

FOR SALE • ASKING PRICE: \$3,800,000
31,847 SF INDUSTRIAL BUILDING



2645 BAYLOR DRIVE

Albuquerque, NM

HUGHESMARINO

Property Details



ADDRESS

2645 Baylor Drive
Albuquerque, NM



ASKING PRICE

\$3,800,000



BUILDING SIZE

31,847 SF



LOT SIZE

3.06 acres



YEAR BUILT

1960



CLEAR HEIGHT

18'6"



DOCK DOORS/ GRADE DOORS

13 dock-high doors &
2 ramped oversized
roll-up doors



PARKING

Ample



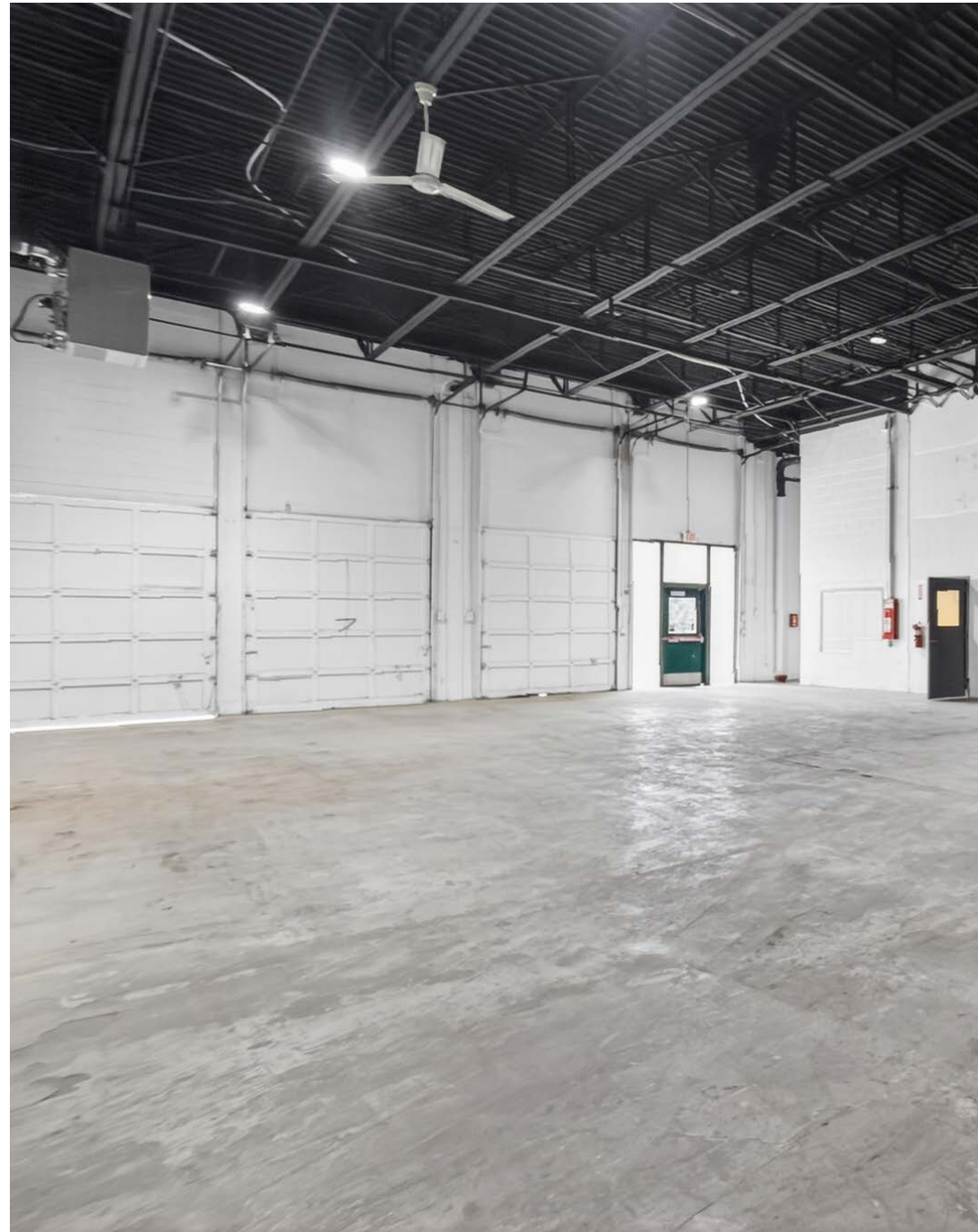
POWER

TBD



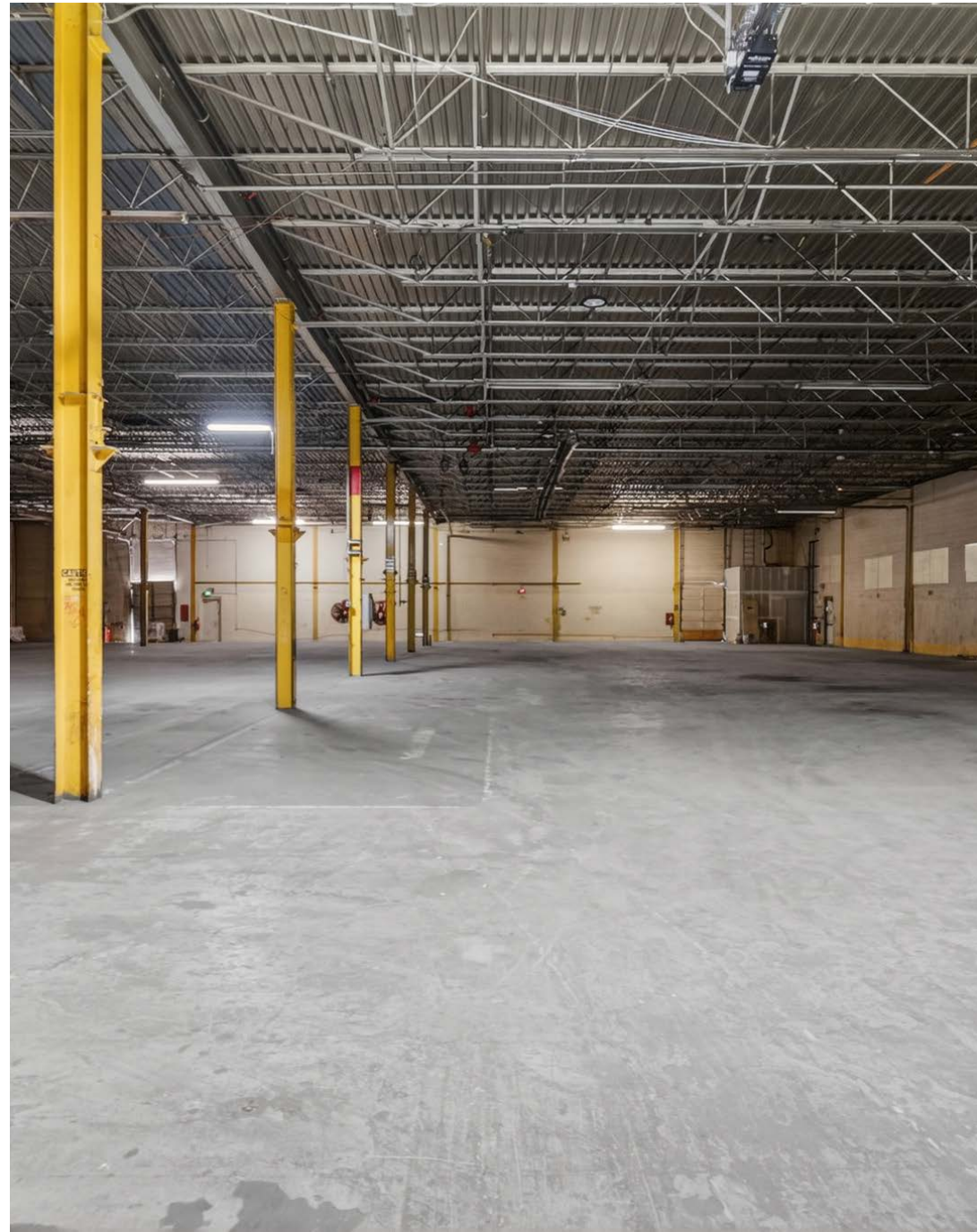
ZONING

NR-LM (buyer to verify)

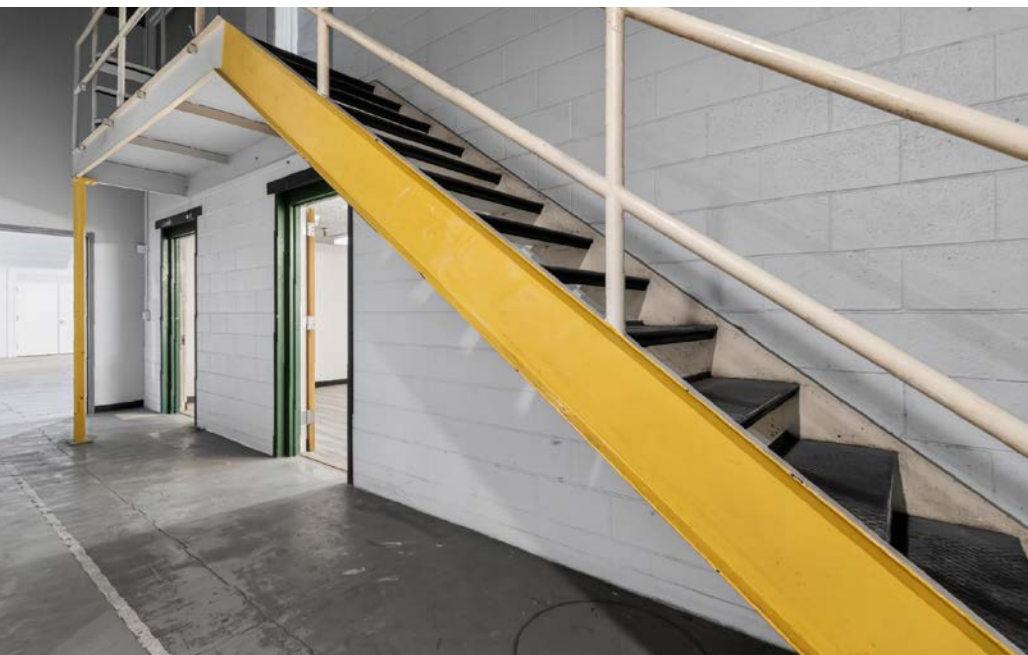


Investment Highlights

- Rare opportunity to acquire an owner-user industrial facility in Albuquerque's established Southeast industrial corridor with immediate availability for occupancy or lease-up.
- Property will deliver vacant at closing, allowing an investor or owner-user to immediately capitalize on current market leasing fundamentals without rollover risk or tenant disruption.
- Functional industrial layout featuring warehouse/distribution space, office buildout, secured yard components and loading infrastructure suitable for a variety of industrial users.
- Situated on approximately 3.06 acres with strong frontage and visibility along Gibson Boulevard SE and convenient access to I-25, I-40, Albuquerque International Sunport and major regional transportation corridors.
- Zoned NR-LM (Non-Residential Light Manufacturing), supporting a broad range of industrial, warehouse, manufacturing and contractor-oriented uses.
- Existing billboard income provides in-place supplemental revenue and offsets carrying costs while ownership executes lease-up or occupancy strategy.
- Well-suited for owner-users seeking functional industrial product with yard capability in a supply-constrained market, or investors pursuing value-add lease-up potential with additional ancillary income streams.
- Desirable infill industrial location within one of Albuquerque's primary industrial submarkets with proximity to labor, transportation infrastructure and established industrial users.











2645 BAYLOR DRIVE

ALBUQUERQUE, NM

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