



LARGE WAREHOUSE WITH OFFICE SPACE

COMMERCIAL ST NE SOUTH OF MENAUL
2211 Commercial Street Northeast Albuquerque, NM 87102



**FOR SALE
OR LEASE**

**AVAILABLE
SPACE**
14,355 SF

SALE PRICE
\$2,000,000
RATE
\$11.50 PSF NNN
NNNs* \$1.84
* Estimate provided by Landlord and
subject to change

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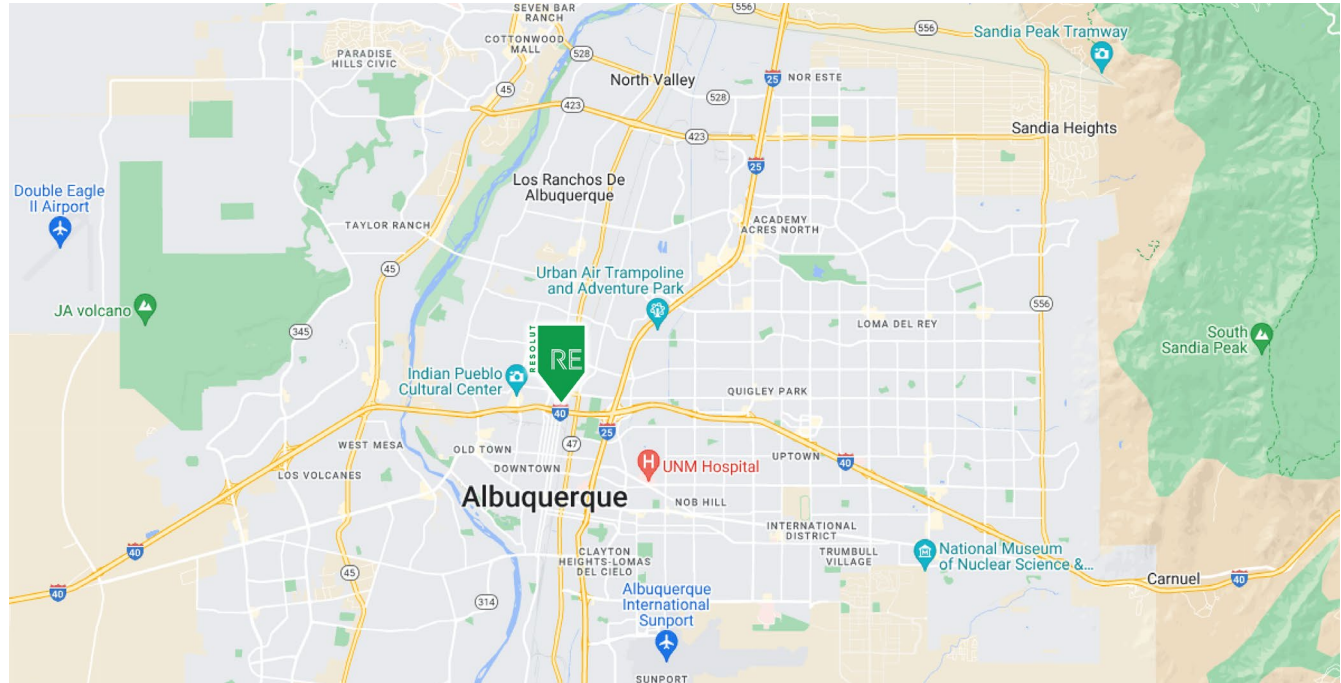
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PROPERTY HIGHLIGHTS

- Centrally located industrial warehouse with office and fenced yard
- Quick access to I-25 and I-40
- ±14,355 SF total with balanced office/warehouse configuration
- Secured yard + gated parking
- Truck and semi-truck loading
- 4 roll-up doors
- 16' clear-span warehouse
- Sprinklered CMU/concrete building
- Functional office buildout with break room and restrooms
- Flexible MX-M zoning in one of Albuquerque's core industrial pockets



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



91,231
POPULATION
3-MILE RADIUS



\$84,437.00
AVG HH INCOME
3-MILE RADIUS



119,195
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Menaul: 17,572 VPD
Broadway: 11,183 VPD
(Sites USA 2025)

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PROPERTY OVERVIEW

This ±14,355 square foot industrial facility is ideally positioned in one of Albuquerque's most accessible and established industrial corridors, offering a well-balanced combination of office and warehouse space designed to support a wide range of business operations. The property features approximately 16-foot clear height, four roll-up doors, and efficient warehouse layout, allowing for streamlined logistics and day-to-day functionality. A key highlight is the secured, fenced yard with gated access—an increasingly rare amenity in today's market—providing valuable space for fleet parking, equipment storage, or outdoor operations. The site is well-equipped to accommodate truck and semi-truck loading, further enhancing its suitability for distribution, service-oriented businesses, and light industrial users. With immediate access to both I-25 and I-40, tenants benefit from excellent regional connectivity and ease of transportation throughout the Albuquerque metro area. Zoned MX-M, the property allows for flexible commercial and industrial uses, making it a highly attractive opportunity for businesses seeking a central location, operational efficiency, and long-term functionality.



PROPERTY OVERVIEW

Sale Price:	\$2,000,000
Lease Rate:	\$11.50 PSF
NNN:	\$1.84 PSF
Available Space:	14,355 SF
Zoning:	MX-M
Submarket:	North I-25

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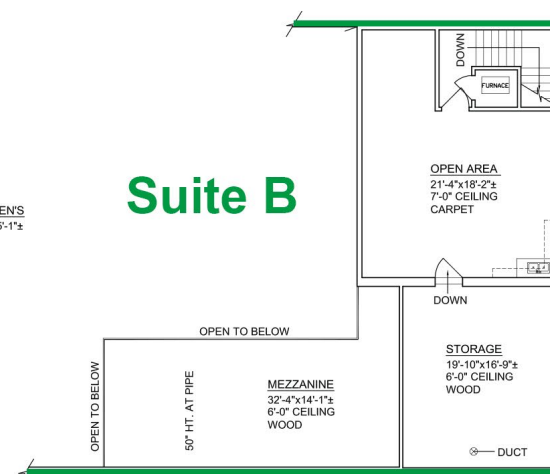
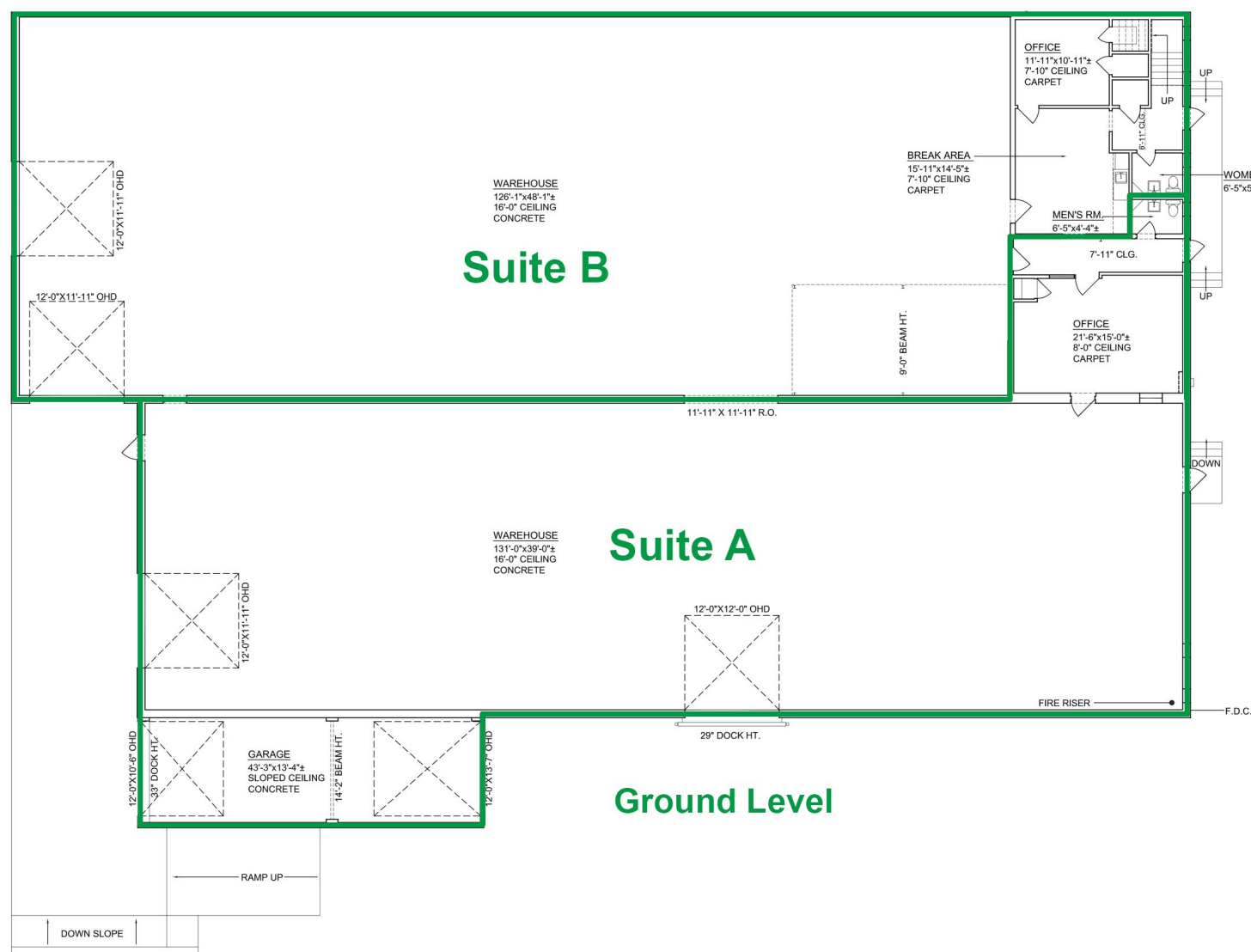
LOCATION OVERVIEW

2211 Commercial St NE is strategically located within one of Albuquerque's most established and centrally positioned industrial corridors, providing exceptional access to the city's primary transportation infrastructure. Situated just minutes from both Interstate 25 and Interstate 40, the property benefits from immediate connectivity to Albuquerque's major north-south and east-west routes, allowing for efficient distribution throughout the metro area and beyond. The surrounding area is characterized by a strong concentration of industrial, warehouse, and service-oriented businesses, making it a proven location for companies that rely on logistics, accessibility, and proximity to their customer base. Its central location allows for convenient access to Albuquerque's key submarkets, including Downtown, Midtown, and the North Valley, while also providing efficient routes to regional destinations such as Santa Fe, Los Lunas, and the broader New Mexico market. In addition to its logistical advantages, the property is located near a wide range of amenities, including restaurants, retail services, and workforce housing, supporting both employees and daily business operations. The nearby rail corridor further reinforces the area's industrial character and long-standing role as a hub for transportation and distribution.

With its combination of central positioning, strong surrounding industrial presence, and immediate freeway access, the location offers tenants a highly functional and desirable environment to operate, grow, and efficiently serve the Albuquerque market.



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Second Level

AVAILABLE

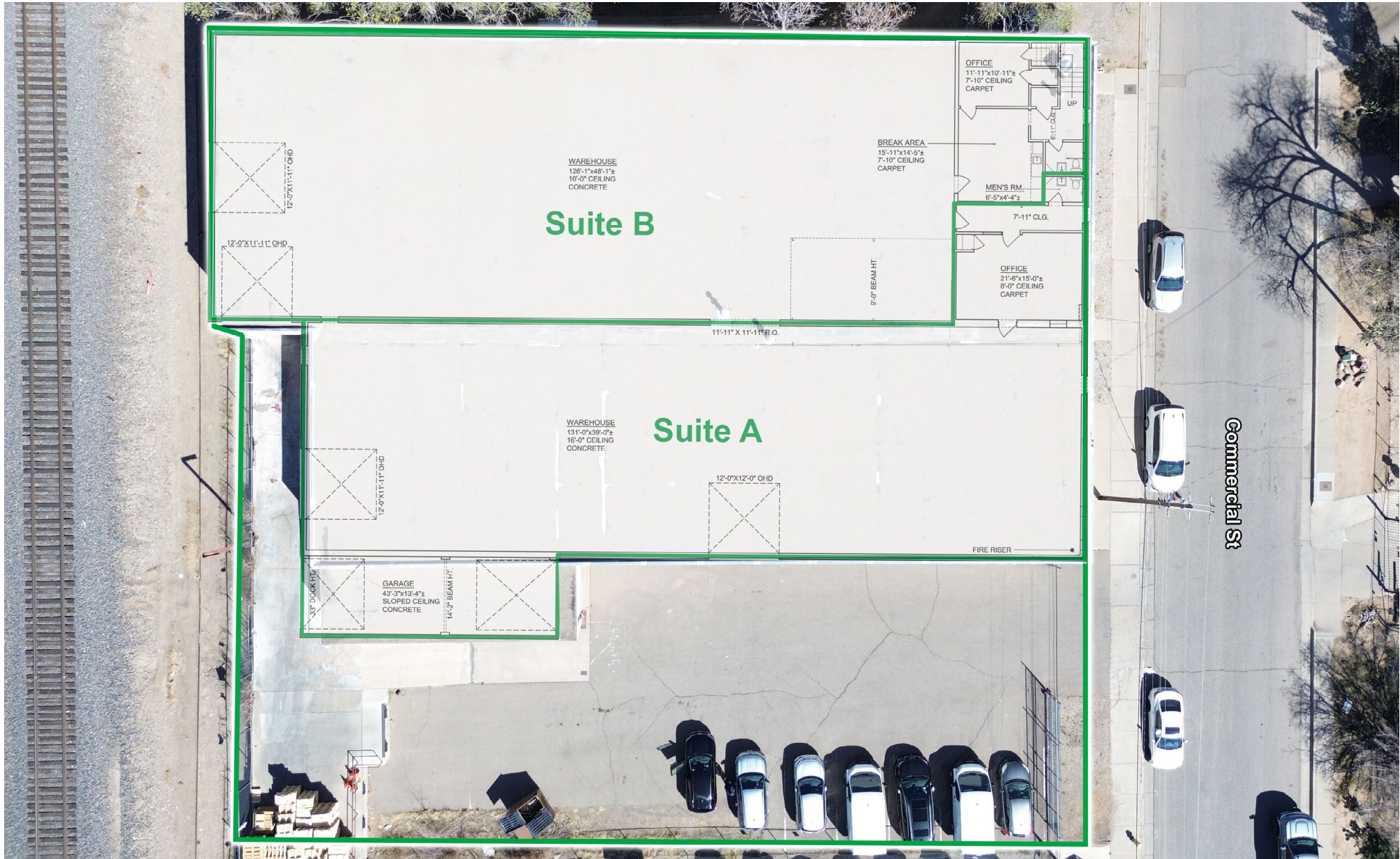
Suite A: ±6,040 SF

Suite B: ±8,315 SF

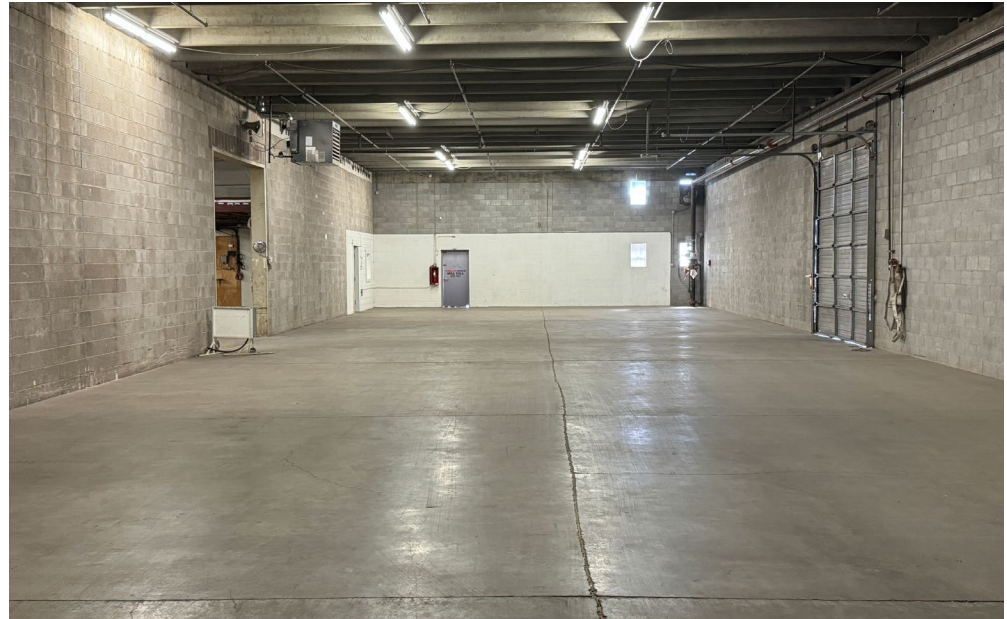
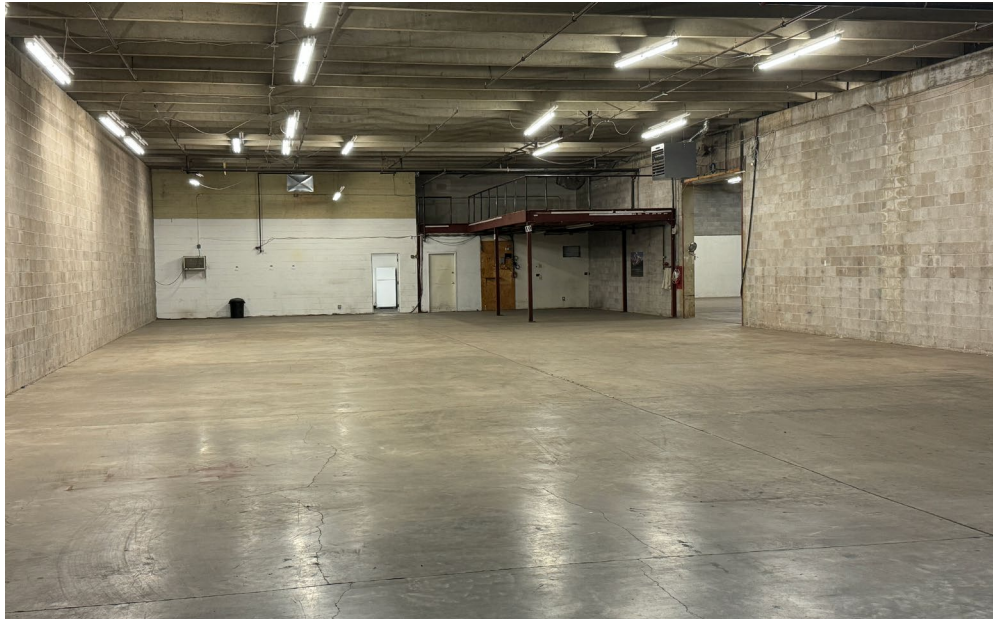
Suite A&B: ±14,355 SF



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