

New Industrial Warehouse/Distribution

Located in the West Mesa Corridor

SWQ Central Ave SW & Unser Blvd SW
Albuquerque, NM
www.cbre.com/albuquerque

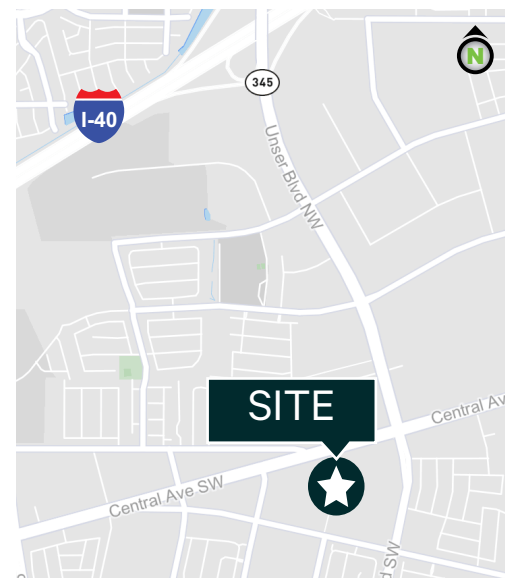


Available

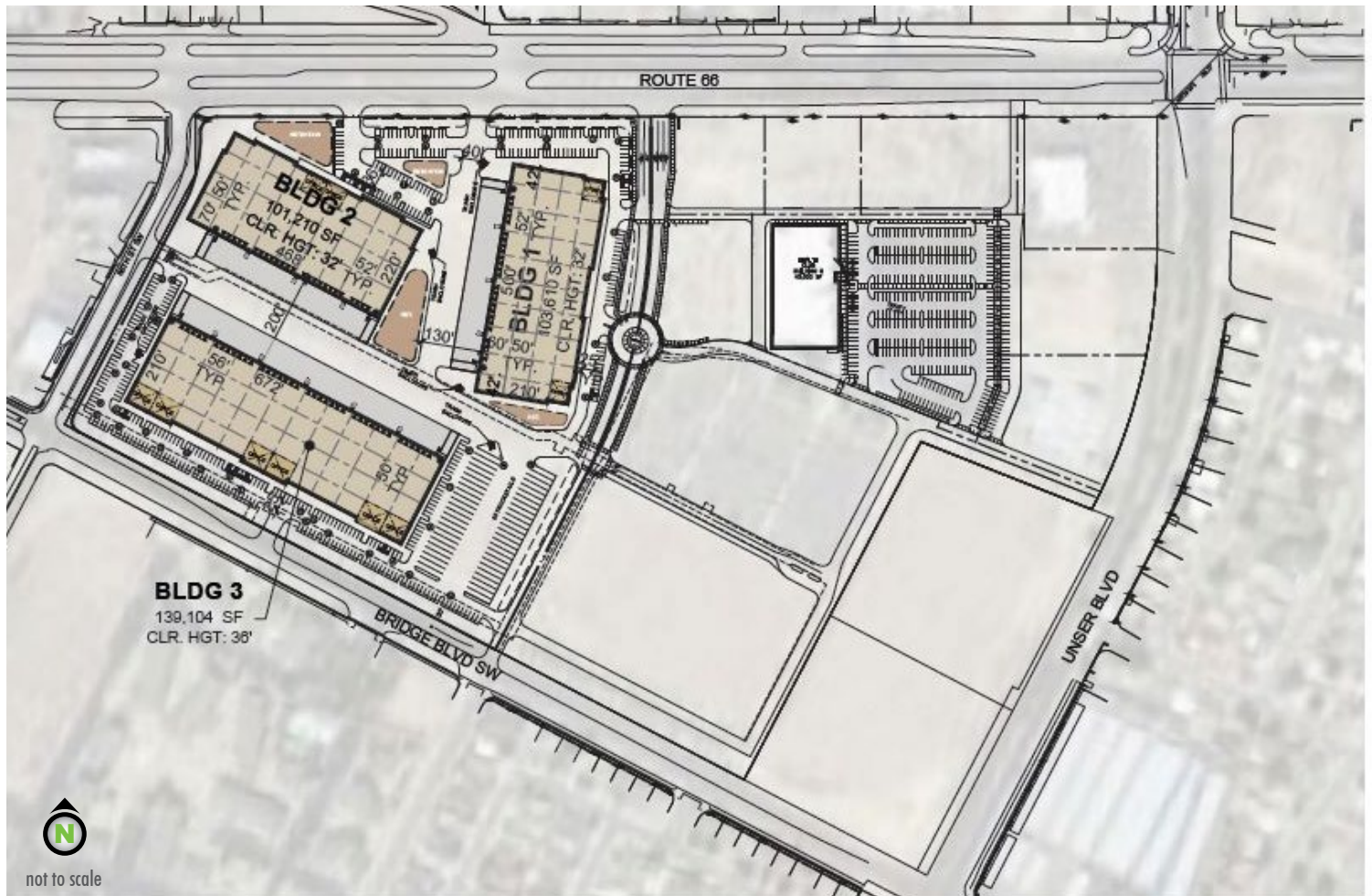
- + Building 1 - 103,610± SF
- + Building 2 - 101,210± SF
- + Building 3 - 139,104± SF
- + See Broker for Lease Rate and additional information on delivery schedule

Property Highlights

- + Excellent location in the West Mesa corridor
- + 1.5± Miles from I-40
- + Two (2) grade-level doors per building
- + 25 - 39 dock-high doors per building
- + ESFR Fire Sprinklers
- + 32' clear height in warehouse
- + 3-phase, 277/480 volt



Site Plan

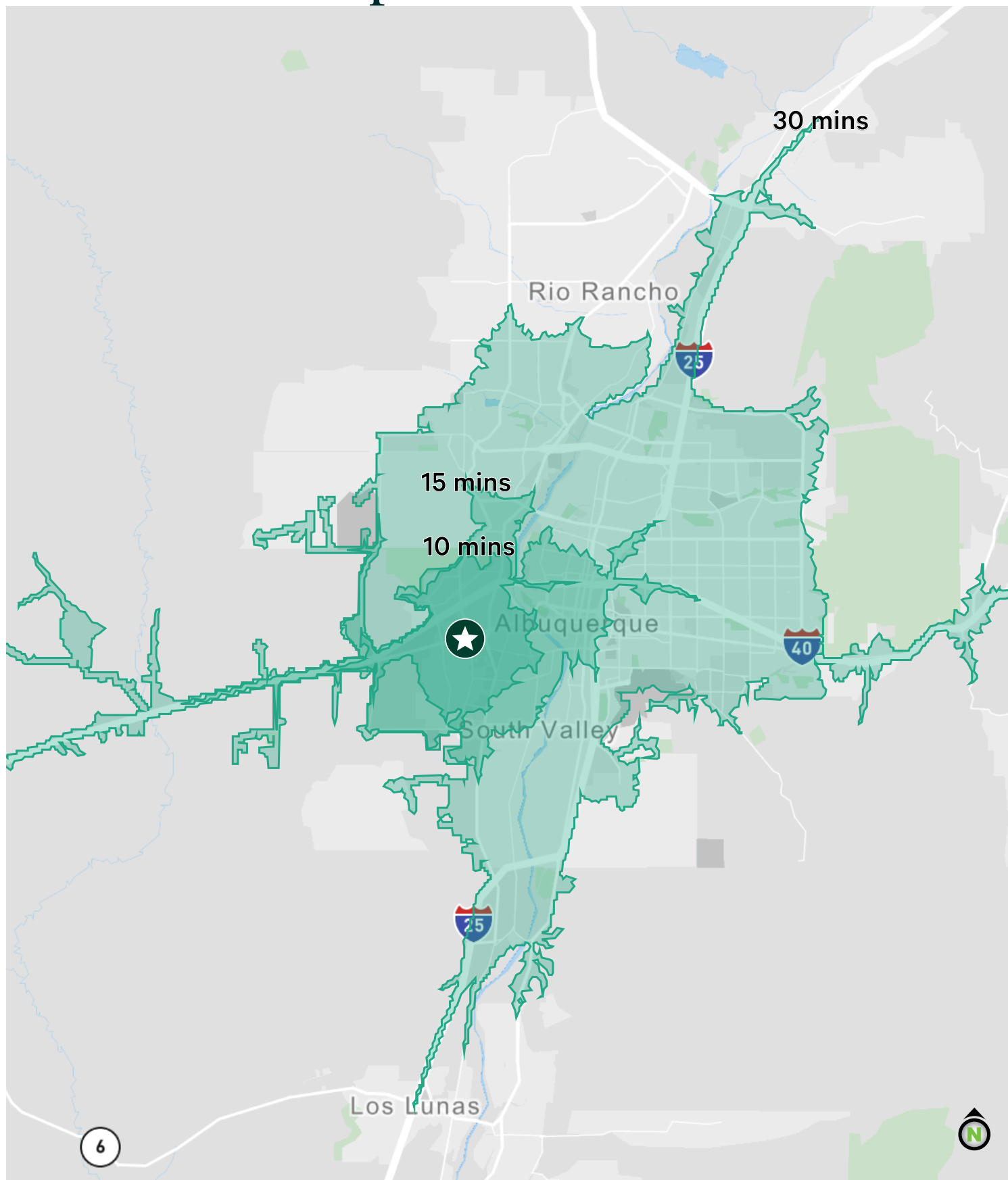


Conceptual Site Plan

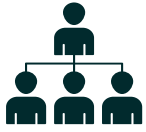
Conceptual Rendering



Drive Time Map



Demographics



POPULATION

107,749 (3 Minutes)
186,173 (5 Minutes)
444,132 (10 Minutes)



OF HOUSEHOLDS

36,395 (3 Minutes)
69,103 (5 Minutes)
179,121 (10 Minutes)



DAYTIME EMPLOYEES

12,877 (3 Minutes)
64,373 (5 Minutes)
245,654 (10 Minutes)



AVG HH INCOME

\$74,023 (3 Minutes)
\$74,473 (5 Minutes)
\$80,324 (10 Minutes)



EDUCATION

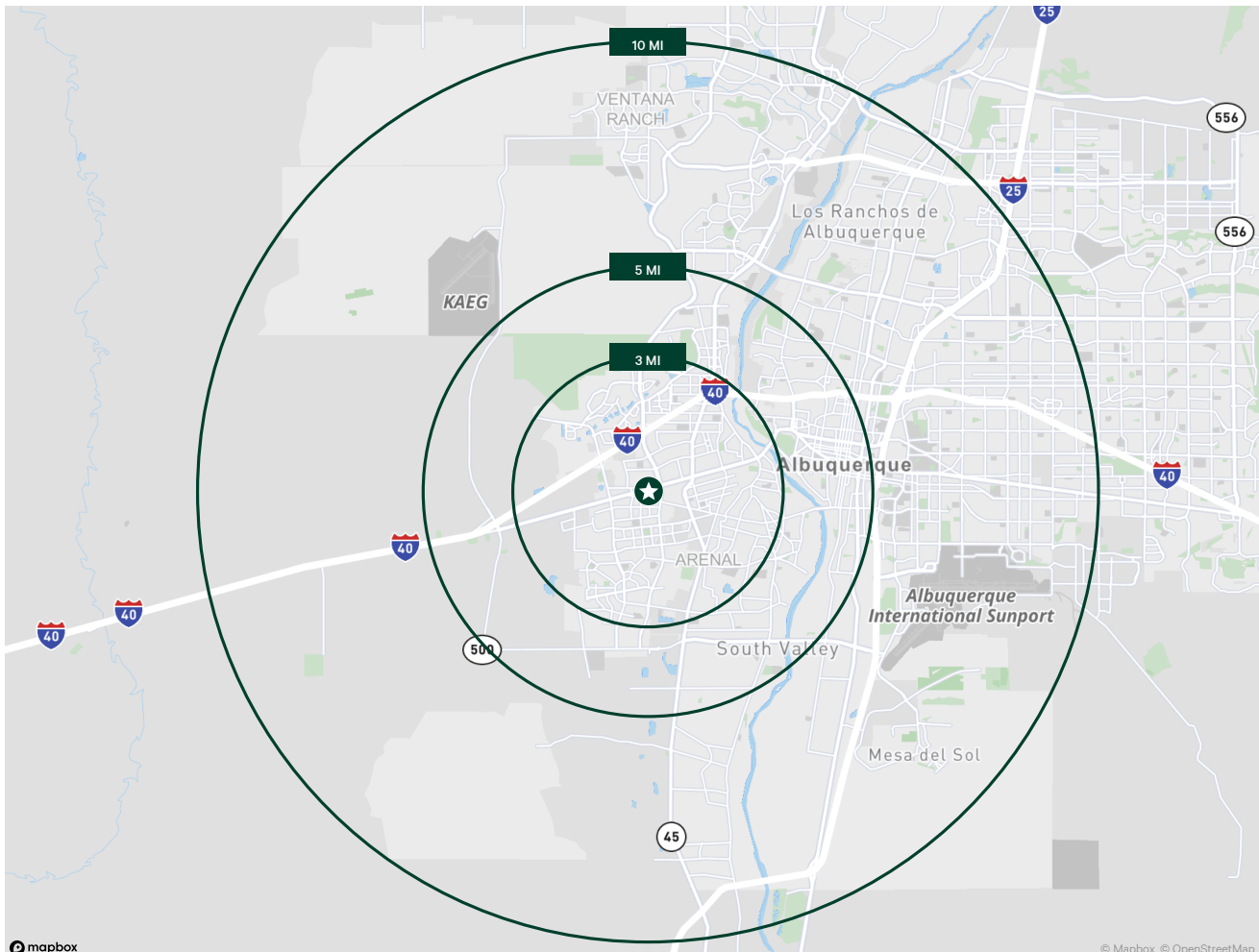
(BACHELORS DEGREE+)

16.7% (3 Minutes)
22.5% (5 Minutes)
31.6% (10 Minutes)



AVERAGE AGE

31.6 (3 Minutes)
33.6 (5 Minutes)
35.2 (10 Minutes)





Contact Us

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