

For Sale



North I-25 Industrial Condo

RARE AVAILABILITY IN THE NORTH I-25 CORRIDOR



9420 San Mateo Blvd. NE | Suite A | Albuquerque, NM 87113

**±3,080 SF on ±0.07 Ac.
Available**

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Clay Azar CCIM

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PROPERTY

AVAILABLE

Building: ±3,080 SF
Land: ±0.07 Acres

SALE PRICE

\$599,000 (\$193/SF)

HIGHLIGHTS

- Rare opportunity to own a North I-25 industrial condo
- ±1,712 SF office space with in-suite bathroom
- ±1,395 SF warehouse space
- 14' roll-up door
- 18' ceiling height in warehouse
- Refrigerated air in office and evaporative cooling in warehouse
- Great signage and visibility on San Mateo Blvd.

ZONING NR-LM

LOCATION

NWQ I-25 & Alameda Blvd. NE

Take a Virtual Tour

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	2,611	46,376	140,265
Average HH Income	\$118,623	\$127,052	\$117,732
Daytime Employment	7,490	46,963	105,853

2025 Forecasted by Esri

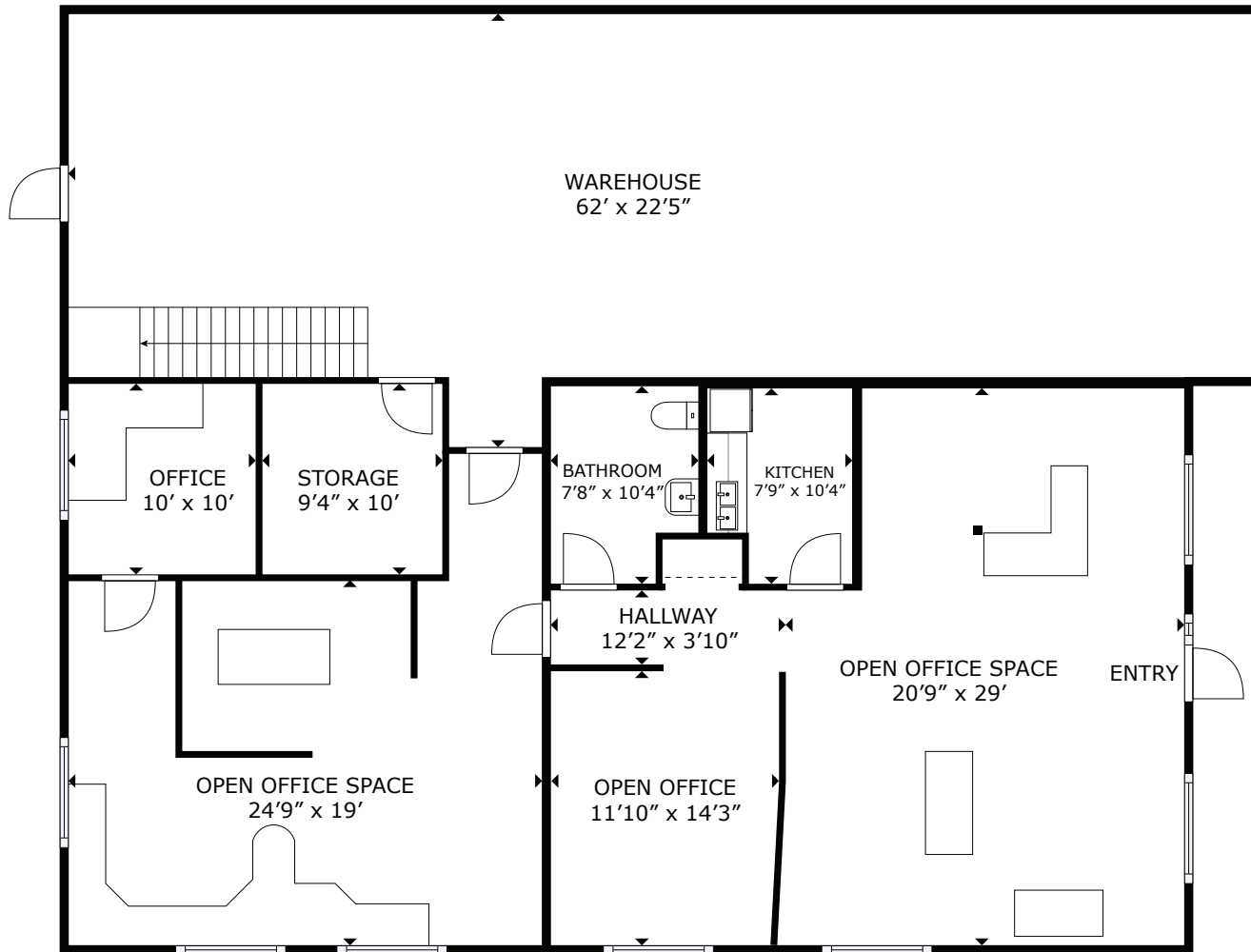


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FLOOR PLAN

Beverly Hills Ave. NE



San Mateo Blvd. NE

GROUND LEVEL

Office: ±1,712 SF
Warehouse: ±1,395 SF
Total: ±3,080 SF

Take a Virtual Tour 



For Sale

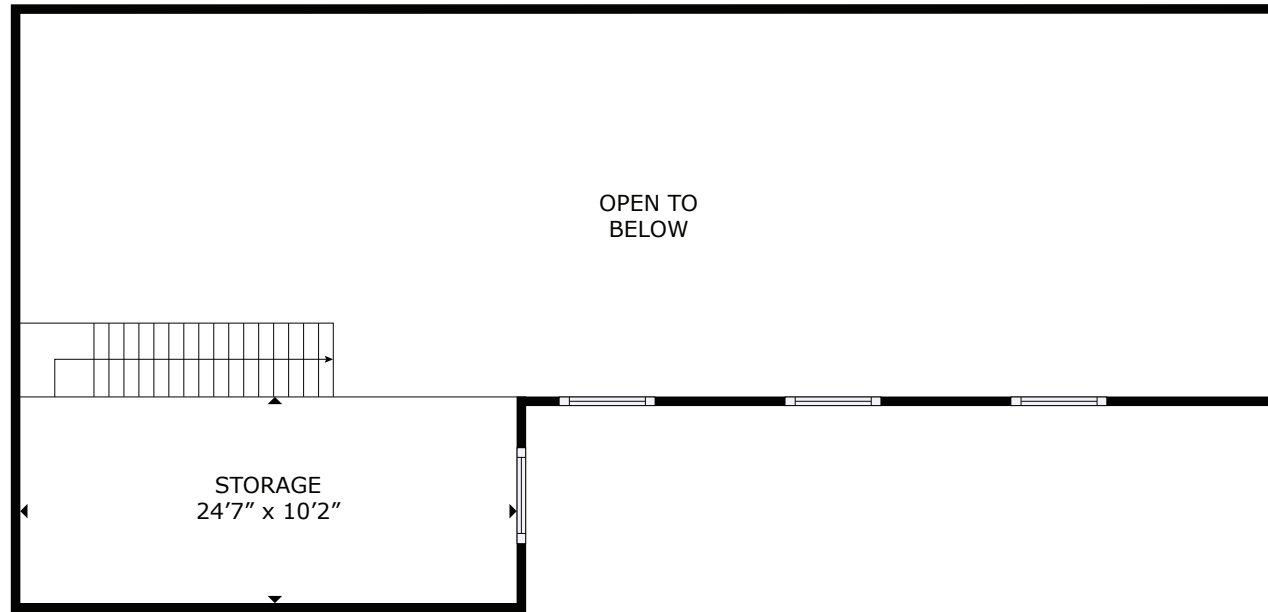
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FLOOR PLAN

MEZZANINE

±252 SF

Beverly Hills Ave. NE



San Mateo Blvd. NE