



# Office Warehouse in Midtown

NEQ I-40 & MENAUL BLVD NE  
2437 MENAUL BLVD NE  
ALBUQUERQUE, NM 87107

## CALL FOR MORE INFORMATION



### FOR LEASE

\$7.85 PSF NNN  
\*NNNS \$0.95 PSF

\*(Estimate provided by Landlord and subject to change)

### FOR SALE

\$1,100,000

### AVAILABLE SPACE

10,000 SF

### PROPERTY HIGHLIGHTS

- Stand-Alone Building
- Office/Warehouse
- Clear span warehouse
- Near Big-I
- NR-LM Zoning
- Rooftop Solar System

### TRAFFIC COUNT

Menaul Blvd: 25,200 VPD  
(STDB 2020)

### AREA TRAFFIC GENERATORS



### PROPERTY SNAPSHOT



**106,033**  
2020 POPULATION  
3 MILE RADIUS



**183,306**  
2020 DAYTIME POPULATION  
3 MILE RADIUS



**\$61,052**  
2020 AVERAGE INCOME  
3 MILE RADIUS



**25,200 VPD**  
MENAUL BLVD

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## PROPERTY OVERVIEW

Lease Rate:	\$7.85 PSF NNN
NNN:	\$0.95 PSF
Lease Type:	NNN
Tenant pays all operating expenses	
Sale Price:	\$1,100,000
Building Size:	10,000 SF
Available SF:	10,000 SF
Lot Size:	0.6 Acres
Frontage:	80 Feet
Ceiling Height:	15.5 Feet
Power:	225 Amp   240V   1HP
Rooftop Solar currently covering all power costs	
Zoning:	NR-LM
Submarket:	Midtown

## PROPERTY OVERVIEW

2437 Menaul is a 10,000 SF stand-alone Office/Warehouse property that has not been available in over 30 years. This property has historically housed Gardenswartz Team Sales, who has occupied the property since the early 90's. The property has a great distribution between office & warehouse with roughly 1,600 SF of office and 8,400 SF of warehouse with some office buildout. The warehouse portion of this property is completely free span at almost 50' wide and 172' long. Clear height of 15.5' at the peak allows for staking in the warehouse and includes a 12' roll-up door. The property comes complete with a rear yard that has the potential to be secured.

## LOCATION OVERVIEW

2437 Menaul is located along Menaul Blvd., conveniently located within 1 minute from the Big-I. The property is in the geographic center of town within 15 minutes drive time to almost all of Albuquerque proper. This location provides the visibility, traffic, and access of a retail property with the utility and zoning of an industrial property.

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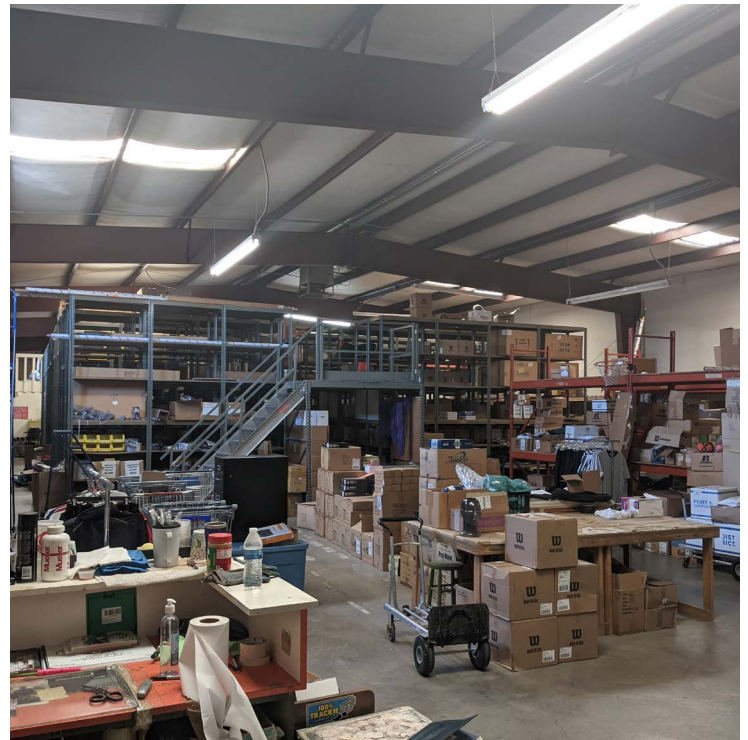


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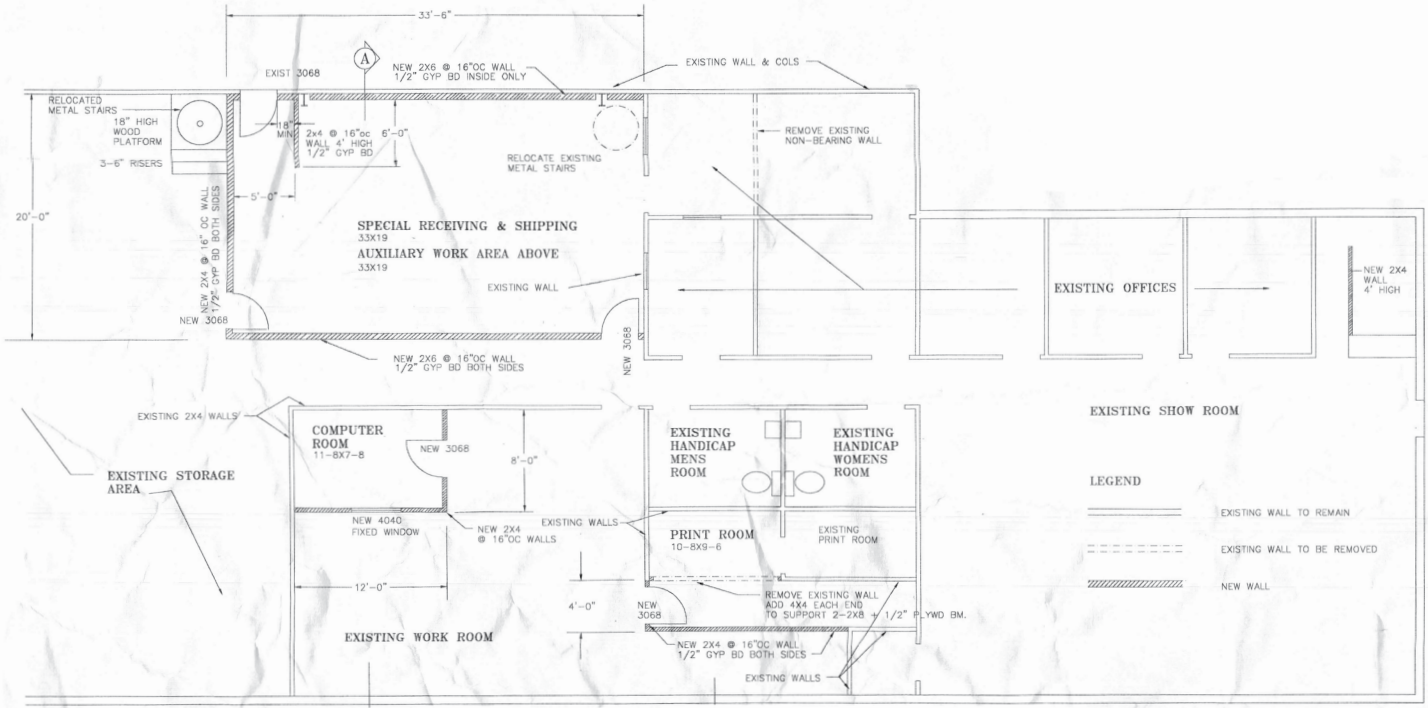
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## Floor Plan



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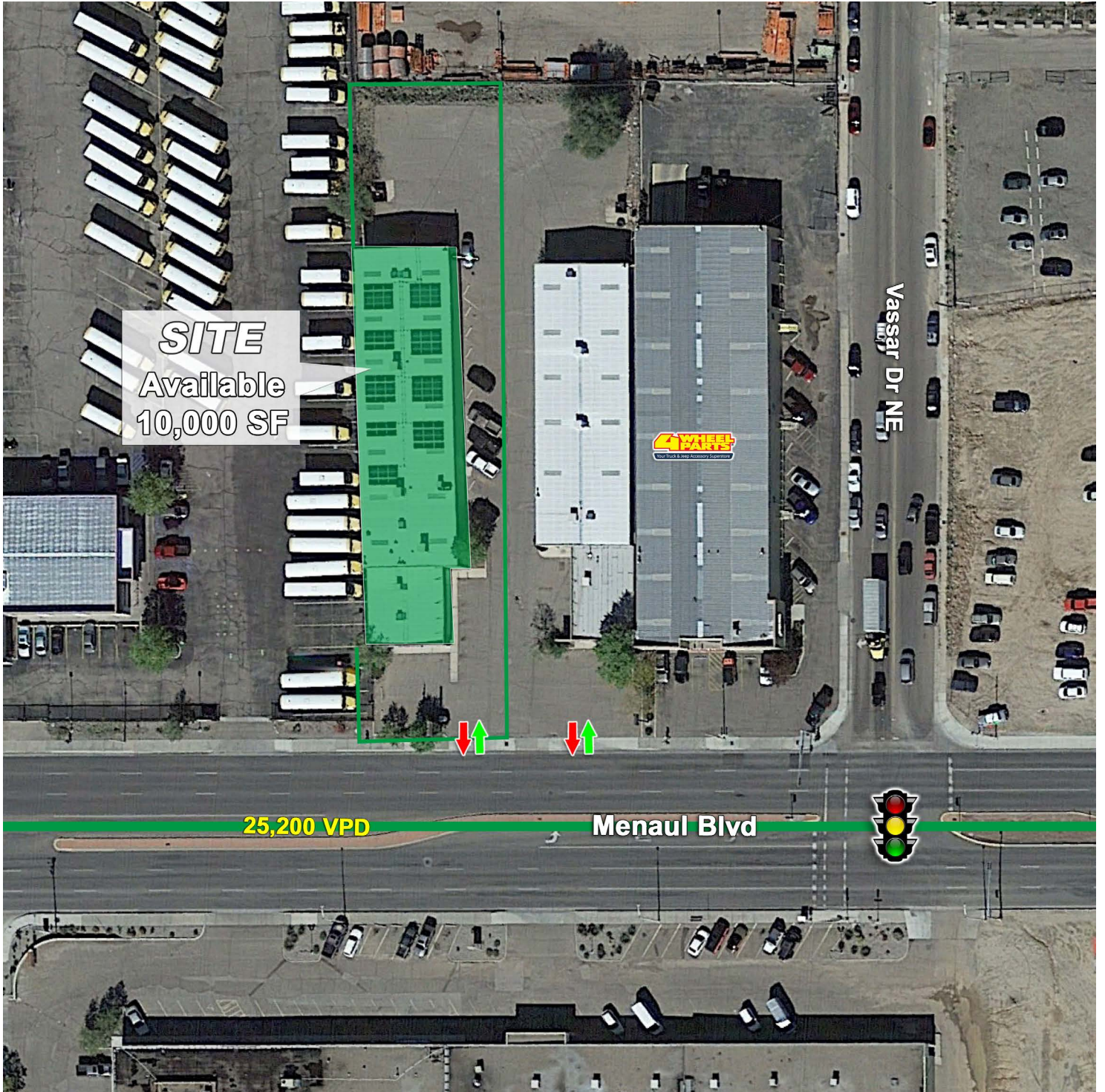


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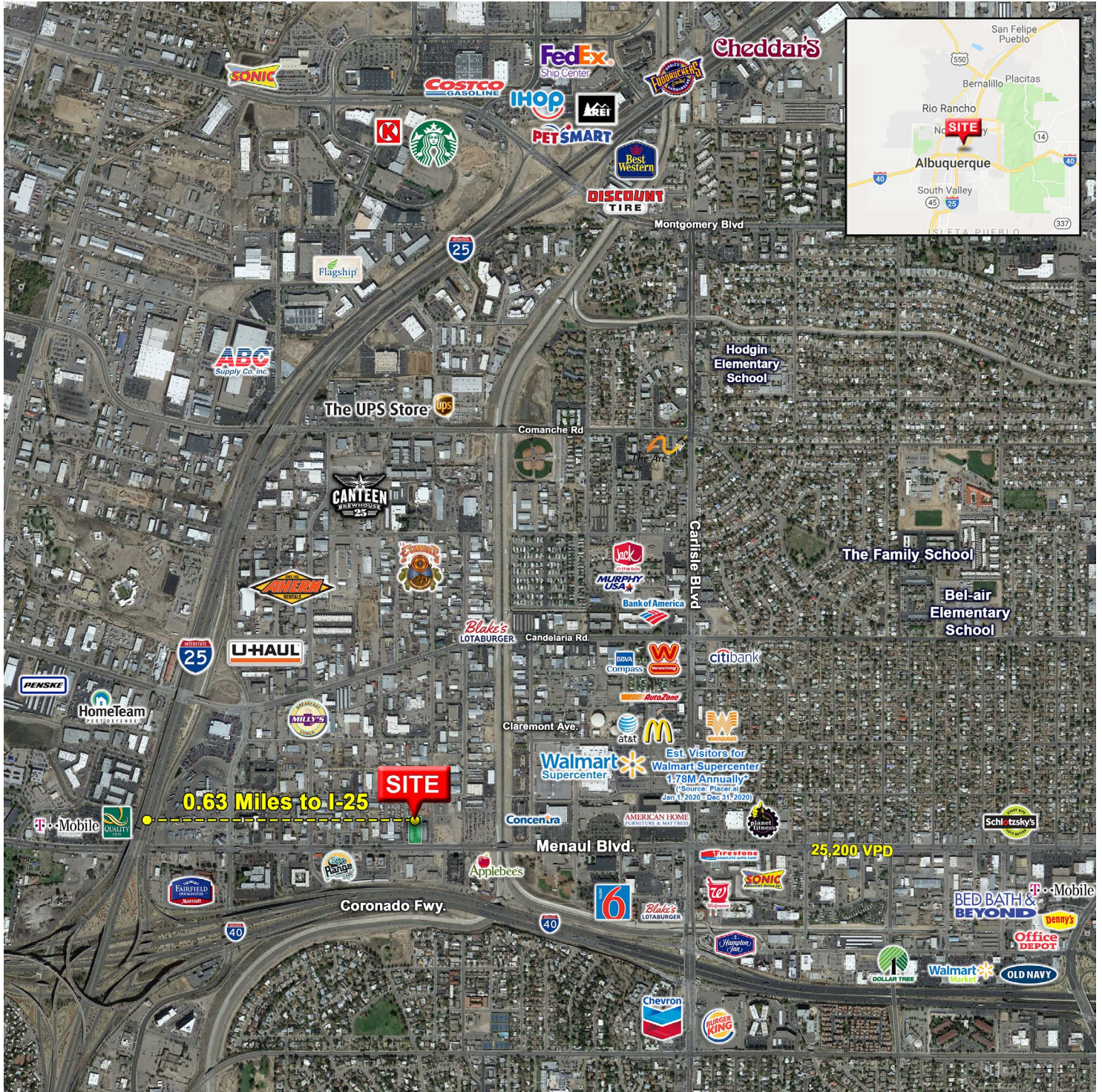


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