

**For
Lease**

Versatile South Valley Property

FLEXIBLE FOR BUSINESS OR RESIDENTIAL NEEDS



**±1,576 SF on ±1.48 Ac.
Available**

3200 Bridge Blvd. SW | Albuquerque, NM 87121

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NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Building: ±1,576 SF
Land: ±1.48 Acres

LEASE RATE

\$3,500/Mo. Modified Gross

HIGHLIGHTS

- Fully-fenced property
- Ideal for storage facility and light manufacturing
- Plenty of space for vehicles, equipment, contractors yard or outdoor storage
- ±1,576 SF home/office on-site with 3 bedrooms, 2 baths and kitchen
- Adjacent property also available

ZONING

- M-1, Bernalillo County

LOCATION

- SEQ Coors Blvd. & Bridge Blvd. SW

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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

