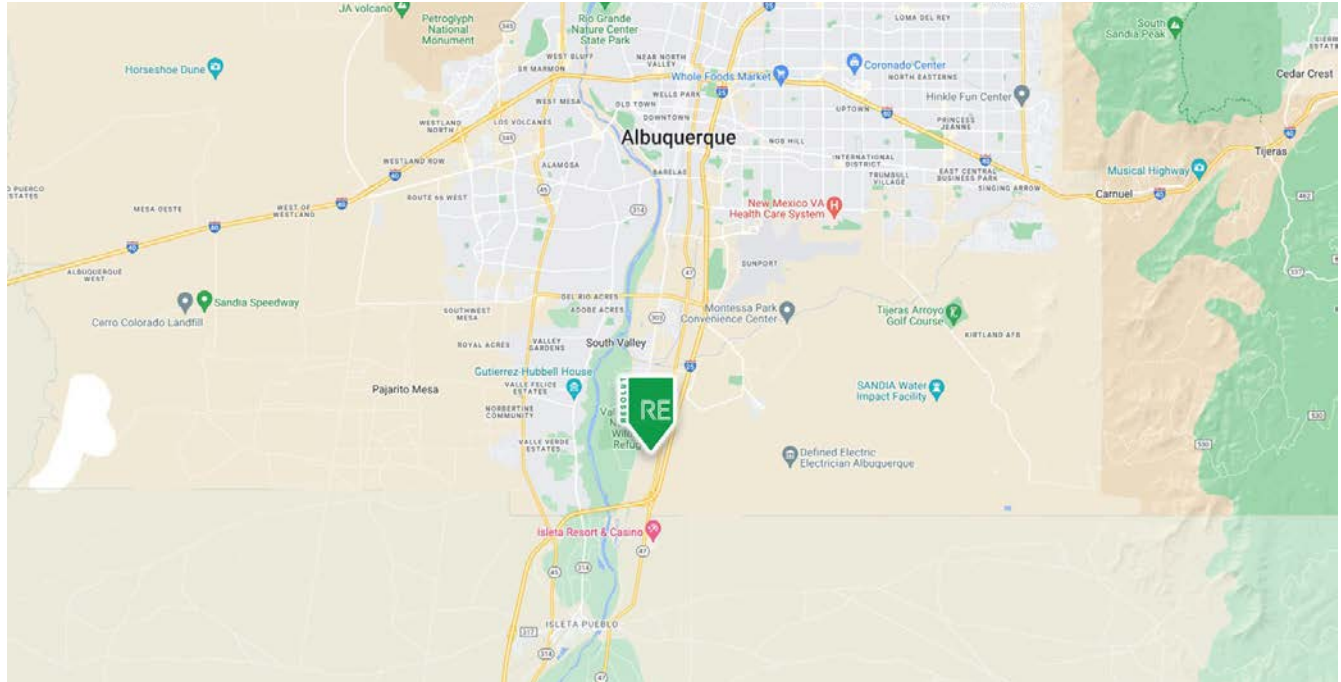
Billy Lehmann
blehmann@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com
505.337.0777

Martin Richardson
mrichardson@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- 2+ acres of rare M1 land
- Power on the property
- Fully fenced and gated
- Desirable industrial area



AREA TRAFFIC GENERATORS



Billy Lehmann

blehmann@resolutre.com | 505.337.0777

Daniel Kearney

dkearney@resolutre.com | 505.337.0777

Martin Richardson

mrichardson@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2024



7,633
POPULATION
3-MILE RADIUS



\$101,003.00
AVG HH INCOME
3-MILE RADIUS



6,219
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
NM-47: 8,182 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

Size and Layout:

The property spans approximately 2 acres, providing ample space for industrial or commercial use. Fully fenced and gated, ensuring security and easy access control. Zoned for industrial activities, suitable for warehouses, manufacturing, logistics, or storage facilities.

Accessibility:

Conveniently located near I-25 and Broadway, facilitating transportation of goods and employee commutes.

Potential Value Additions:

Space for further improvements like office structures, Warehouse, shop space, parking lots, or specialized storage units. Possible long-term investment potential as this industrial area expands.

LOCATION OVERVIEW

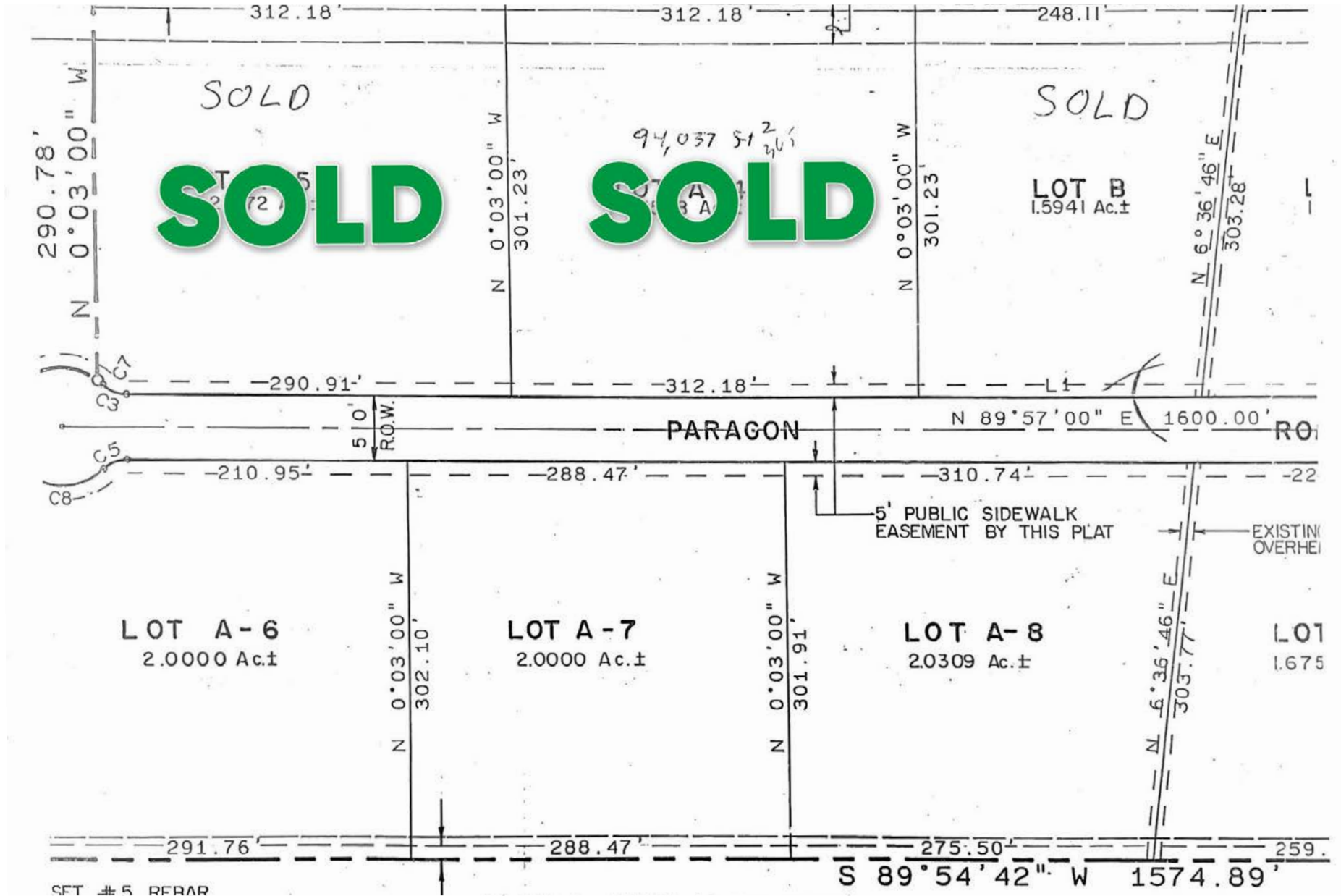
This location is in great proximity to I25 via Broadway or Rio Bravo. Located on a dead-end street providing low visibility, and adding security for storage of equipment or supplies. Situated in a prime industrial area, desirable for its proximity to suppliers and distribution sites. Potential for utilities like electricity, water, and gas available on or near the site.



PROPERTY OVERVIEW

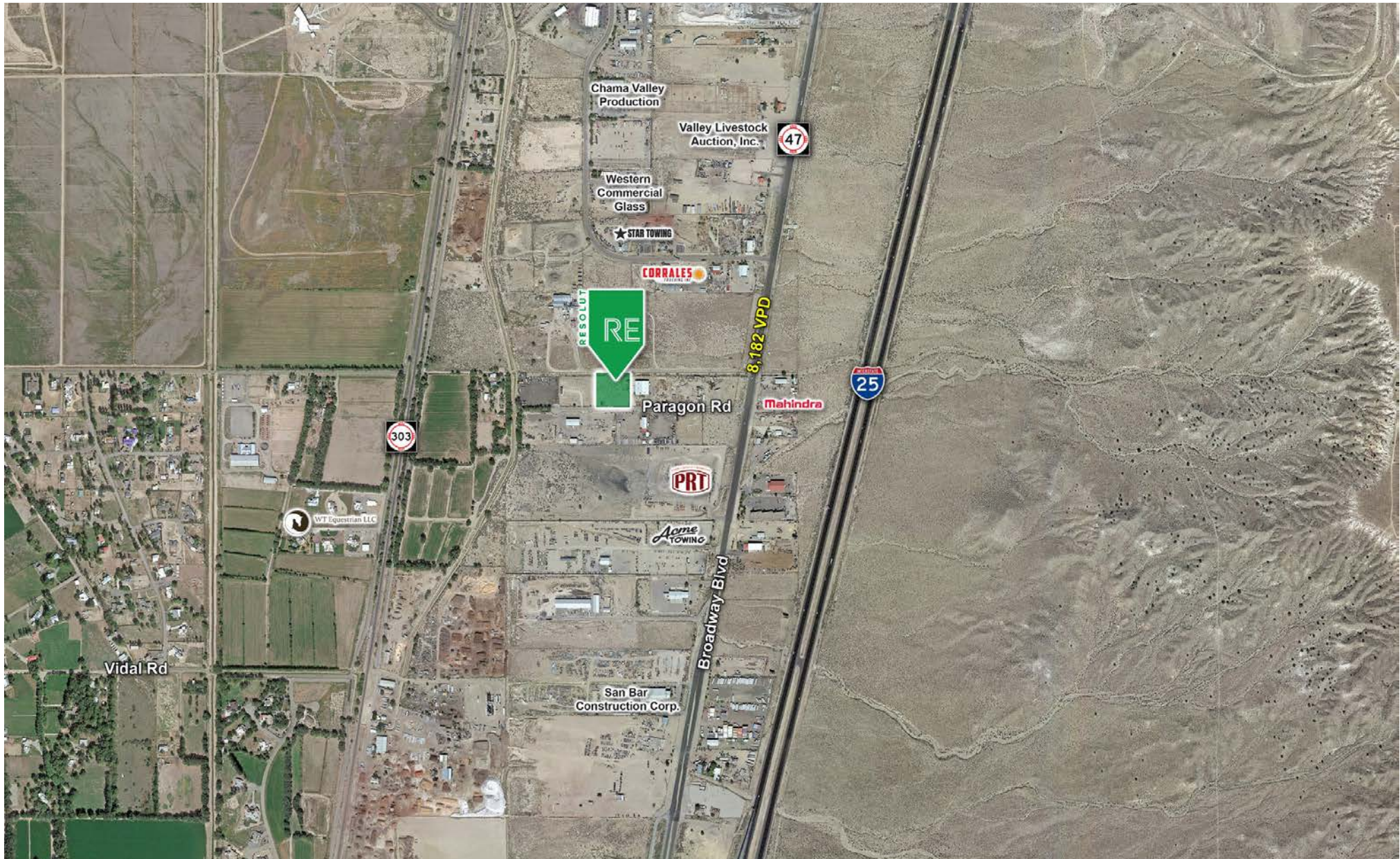
Lot Size:	2.1 AC
Zoning:	M1

INDUSTRIAL YARD SOUTH BROADWAY | 603 Paragon Rd SE, Albuquerque, NM 87105





INDUSTRIAL YARD SOUTH BROADWAY | 603 Paragon Rd SE, Albuquerque, NM 87105



INDUSTRIAL YARD SOUTH BROADWAY | 603 Paragon Rd SE, Albuquerque, NM 87105

