North I-25 Warehouse with Fenced Yard

HIGH VISIBILITY ON A HARD CORNER



3200 Candelaria Rd. NE | Albuquerque, NM 87107

Na SunVista Got Space

Ben Nolte CCIM

ben@sunvista.com | 505 270 4386

3200 Candelaria Rd. NE | Albuquerque, NM 87107



PROPERTY

AVAILABLE

Building: $\pm 7,210 \text{ SF}$ Land: $\pm 1.056 \text{ Acres}$

±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, 3-phase power
- Storage Shed:
 - ±2,400 SF
 - 200-amp, single-phase power
- New Phase I and ALTA Survey completed

ZONING NR-C 絵

LOCATION

SEC Candelaria Rd. & Richmond Dr. NE



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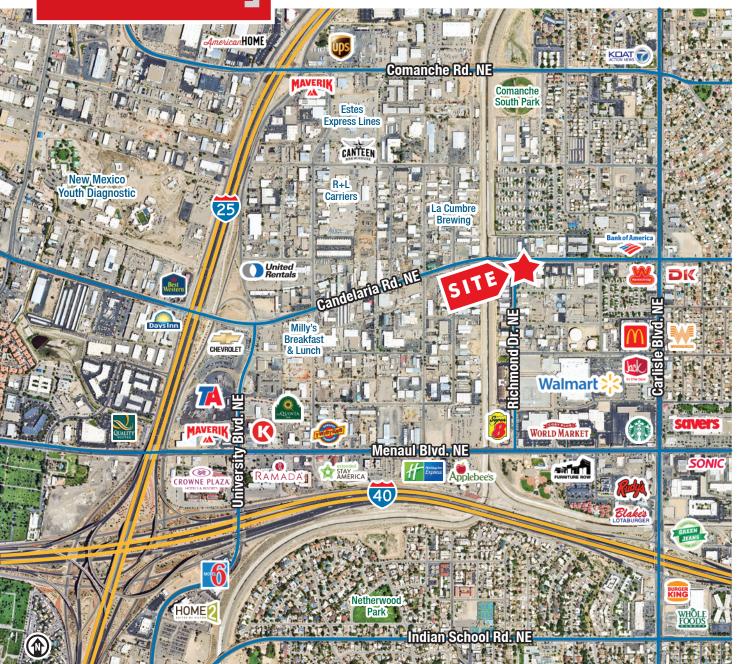








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LOCATION

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

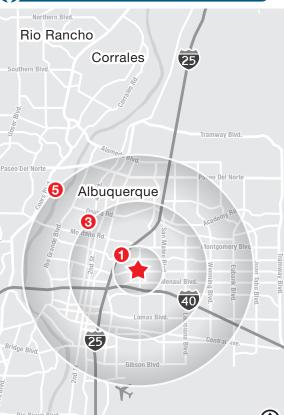
2025 Forecasted by Esri













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 it 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.