



WAREHOUSE WORKSHOP MANUFACTURING FACILITY

EAST SIDE INDUSTRIAL

10819 Acoma Rd SE Albuquerque, NM 87123



FOR SALE

AVAILABLE
10,150 SF
0.46 AC

PRICE
\$1,200,000

Billy Lehmann
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505.337.0777

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PROPERTY HIGHLIGHTS

- 10,150 square ft Warehouse/shop
- 14'-16' clear height
- Two 12'x14' roll up doors
- One 12'x24' sliding door access
- High amperage 3 phase power
- Gated storage and covered storage
- Clean Quiet Street
- Doc Hi access



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



105,678
POPULATION
3-MILE RADIUS



\$83,168.00
AVG HH INCOME
3-MILE RADIUS



64,728
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Central: 9,937 VPD
(Sites USA 2024)

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PROPERTY OVERVIEW

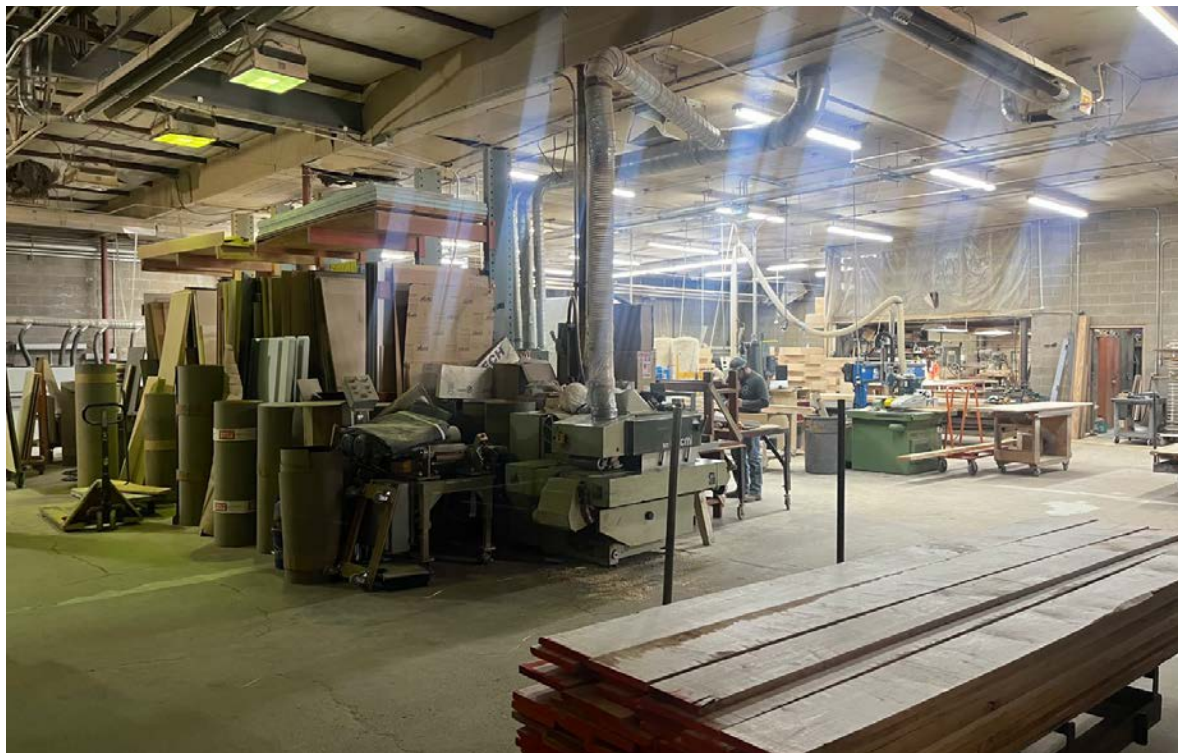
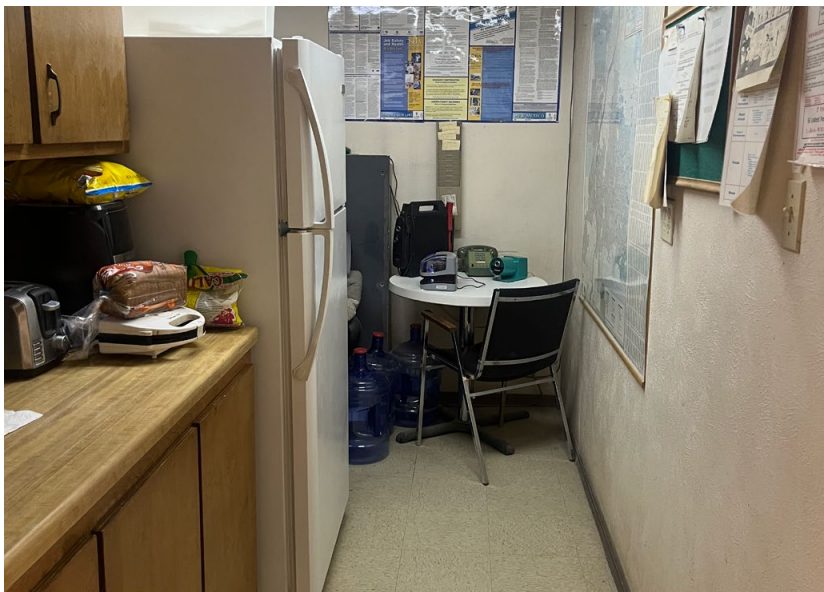
Located at 10819 Acoma Rd SE in Albuquerque, this versatile industrial-use property offers a rare opportunity in a quiet commercial zone. The site spans 0.46 acres and is currently improved for warehouse or light manufacturing operations, with existing use by a contractor suggesting suitability for trades and service industries. The building is equipped with high-voltage power, high ceilings, and efficient utility access, making it ideal for heavy equipment, fabrication, or vertical storage needs. With direct proximity to I-40 and key arterial roads, the property delivers excellent logistics access without the congestion of busier industrial zones. Perfect for contractors, mechanical trades, light manufacturers, or service providers, this space supports efficient, secure operations in a highly functional layout. Whether you're looking to expand your fabrication business or establish a service base with warehouse capacity, this property offers the right mix of power, layout, and location. With limited industrial inventory in the area, this is a smart opportunity for owner-users or investors seeking well-positioned flex space in Southeast Albuquerque.

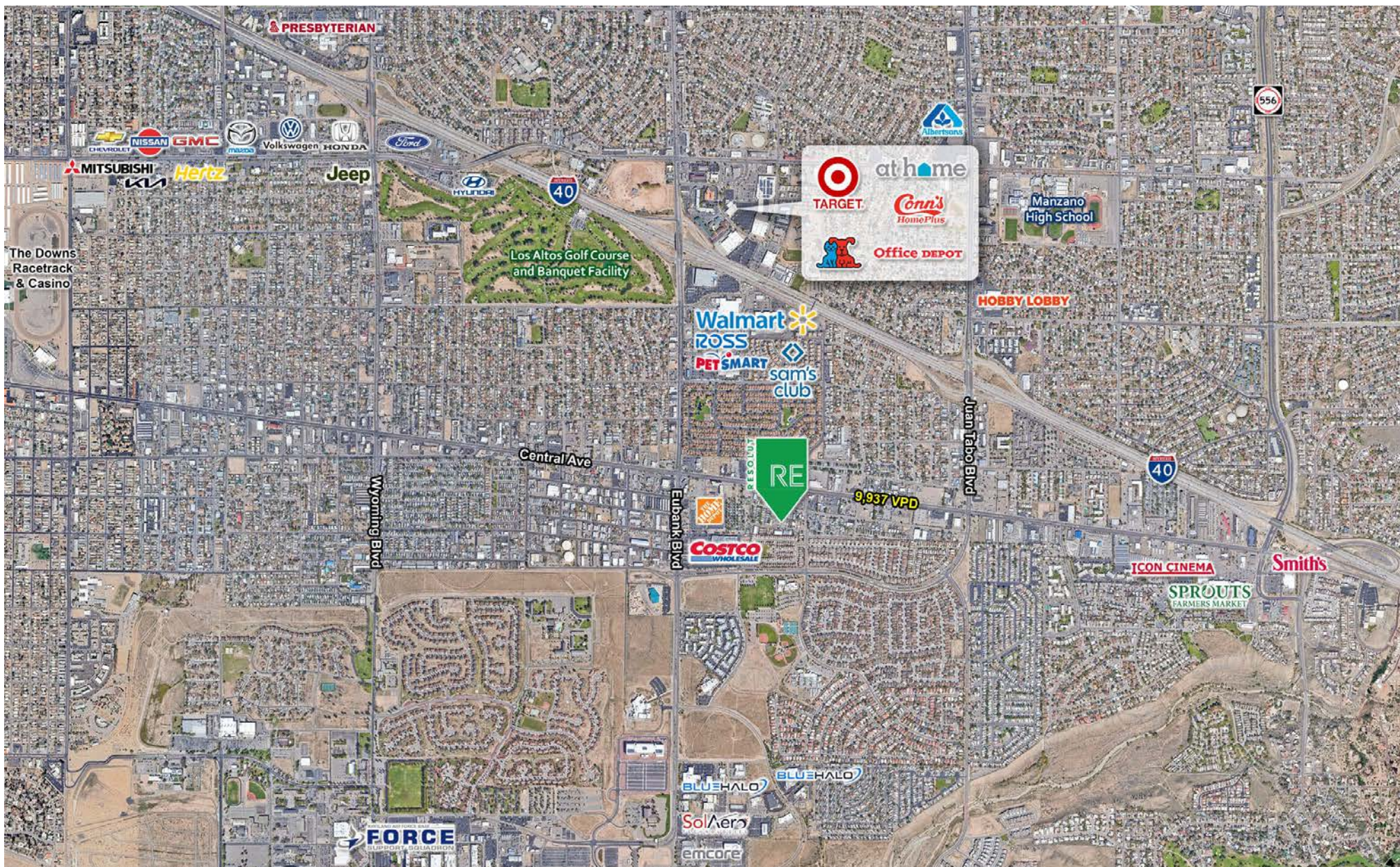
LOCATION OVERVIEW

This property sits in a quiet, established light industrial and commercial corridor. The area offers quick access to I-40, making it ideal for businesses that require efficient regional connectivity. Surrounded by service companies, contractors, and light manufacturing operations, the location provides a practical setting for industrial users seeking functionality without the congestion of denser urban areas. This small section of Acoma St is surrounded by great businesses and no traffic making it well suited for any industrial use.



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