

**For
Sale**



North I-25 Warehouse with Fenced Yard

HIGH VISIBILITY ON A HARD CORNER



±2,400 SF SHED ALSO INCLUDED!

**±7,210 SF on ±1.056 Ac.
Available**

3200 Candelaria Rd. NE | Albuquerque, NM 87107

NASunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Ben Nolte CCIM

ben@sunvista.com | 505 270 4386

For Sale

3200 Candelaria Rd. NE | Albuquerque, NM 87107



PROPERTY

AVAILABLE

Building: $\pm 7,210$ SF
Land: ± 1.056 Acres
 $\pm 2,400$ 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:
 - $\pm 2,400$ 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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NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
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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](#)

