

For
Sale

North I-25 Warehouse with Fenced Yard

HIGH VISIBILITY ON A HARD CORNER



±2,400 SF SHED ALSO INCLUDED!

3200 Candelaria Rd. NE | Albuquerque, NM 87107

**±7,210 SF on ±1.056 Ac.
Available**

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Ben Nolte CCIM
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For Sale

3200 Candelaria Rd. NE | Albuquerque, NM 87107



PROPERTY

AVAILABLE

Building: ±7,210 SF
Land: ±1.056 Acres
±2,400 SF Shed Also Included

SALE PRICE

\$1,500,000

HIGHLIGHTS

- On a hard corner with great visibility to more than 20,000 cars per day
- Less than 5 minutes to I-25 and I-40
- Warehouse:
 - 2 - Grade-level roll-up doors
 - 1 - Dock-high roll-up door
 - Clear height: 12' at eaves, 22' at peak
 - 200-amp, single-phase power
- Storage Shed:
 - ±2,400 SF
 - 200-amp, single-phase power
- New Phase I and ALTA Survey completed

ZONING [NR-C](#)

LOCATION

SEC Candelaria Rd. & Richmond Dr. NE

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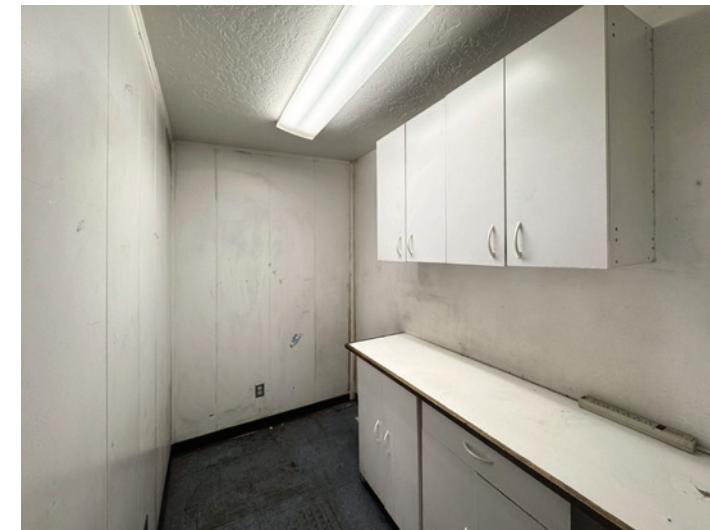
NAI SunVista

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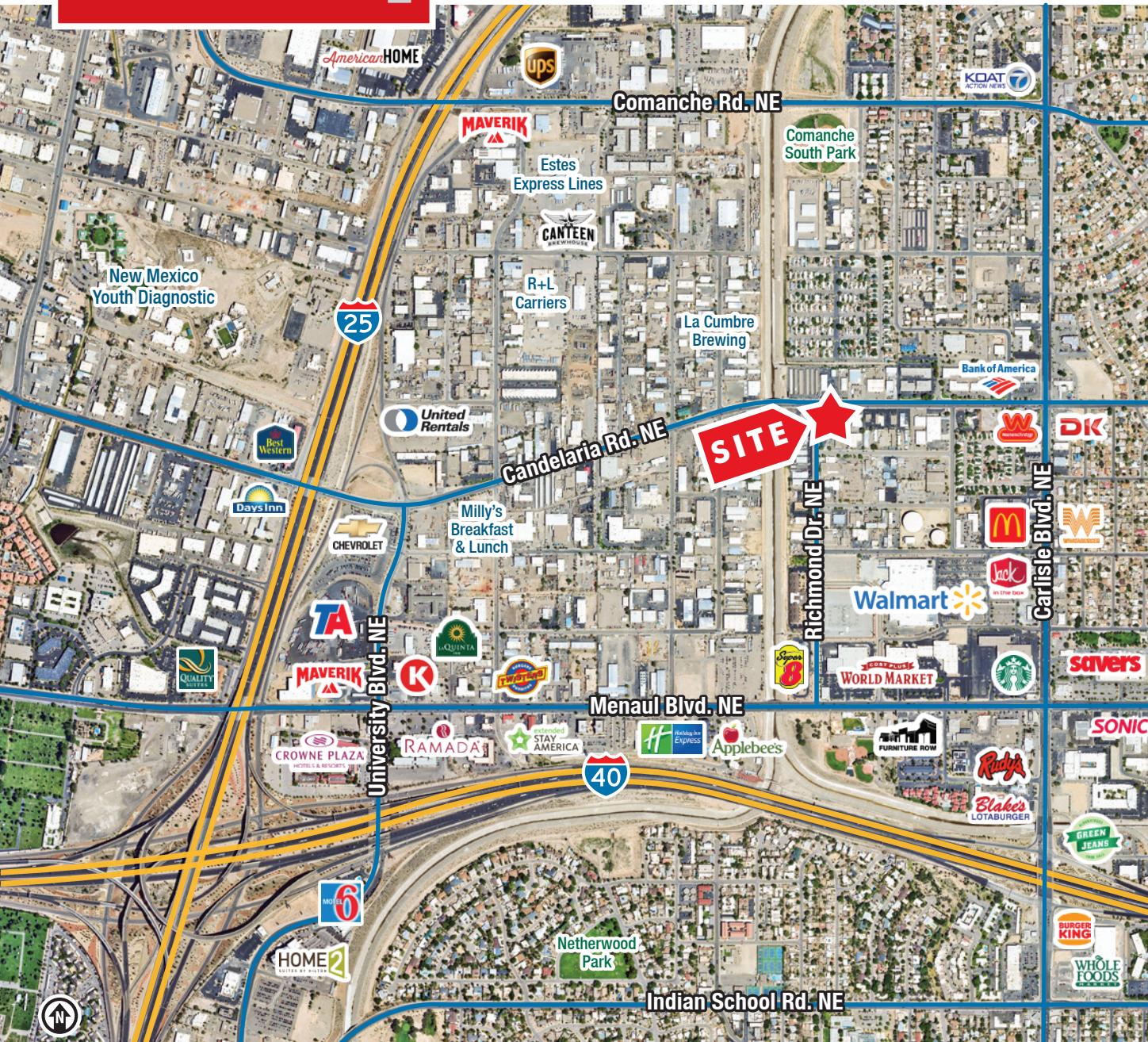
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,885	101,475	266,147
Average HH Income	\$63,267	\$83,037	\$84,605
Daytime Employment	13,423	112,596	221,856

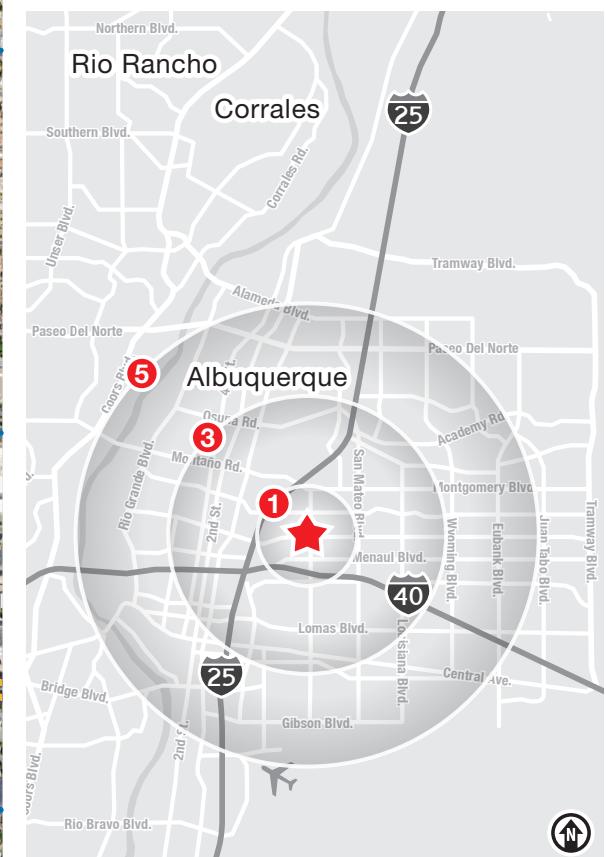
2025 Forecasted by Esri

HUB Zone

[MORE INFO](#)

Opportunity Zone

[MORE INFO](#)



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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