



3 WAREHOUSE WITH OFFICE AND GATED YARD

I-25 AND GIBSON

808 Gibson Boulevard Southeast Albuquerque, NM 87102



**FOR SALE
OR LEASE**

AVAILABLE SPACE
20,902 SF

SALE PRICE

\$2,850,000

RATE

\$12.00 PSF NNN

* Estimate provided by Landlord
and subject to change

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PROPERTY HIGHLIGHTS

- 20,902 SF Industrial Campus with a functional 3-building layout—ideal for multi-tenant, owner-user, or phased operations, regional service + distribution
- Positioned just off I-25 for quick access to Downtown, Sunport, and major distribution corridors—perfect for logistics and service-based users
- ±1.41 Acre Site with a secured, fenced truck yard offering strong circulation for deliveries, fleet parking, or outdoor storage
- Power-Ready Facility featuring 800-amp, 3-phase power—supporting manufacturing, fabrication, or heavy industrial users
- Versatile Loading Configuration
- Functional Office Buildout with ±2,000 SF of office space, including 9 private offices + break room—plug-and-play for operations teams
- Clear Heights ranging ~9'–14'—accommodating a mix of warehouse storage, light manufacturing, or contractor uses
- NR-C Zoning (IDO) allows for a wide range of commercial and industrial uses—flexibility that's hard to find in this submarket
- Well-Maintained Industrial Asset with strong bones—built in 1945 but configured for modern users seeking character + functionality
- Strategic South Valley / Near-Airport Location:
 - 5 minutes to Downtown
 - 7 minutes to Sunport



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



72,858
POPULATION
3-MILE RADIUS



\$76,118.00
AVG HH INCOME
3-MILE RADIUS



85,362
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
I-25: 99,496 VPD
Gibson Blvd SE: 15,643 VPD
(Sites USA 2025)

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PROPERTY OVERVIEW

Positioned in one of Albuquerque's most accessible industrial corridors, 808 Gibson Blvd SE offers a rare opportunity to lease or acquire a multi-building industrial campus designed for flexibility, functionality, and efficiency. The property totals approximately 20,902 square feet across three buildings on a ±1.16-acre secured site, making it ideal for owner-users, contractors, logistics companies, or light manufacturing operations seeking a centralized and well-connected location.

The site is fully fenced and secured, featuring a dedicated yard area that supports fleet parking, equipment storage, and smooth truck circulation—an increasingly scarce amenity in this size range. The buildings offer a versatile mix of warehouse and office space, including approximately 2,000 square feet of office buildout with multiple private offices and support areas, allowing tenants to seamlessly integrate administrative and operational functions under one roof.

Designed to accommodate a variety of industrial uses, the property includes multiple loading options (drive-in and dock-high access) and is powered by 800-amp, 3-phase electrical service, making it suitable for fabrication, distribution, and service-based users alike. Clear heights ranging from approximately 9 to 14 feet provide additional flexibility for storage and workspace configuration. Strategically located just minutes from I-25, Downtown Albuquerque, and the Albuquerque Sunport, the property offers exceptional connectivity for both local and regional operations.

Its NR-C zoning under the IDO allows for a broad range of commercial and industrial uses, further enhancing its appeal to a wide tenant and buyer pool. Whether for an owner-user seeking a functional headquarters or an investor targeting a highly leasable industrial asset with yard, 808 Gibson Blvd SE delivers a unique combination of location, utility, and versatility in a supply-constrained market.



PROPERTY OVERVIEW

Sale Price:	\$2,850,000
Lease Rate:	\$12.00 PSF
Available SF:	20,902
Lot Size:	1.41
Zoning:	NR-C
Submarket:	Airport/Downtown

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LOCATION OVERVIEW

Located in Albuquerque's highly functional South-Central industrial corridor, 808 Gibson Blvd SE benefits from exceptional connectivity and proximity to the city's key transportation and employment hubs. Positioned just minutes from Interstate 25, the property provides direct north-south access through Albuquerque, linking users efficiently to Interstate 40, regional distribution routes, and the broader Southwest market.

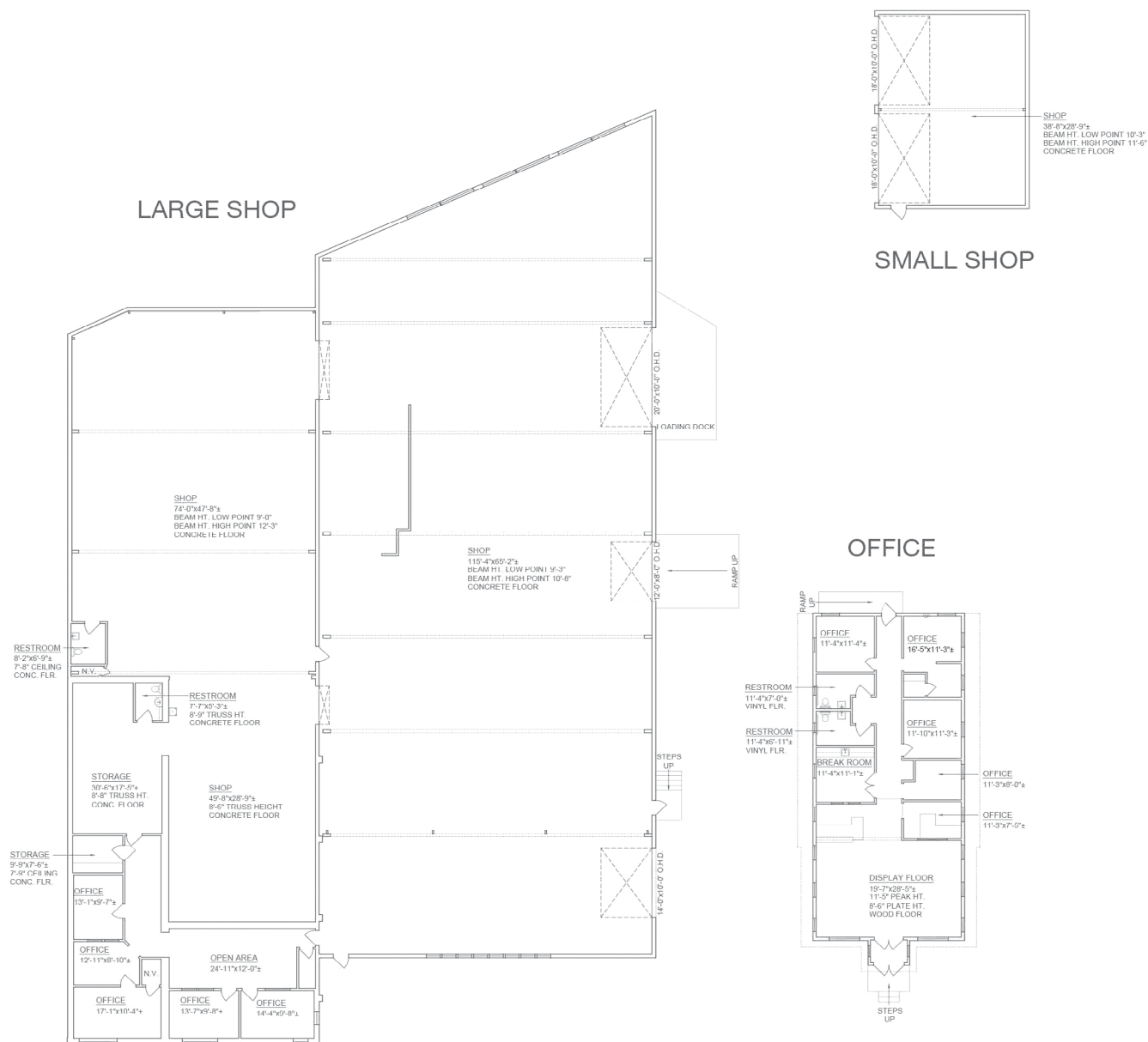
The property sits approximately 5 minutes from Downtown Albuquerque and less than 10 minutes from the Albuquerque International Sunport, making it an ideal location for businesses that rely on quick access to air freight, business travel, and central city amenities. Its location also places it near Kirtland Air Force Base and Sandia National Laboratories, two of the region's largest employment centers, supporting a strong workforce base and consistent economic activity.

This corridor is known for its concentration of industrial, service, and contractor-oriented users, making it a practical and proven location for operations requiring yard space, accessibility, and flexibility. Gibson Boulevard serves as a major east-west arterial, providing strong visibility, efficient circulation, and convenient access to surrounding neighborhoods and commercial districts.

Additionally, the surrounding area offers a wide range of retail, dining, and service amenities, enhancing convenience for employees and visitors alike. The combination of central location, immediate freeway access, and proximity to major economic drivers positions 808 Gibson Blvd SE as a strategic choice for businesses seeking efficiency, accessibility, and long-term operational value.



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