



EAST I-40 OFFICE/WAREHOUSE

SEC OF TRAMWAY BLVD AND I-40

14800 Central Avenue Southeast Albuquerque, NM 87123



FOR LEASE

AVAILABLE
4,000 SF

RATE

\$8.50 PSF NNN

NNNs* \$3.50 (Includes Utilities)

* Estimate provided by Landlord and subject to change

Jeremy Salazar

jsalazar@resolutre.com

505.337.0777

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PROPERTY HIGHLIGHTS

- 4,000 SF Office/Warehouse, Flex Space
- 2,500 SF Warehouse, 1,500 SF Office
- Great Retail/Flex Space with High Visibility from I-40
- 8'X8' Roll Up Door
- 4 Private Offices
- Conference Room
- 9' Ceiling Heights
- Refrigerated Air Throughout
- Triple Net Expense Includes Utilities



AREA TRAFFIC GENERATORS



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jsalazar@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2024



55,102
POPULATION
3-MILE RADIUS



\$98,456.00
AVG HH INCOME
3-MILE RADIUS



29,680
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
I-40: 69,908 VPD
(Sites USA 2024)

EAST I-40 OFFICE/WAREHOUSE | 14800 Central Avenue Southeast Albuquerque, NM 87123**PROPERTY OVERVIEW**

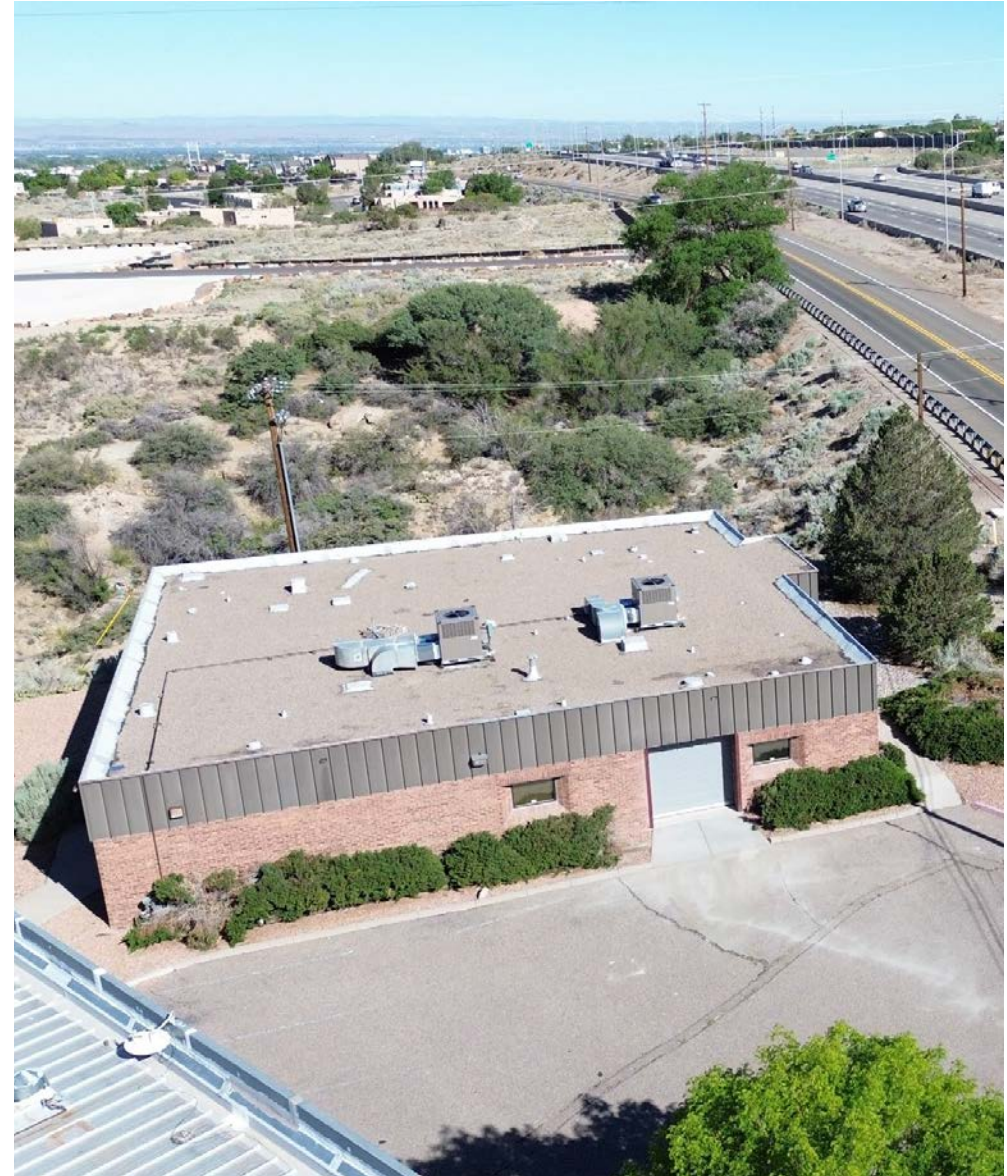
This 4,000 SF flex space is great for an industrial use or a retail space because of its high visibility and easily accessibility from I-40 via the service road (NM HWY 33/Old US Rt 66). It features 2,500 square feet of warehouse space, 1,500 SF of office space, and an 8ft X 8ft roll up door. The office portion consists of 4 private offices, three restrooms, and a conference room. There is refrigerated air throughout the office and warehouse.

LOCATION OVERVIEW

14800 Central Ave SE is located near the Four Hills neighborhood just east of the intersection of Tramway Blvd and Central Ave SE. The property is accessed via the I-40 service road.

PROPERTY HIGHLIGHTS

Lease Rate:	\$8.50 PSF
NNN:	\$3.50 PSF
Available SF:	4,000 SF
Zoning:	NR-C
Submarket:	Southeast Heights



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