



# INDUSTRIAL WAREHOUSE WITH LARGE YARD

I-40 AND DOWNTOWN  
601 HAINES AVE NW, ALBUQUERQUE, NM 87102



**FOR SALE  
OR LEASE**

**AVAILABLE LAND**  
19,000 SF  
2.1 AC

**SALE PRICE**  
\$1,800,000  
**LEASE RATE**  
\$8.20 PSF

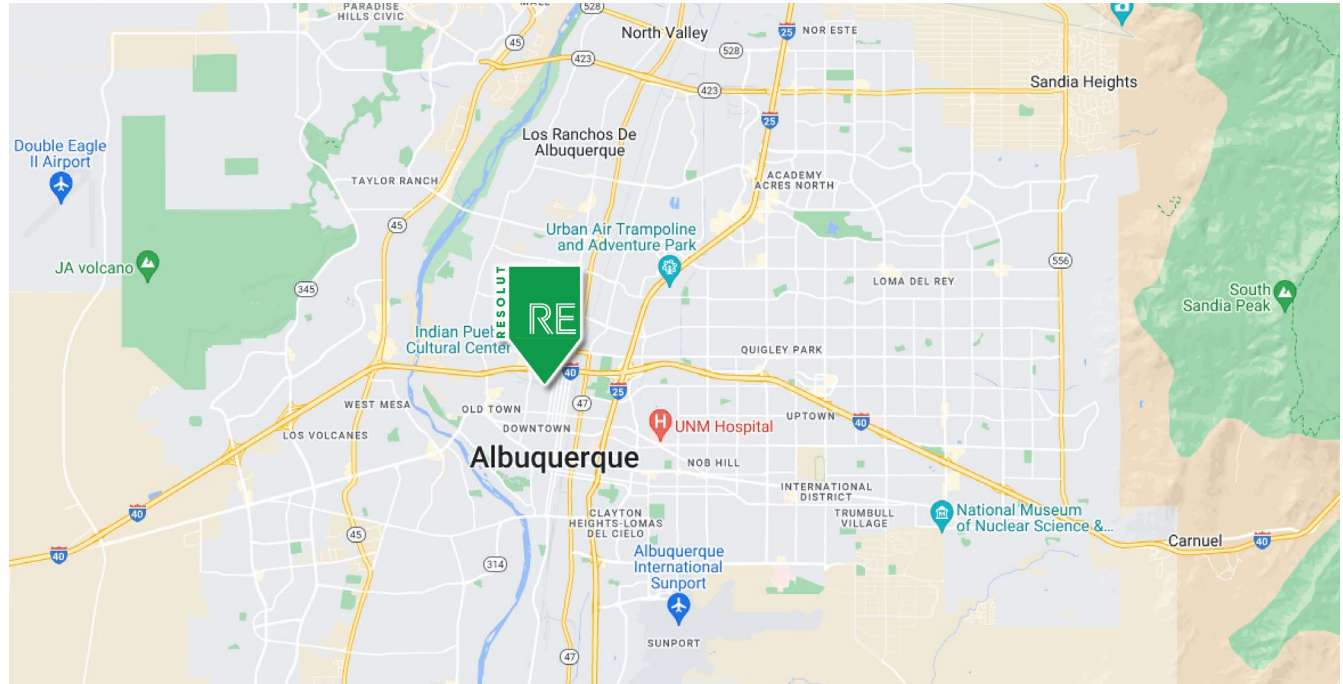
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**PROPERTY HIGHLIGHTS**

- 20,000 +/- SF warehouse space
- Dock High and Drive in Access
- Pull Through Roll up Access
- 1.5 Acre Gravel Fenced Yard
- Access from Haines Ave and Bezemek Ave
- Overhead/Bridge Crane
- 3 Phase Power
- 20 Ft Max Clear Height



**Lot Size:** 2.1 Acres  
**SF:** 19,000 SF  
**Zoning:** NR-LM

**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2026**

 **87,947**  
**POPULATION**  
 3-MILE RADIUS

 **\$82,826.00**  
**AVG HH INCOME**  
 3-MILE RADIUS

 **113,109**  
**DAYTIME POPULATION**  
 3-MILE RADIUS

 **TRAFFIC COUNTS**  
 6th St S: 4,787 VPD  
 (Sites USA 2025)

## INDUSTRIAL WAREHOUSE WITH LARGE YARD | 601 Haines Ave NW, Albuquerque, NM 87102

### PROPERTY OVERVIEW

This is a rare opportunity to acquire a substantial industrial warehouse strategically located in the heart of Albuquerque, just seconds from Interstate 40 and the 6th Street interchange. Offering exceptional accessibility and functionality, this property is ideally suited for manufacturing, distribution, warehousing, logistics, contractor operations, or a variety of industrial uses.

The property features approximately 19,020 square feet of improvements, including approximately 17,000 square feet of warehouse space and 2,000 square feet of office space. Warehouse access is provided through four loading points, including two front-facing roll-up doors, one dock-high door, and a rear roll-up door. The primary drive-in door measures 14' x 16', allowing efficient access for large equipment, vehicles, and freight operations.

In addition to the office area, the property includes a full mezzanine above the office space, providing valuable storage capacity that is not included in the stated building square footage.

One of the property's most desirable features is its expansive fenced yard, offering access from both sides of the building as well as a rear street frontage. The yard provides ample space for outdoor operations, fleet parking, truck maneuvering, equipment staging, and secure storage of inventory and materials.

Situated on approximately two acres, the site offers a rare combination of existing functionality and future flexibility. The excess land provides opportunities for expansion, additional yard improvements, or operational growth, making this an ideal long-term investment for owner-users and investors alike.

With its central Albuquerque location, immediate interstate access, versatile warehouse configuration, and extensive secured yard, this property represents a unique industrial acquisition opportunity in one of the city's most established industrial corridors.



## INDUSTRIAL WAREHOUSE WITH LARGE YARD | 601 Haines Ave NW, Albuquerque, NM 87102

### LOCATION OVERVIEW

601 Haines Ave NW offers a strategic industrial location in the heart of Albuquerque's established warehouse and manufacturing corridor. Positioned just west of Downtown Albuquerque, the property provides exceptional connectivity to both Interstate 40 and Interstate 25, making it an ideal distribution, service, manufacturing, or contractor facility. The location allows users to quickly reach all major submarkets throughout Albuquerque as well as regional destinations across New Mexico and the Southwest.

One of the property's strongest attributes is its immediate access to I-40 via 6th Street. I-40 serves as Albuquerque's primary east-west transportation artery, providing direct connections to Arizona, Texas, and the broader national interstate system. Additionally, the property is only minutes from the I-25/I-40 interchange ("The Big I"), allowing efficient north-south access throughout New Mexico and the Rocky Mountain region. This dual interstate access significantly enhances transportation efficiency for logistics, fleet operations, contractors, and industrial users.

The surrounding area is a proven industrial and commercial district occupied by manufacturers, distributors, service providers, and industrial suppliers, creating a strong business environment with an established workforce and supporting infrastructure. Nearby industrial users include Plasco Sales, Metal Monger, National Research Laboratories, Southwest Ironwork, and numerous other industrial businesses that benefit from the area's transportation advantages.

Beyond its transportation benefits, the property is located minutes from Downtown Albuquerque, providing convenient access to government offices, business services, workforce housing, and commercial amenities. This central location enables businesses to efficiently serve customers and projects throughout the Albuquerque metropolitan area while maintaining the functionality and economics of an industrial setting.





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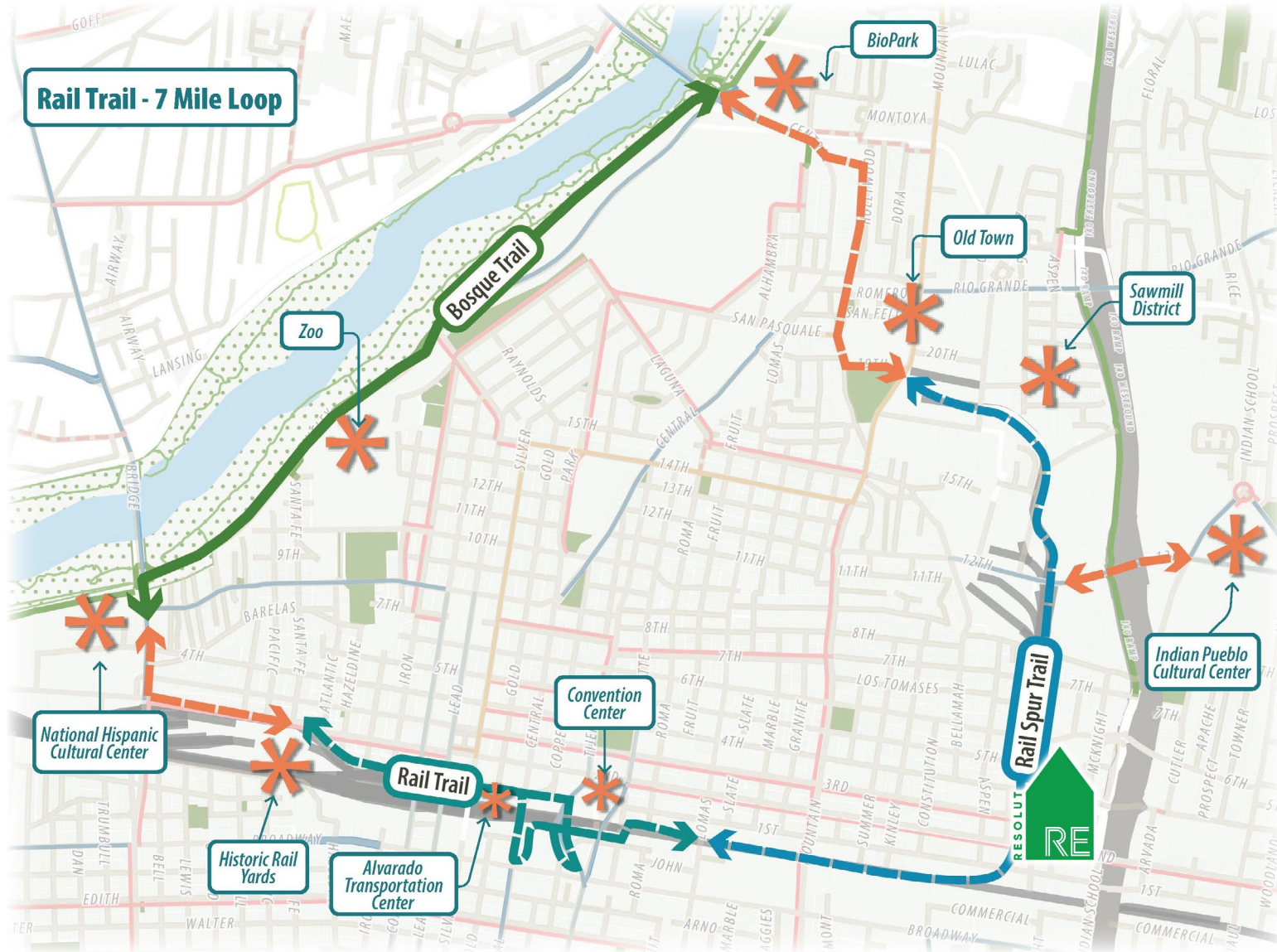


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Source: City of Albuquerque

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