

**For
Lease**



Warehouse with Large Yard

FULLY-FENCED SOUTH VALLEY PROPERTY



**±3,200 - 6,400 SF on
±1.2 - 2.4 Ac. Available**

3134 Bridge Blvd. SW | Albuquerque, NM 87121

NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Melody Torres

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PROPERTY

AVAILABLE

Lot 1:

Building: $\pm 3,200$ SF

Land: ± 1.2 Acres

Lease Rate: \$5,000/Month

- Warehouse:
 - 3 - 16' bay doors
 - 17.9' ceiling height
 - Rest room
- 2-Story Office Area:
 - Reception
 - 3 offices
 - Break room
 - Rest room

Lot 2: COMING Q1 2026

Building: $\pm 3,200$ SF

Land: ± 1.2 Acres

HIGHLIGHTS

- Fully-fenced properties
- Perfect location for contractor, tow yard and truck parking
- Adjacent property also available

ZONING

M-1, Bernalillo County

LOCATION

SEQ Coors Blvd. &
Bridge Blvd. SW



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LOT 1



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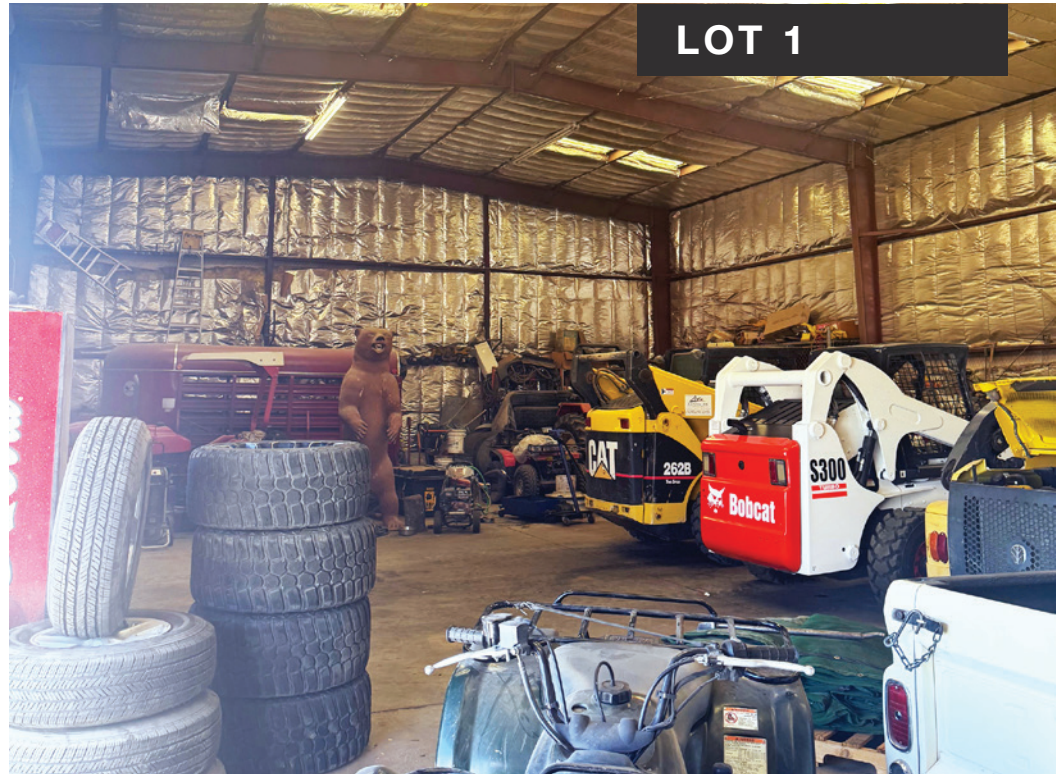
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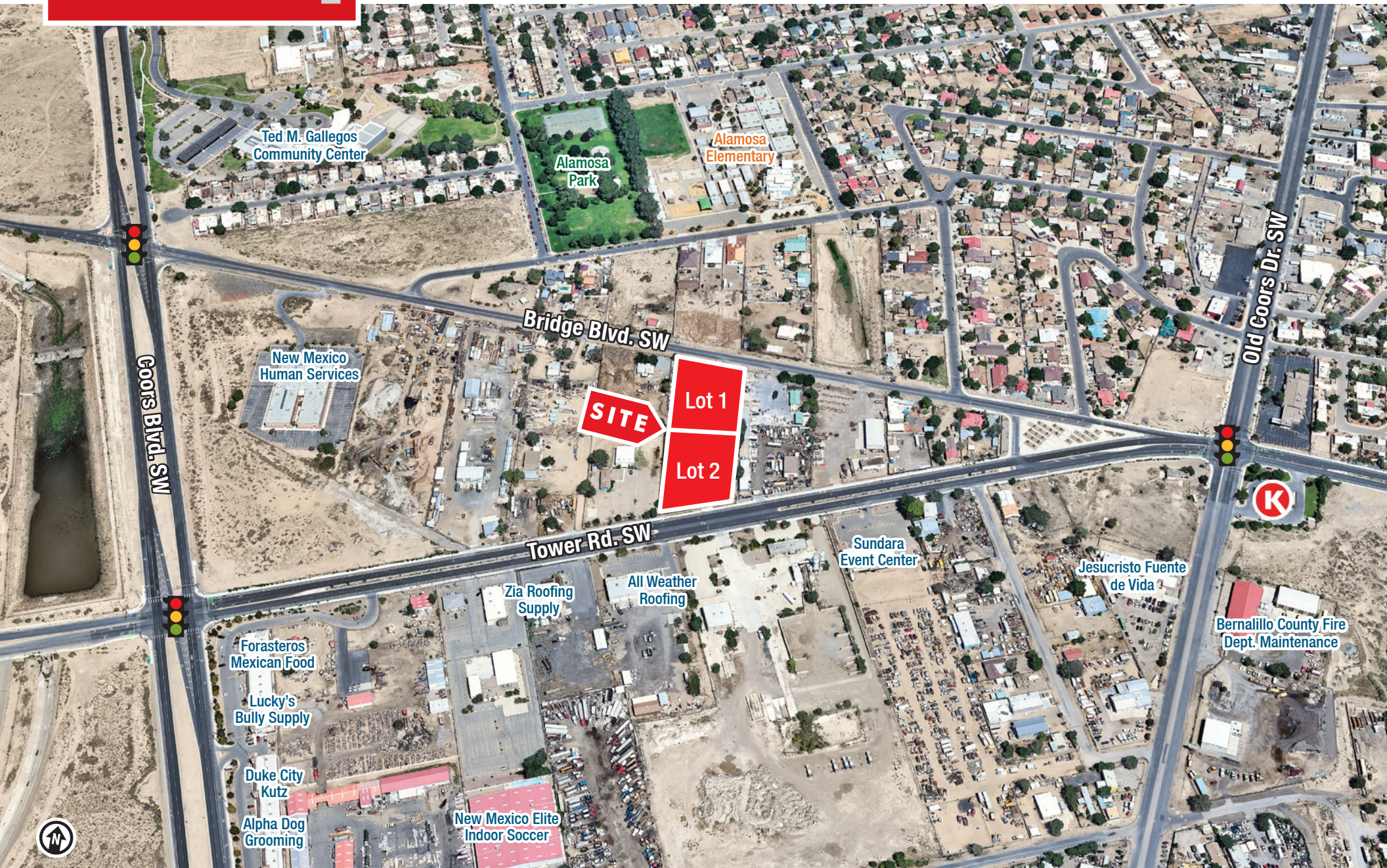
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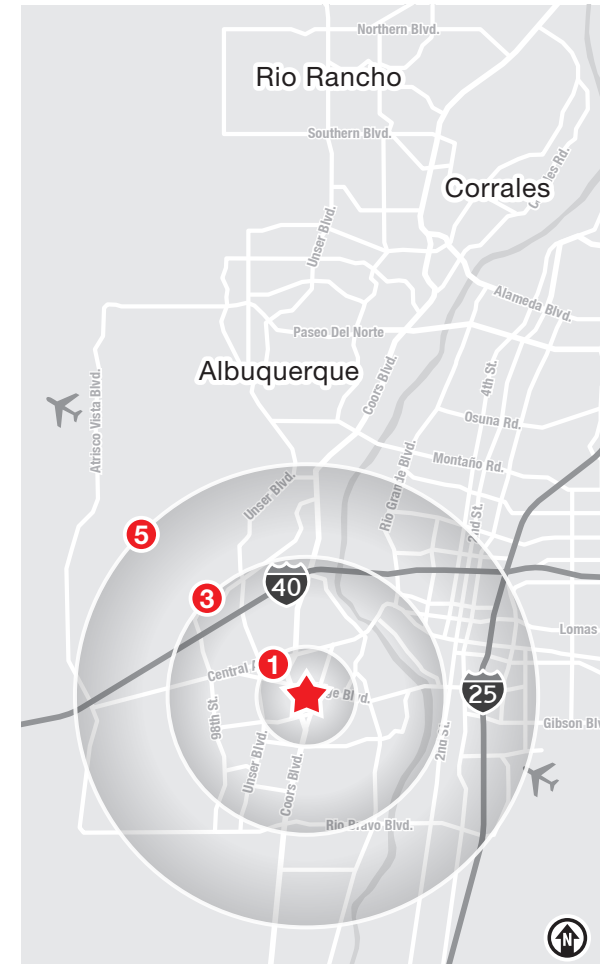
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,648	115,944	208,105
Average HH Income	\$67,261	\$73,349	\$76,878
Daytime Employment	1,514	21,023	95,996

2024 Forecasted by Esri



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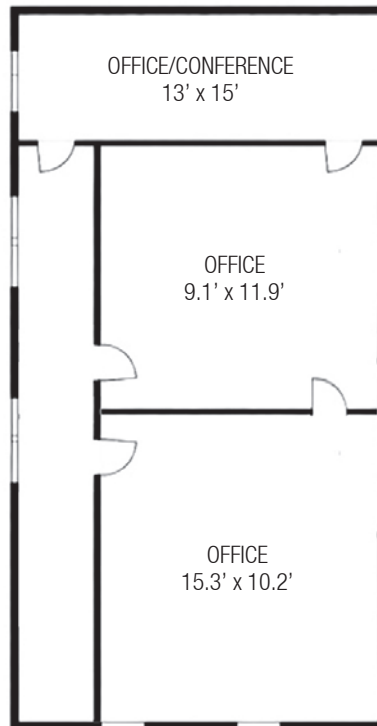
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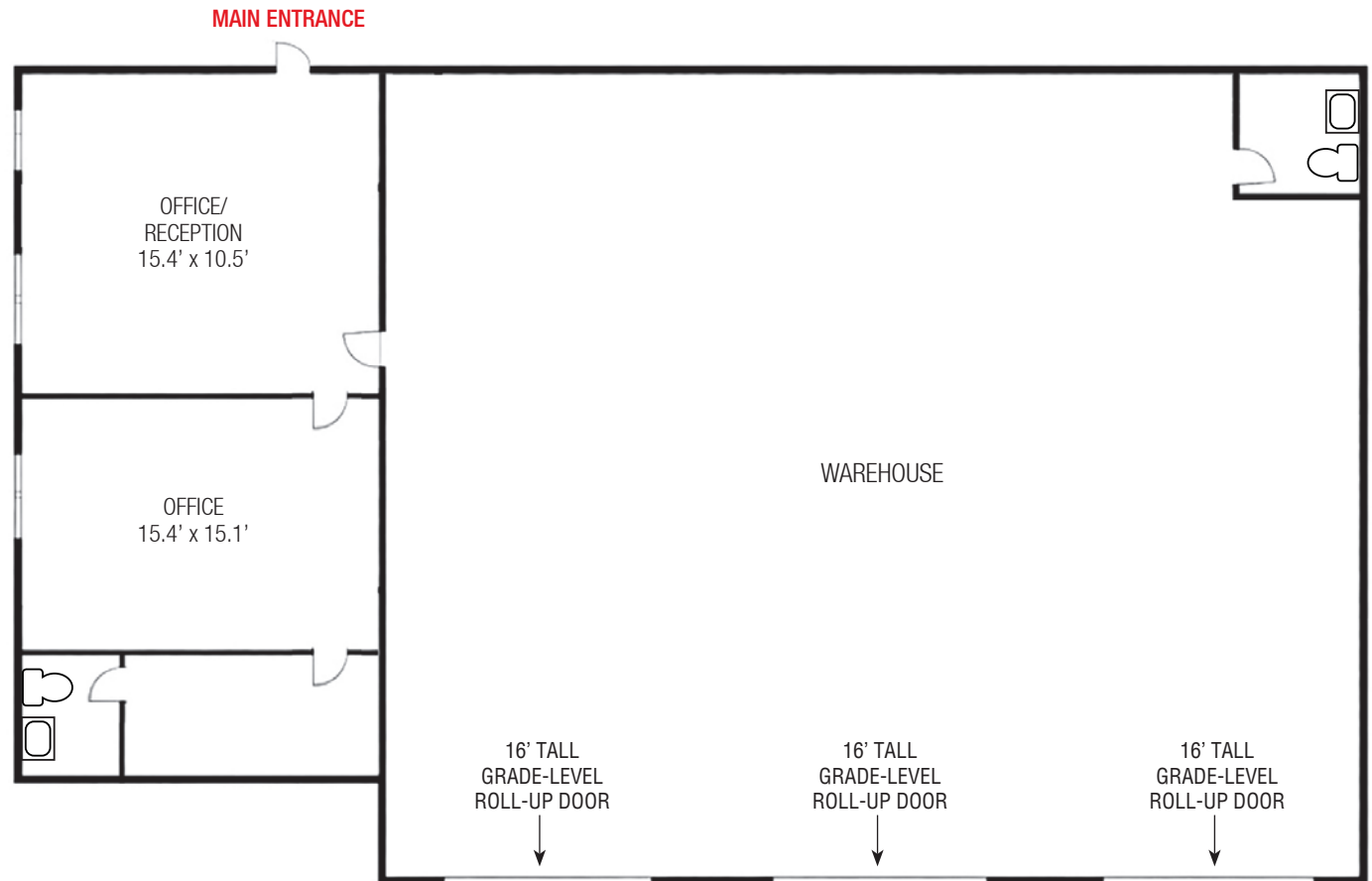
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FLOOR PLAN

2ND LEVEL



1ST LEVEL



AVAILABLE

±3,200 SF

Floor plan not to scale.

