



# CLASS A CANNABIS FARM MANUFACTURING FACILITY

911 N Camino Del Pueblo Bernalillo, NM 87004



**FOR SALE**

**AVAILABLE**  
20,620 SF  
3.59 AC

**PRICE**  
\$4,400,000

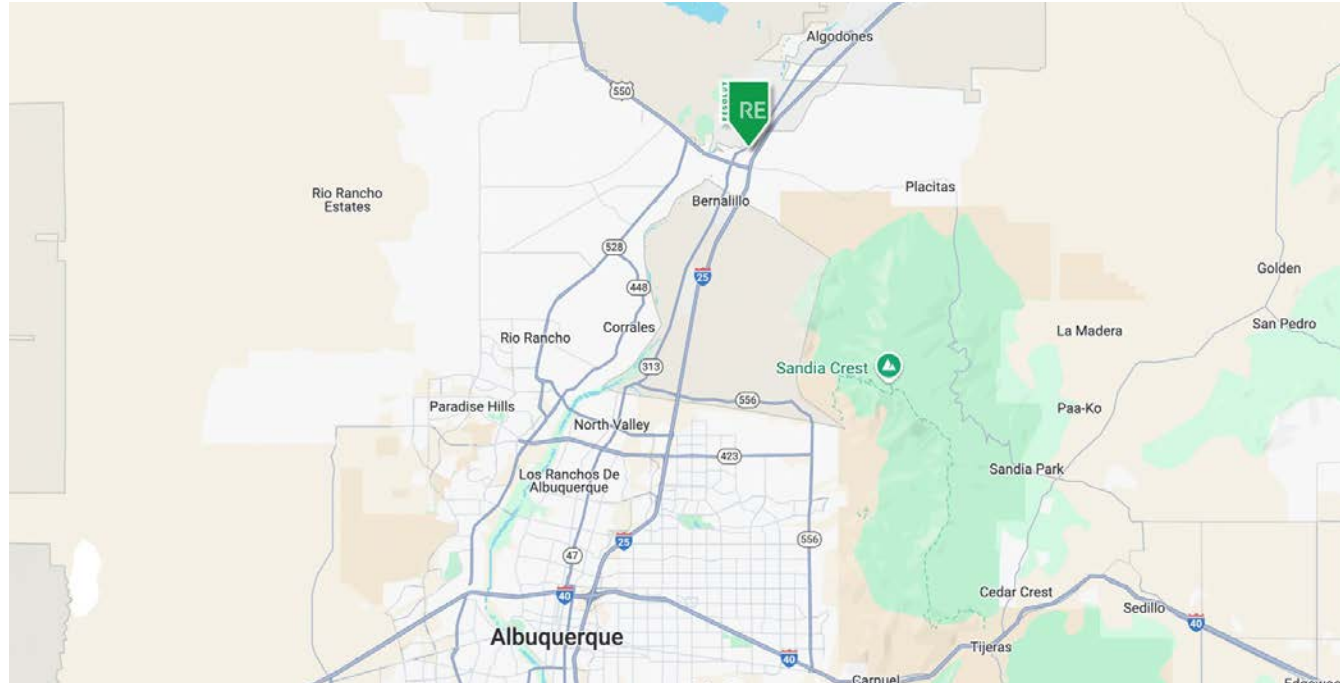
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**CLASS A CANNABIS FARM / MANUFACTURING FACILITY** | 911 N Camino Del Pueblo Bernalillo, NM 87004**PROPERTY HIGHLIGHTS**

- Owner financing preferred w/ beneficial terms
- State of the art turn key cannabis grow & manufacturing facility
- Commercial well with pre. 1907 water rights
- Class A warehouse and office space built in 2022
- Fully automated & climate controlled green houses
- 7 additional commercial hoop houses
- 3 Phase high amperage power
- Fully fenced & gated property with high security features

**AREA TRAFFIC GENERATORS****Billy Lehmann**

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**DEMOGRAPHIC SNAPSHOT**

**14,496**  
**POPULATION**  
3-MILE RADIUS



**\$102,220.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**11,726**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
N Camino del Pueblo:  
2,639 VPD  
(Sites USA 2024)



## PROPERTY OVERVIEW

911 N Camino Del Pueblo allows the buyer to begin operations on day one, avoiding the time, cost, and risk of ground-up construction or major retrofitting. With over 10,000 square ft of Class A Industrial/Office, 3 phase power with multiple inverters, and several buildings throughout the property this property creates the ideal location for your manufacturing, distribution, and office space.

Attached to the warehouse space are two fully automated, Climate Controlled, state-of-the-art, Light Deprivation green houses totaling 8,000 square ft. These are ideal for regulated growing, manufacturing, and agricultural processing. This 3.59 acre lot is fully fenced, gated, monitored and secured. West of the greenhouses are 7 in-place commercial hoop houses completely set up with irrigation drip systems. The commercial well is pumped through an RO (reverse osmosis) system capable of filtering up to 6,000 gallons per day. This RO water is supplied throughout the entire building, greenhouses, and exterior.

This opportunity comes with in-place storage containers and other exterior industrial buildings with separate utilities and 3 phase power. Included in the purchase is another 30x70 warehouse material kit complete and ready to be erected on the existing slab. With all of these attributes, and many more, this facility is capable of multiple uses including; Controlled environment agriculture (e.g., hydroponics, vertical farming), R&D for biotech or agritech firms, light manufacturing or co-packing, or Cannabis cultivation & processing.





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### LOCATION OVERVIEW

#### Prime Access to Major Transportation Routes

- Just minutes from I-25, the state's primary north-south artery, allowing efficient shipping and logistics to Albuquerque, Santa Fe, and the broader Southwest region.
- Immediate access to US-550, a key east-west corridor that connects to major highways and rural distribution points.

#### Proximity to Major Markets Without Urban Overhead

- Located 20 minutes from Albuquerque, the largest city in New Mexico—Avoids the congestion, zoning hurdles, and higher costs of inner-city industrial space.

#### Positioned for Regional & National Distribution

- Ideal hub for regional operations, with proximity to New Mexico's growing medical and recreational cannabis industry, agriculture sector, and tech corridors.
- Well-situated for multi-state distribution across the Southwest (AZ, TX, CO) thanks to highway and rail infrastructure nearby.

#### Business-Friendly Climate & Zoning

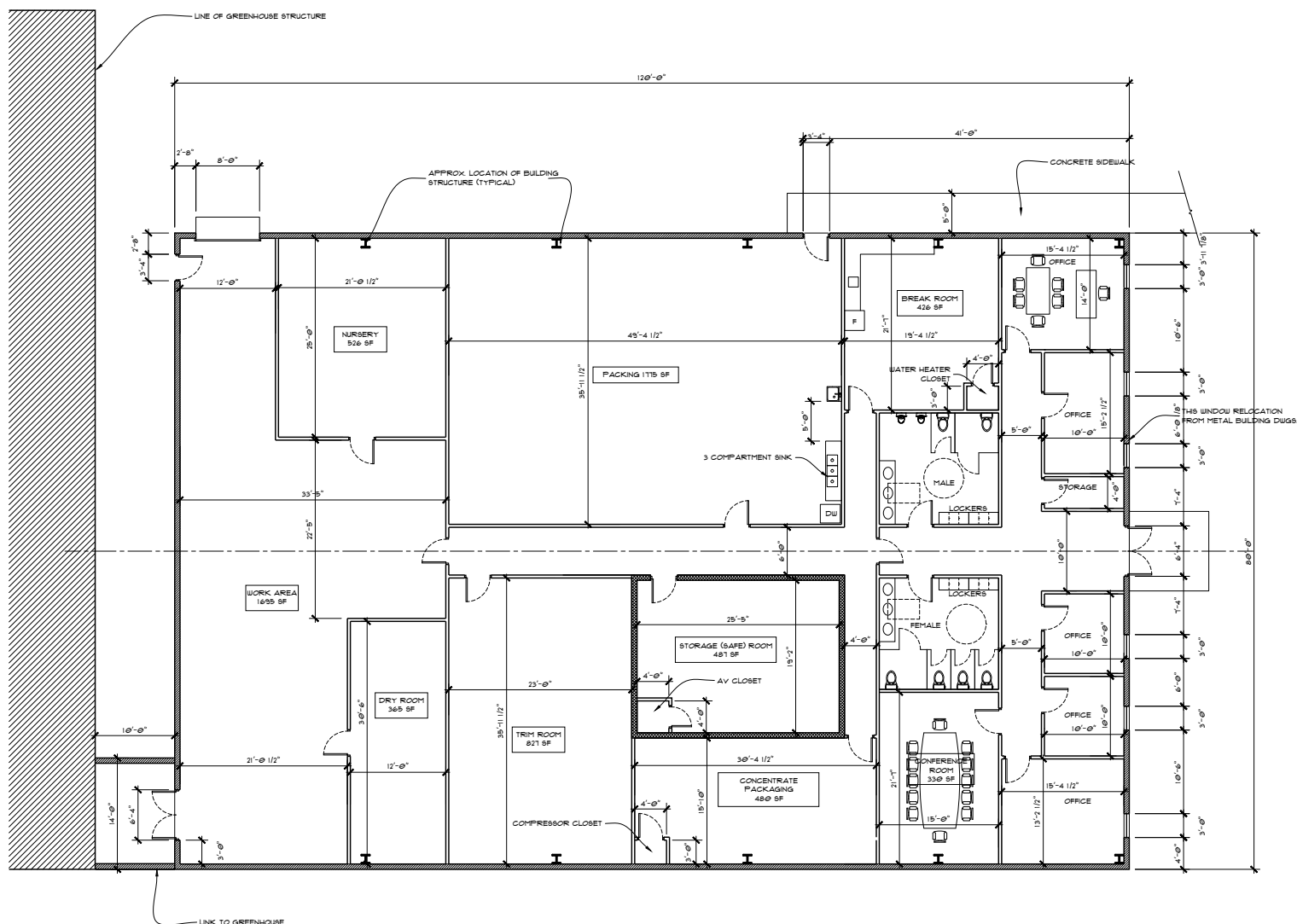
- Bernalillo and Sandoval County offer supportive local governments for agriculture, light manufacturing, and licensed cannabis operations.
- Utilities and permitting are generally more accessible and cost-effective compared to larger metro areas.

#### Quality of Life & Workforce Appeal

- Located in a high-desirability corridor near the Rio Grande with scenic surroundings—attractive to employees and executives alike.
- Access to a skilled local labor pool and proximity to institutions like UNM and CNM for workforce development.



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**1**

### FLOOR PLAN

SCALE: 1/8" = 1'-0"



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