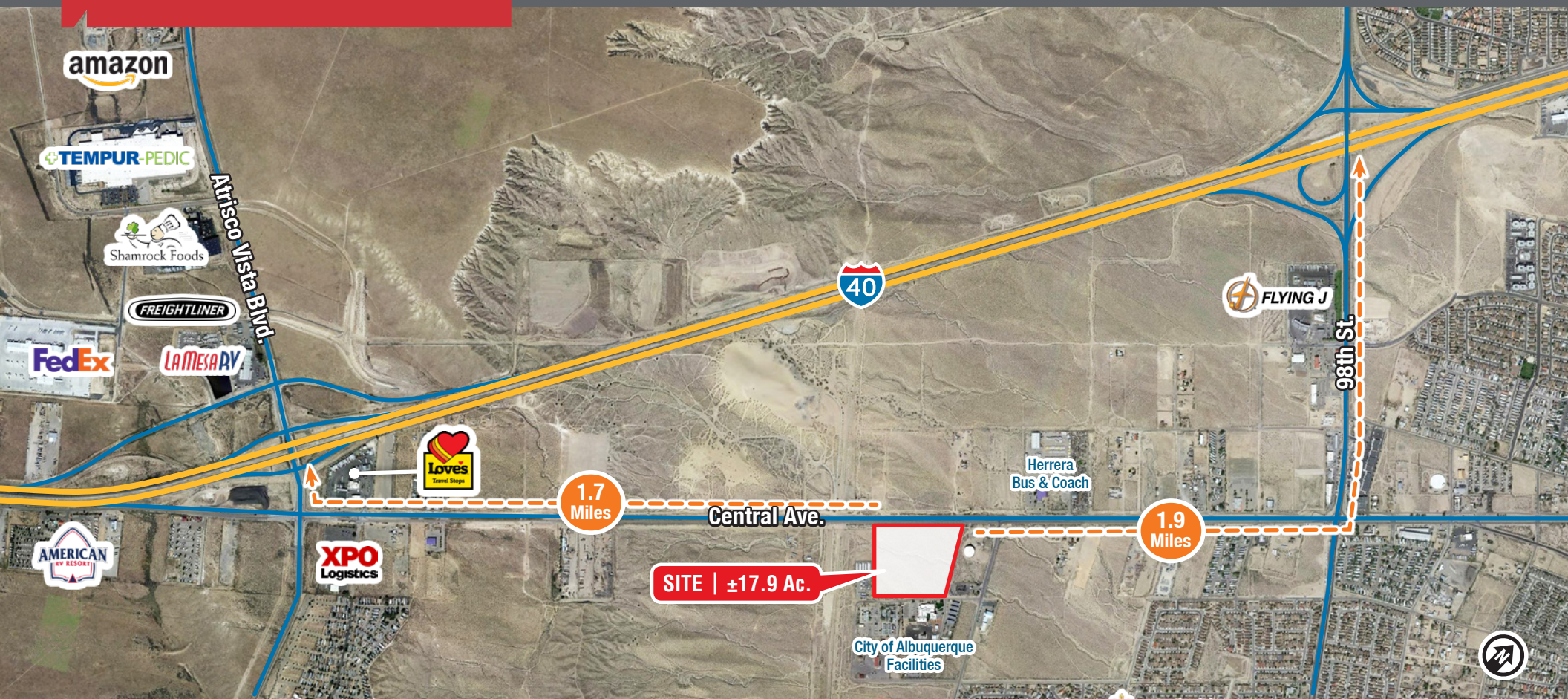


Industrial Land For Sale

Rare Large-Scale Industrial Site

SEQ 118th St. & Central Ave. SW | Albuquerque, NM 87121



LOCATED IN A GROWING DISTRIBUTION HUB | JOIN    



AVAILABLE
±17.9 Acres



SALE PRICE
\$1,900,000

- Two turn access to I-40 in two directions
- In a growing trade area
- Nearby utilities
- Central Ave. frontage
- Existing site plan options available
- Fully zoned and entitled for industrial uses
- Zoning: C-LI, Bernalillo County

NAI SunVista

got space™

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

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505 350 5729

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Industrial Land For Sale

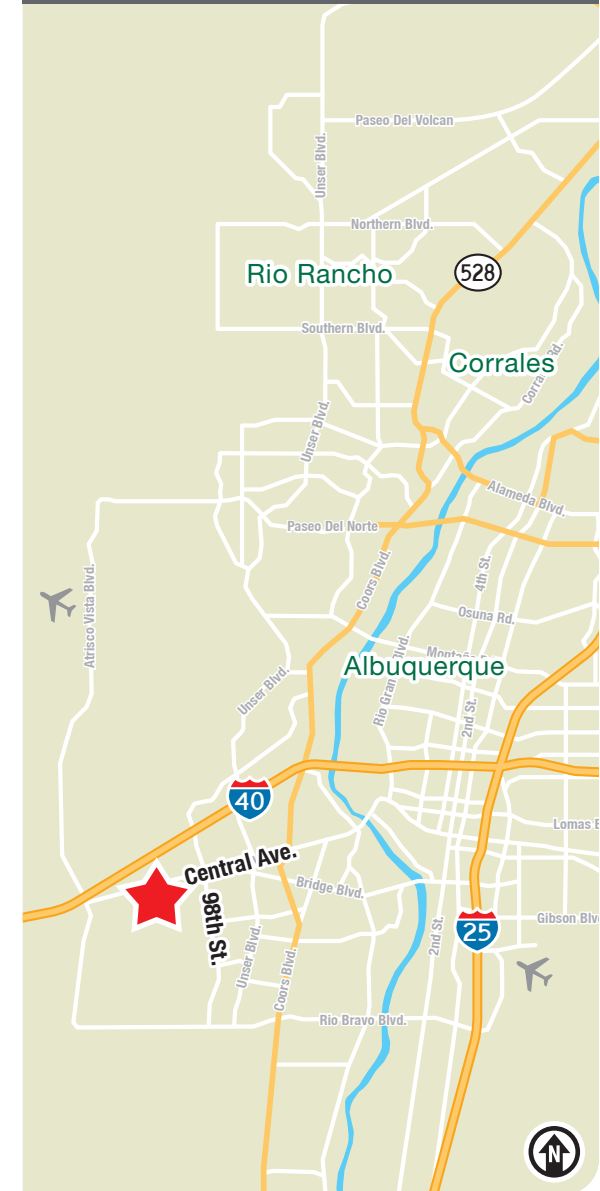
Rare Large-Scale Industrial Site

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SEQ 118th St. & Central Ave. SW | Albuquerque, NM 87121



LOCATION



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

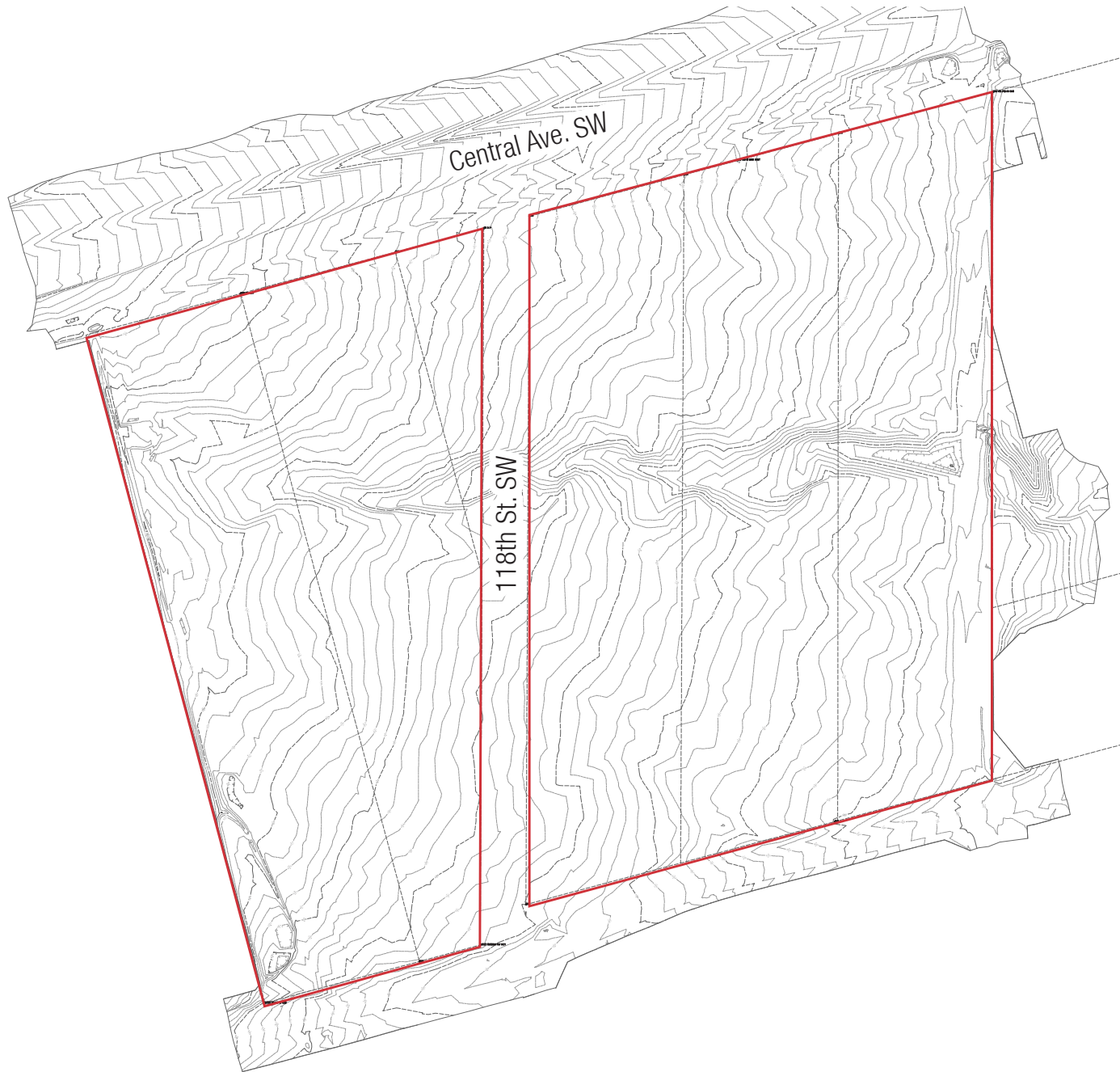
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FOR SALE

Rare Large-Scale Industrial Site | SEQ 118th St. & Central Ave. SW | Albuquerque, NM 87121



SITE SURVEY

±17.9 Acres



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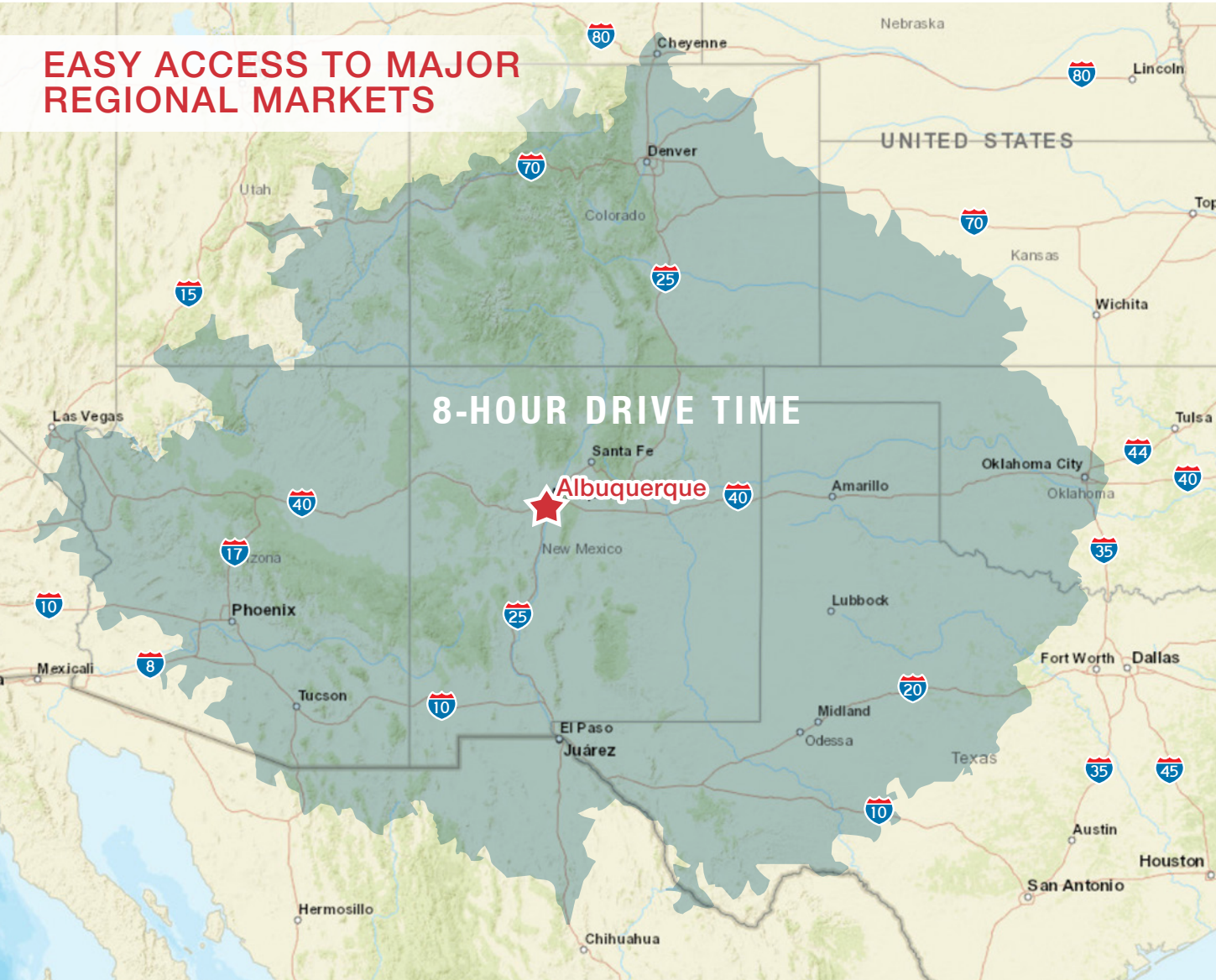
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Rare Large-Scale Industrial Site

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EASY ACCESS TO MAJOR
REGIONAL MARKETS



DRIVE TIMES

DESTINATION	MILES	DRIVE TIME
AMARILLO	289	4 hrs 10 min
CHEYENNE, WY	549	7 hrs 51 min
CHIHUAHUA, MX	503	8 hrs 12 min
COLORADO SPRINGS	379	5 hrs 21 min
DALLAS	650	9 hrs 30 min
DENVER	449	6 hrs 30 min
EL PASO	266	3 hrs 49 min
HOUSTON	841	12 hrs 50 min
LAS VEGAS	575	8 hrs 0 min
LOS ANGELES	787	11 hrs 37 min
LUBBOCK	322	5 hrs 5 min
OKLAHOMA CITY	544	7 hrs 48 min
PHOENIX	419	6 hrs 32 min
SALT LAKE CITY	599	9 hrs 46 min
SAN ANTONIO	709	10 hrs 52 min
SANTA FE	64	1 hr 3 min
TUCSON	449	6 hrs 27 min



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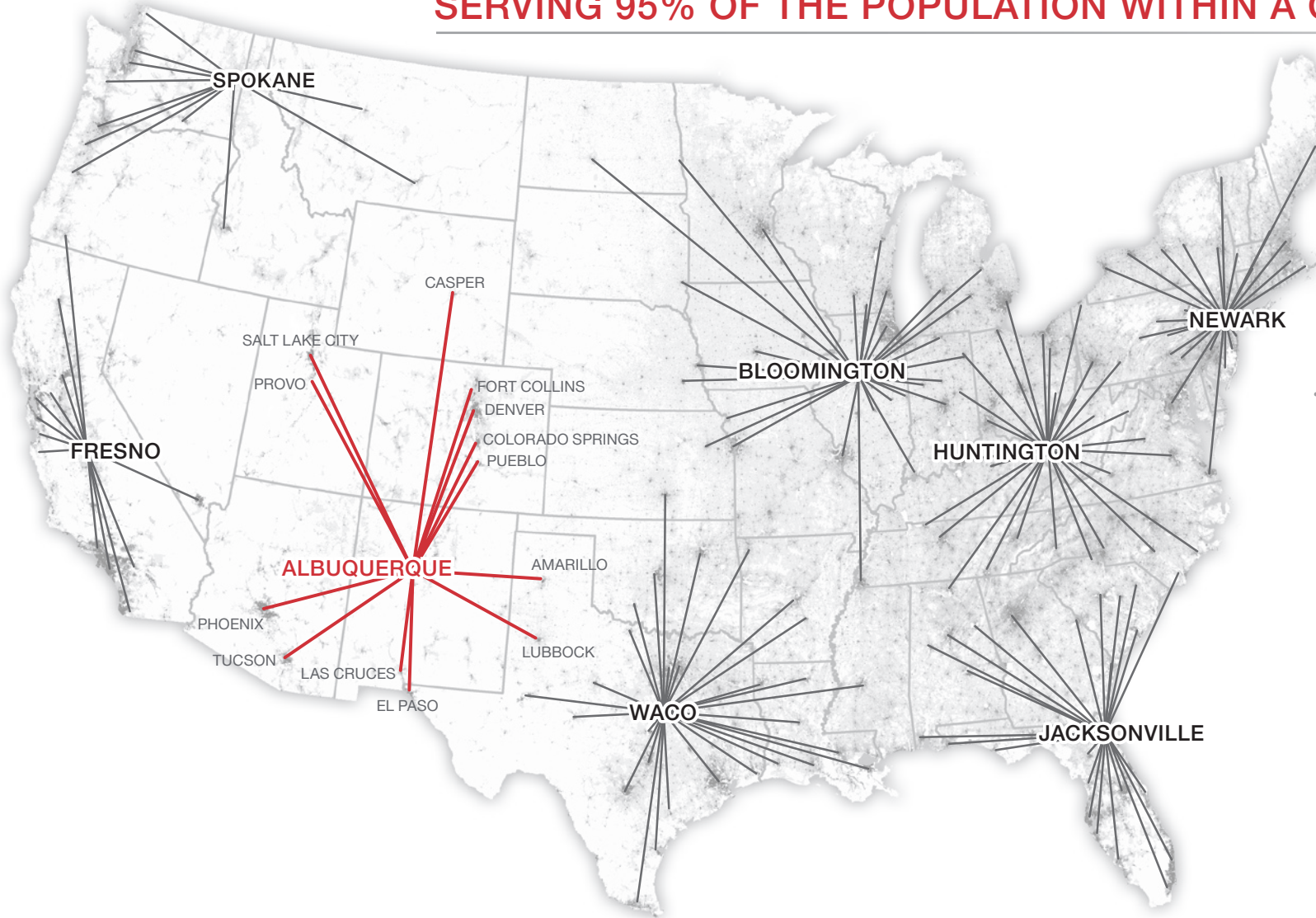
Rare Large-Scale Industrial Site

LOCATED IN A GROWING DISTRIBUTION HUB

SEQ 118th St. & Central Ave. SW | Albuquerque, NM 87121

DRIVE TIMES

SERVING 95% OF THE POPULATION WITHIN A ONE-DAY DRIVE



Albuquerque is one of 8 locations that combined serves 95% of the United States population within a one-day drive.

• **Albuquerque, NM**

- Bloomington, IL
- Fresno, CA
- Huntington, WV
- Jacksonville, FL
- Newark, NJ
- Spokane, WA
- Waco, TX

TRADE AREA ANALYSIS

ALBUQUERQUE | A REGIONAL INDUSTRIAL HUB

Located near the geographic center of New Mexico at the intersection of I-25 and I-40, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwestern United States with the BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



654,217
City Population



264,145
Households



\$77,810
Avg. Household Income



\$45,730
Md. Disposable Income



23,491
Total Businesses



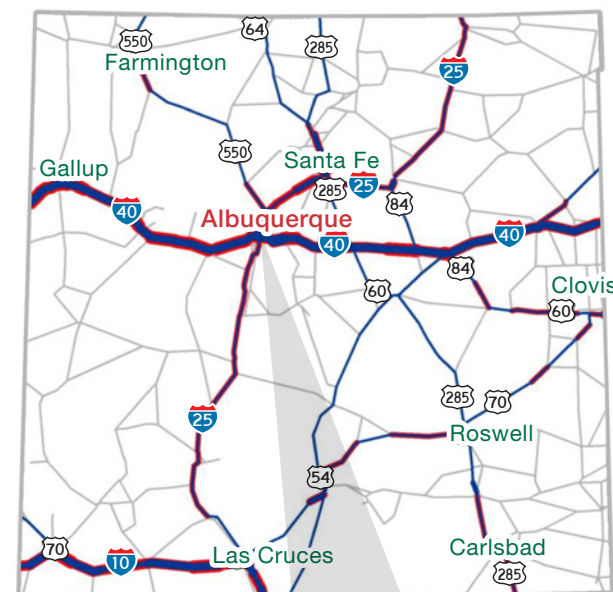
332,805
Total Employees



936,582
Albuquerque
Metro
Population



The Largest

NEW MEXICO
TRAFFIC INTENSITY

The West I-40 corridor is home to many of the region's largest distributors. It's ability to serve all New Mexico markets and beyond make this trade area one of the elite locations for large industrial users.



THE ALBUQUERQUE ADVANTAGE

- Low-risk location
- Skilled workforce
- Business incentives
- Quality of life
- Low cost of living
- On the cutting edge of technology



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

