

**FOR SALE OR LEASE**

3136 Coors Blvd. NW | Albuquerque, NM 87120

SEQ Coors Blvd. & Redlands Rd. NW

# Industrial Office Building

CONVENIENTLY LOCATED  
NEAR I-40 & COORS

**ONE-OF-A-KIND PROPERTY!**



**SALE PRICE** \$1,200,000

**LEASE RATE**

▪ \$11.00/SF + NNN (\$2.15/SF)

**AVAILABLE**

▪ Industrial Space: ±3,568 SF  
▪ Office Space: ±2,072 SF  
▪ 2nd Floor Shell: ±2,417 SF  
▪ TOTAL: ±8,057 SF

▪ Land: ±1.24 Acres

**IDO ZONING** MX-L, Low Intensity

**PROPERTY HIGHLIGHTS**

- Separate 15' x 60' bay with 10' overhead door
- Two-story, pull-thru bay with two 16' overhead doors
- 26' ceiling height
- Glass-enclosed office spaces
- Three ADA restrooms
- Entrance vestibule allows for separate access to 1st & 2nd floor
- 70+ parking spaces
- 2nd floor shell space (±2,417 SF)
- 55,100 cars per day on Coors Blvd.

got space

**NAI SunVista**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [sunvista.com](http://sunvista.com)



FOR MORE INFORMATION:

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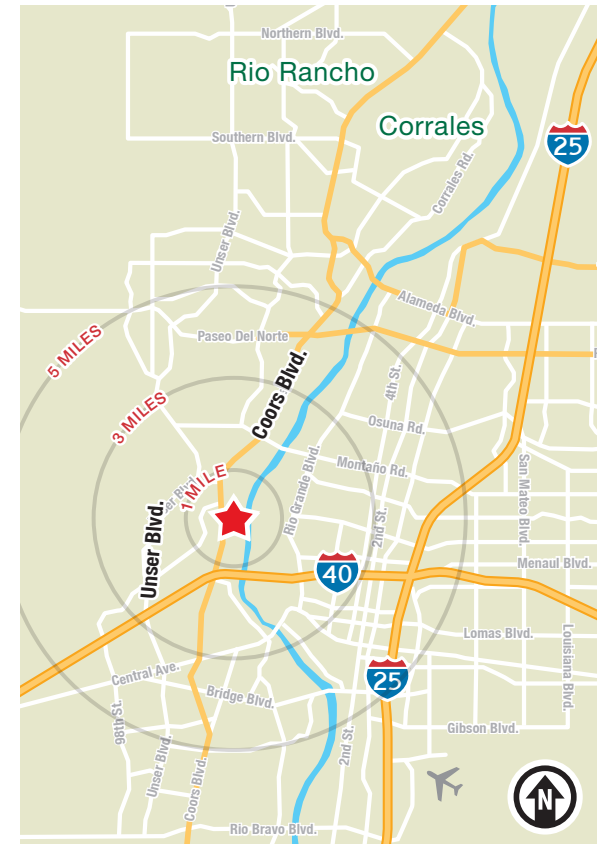
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2020 Demographics	1 mile	3 mile	5 mile
Total Population	11,414	92,164	204,505
Average HH Income	\$70,860	\$75,094	\$70,866
Daytime Employment	4,847	23,832	118,085
2020 Forecasted by Esri			



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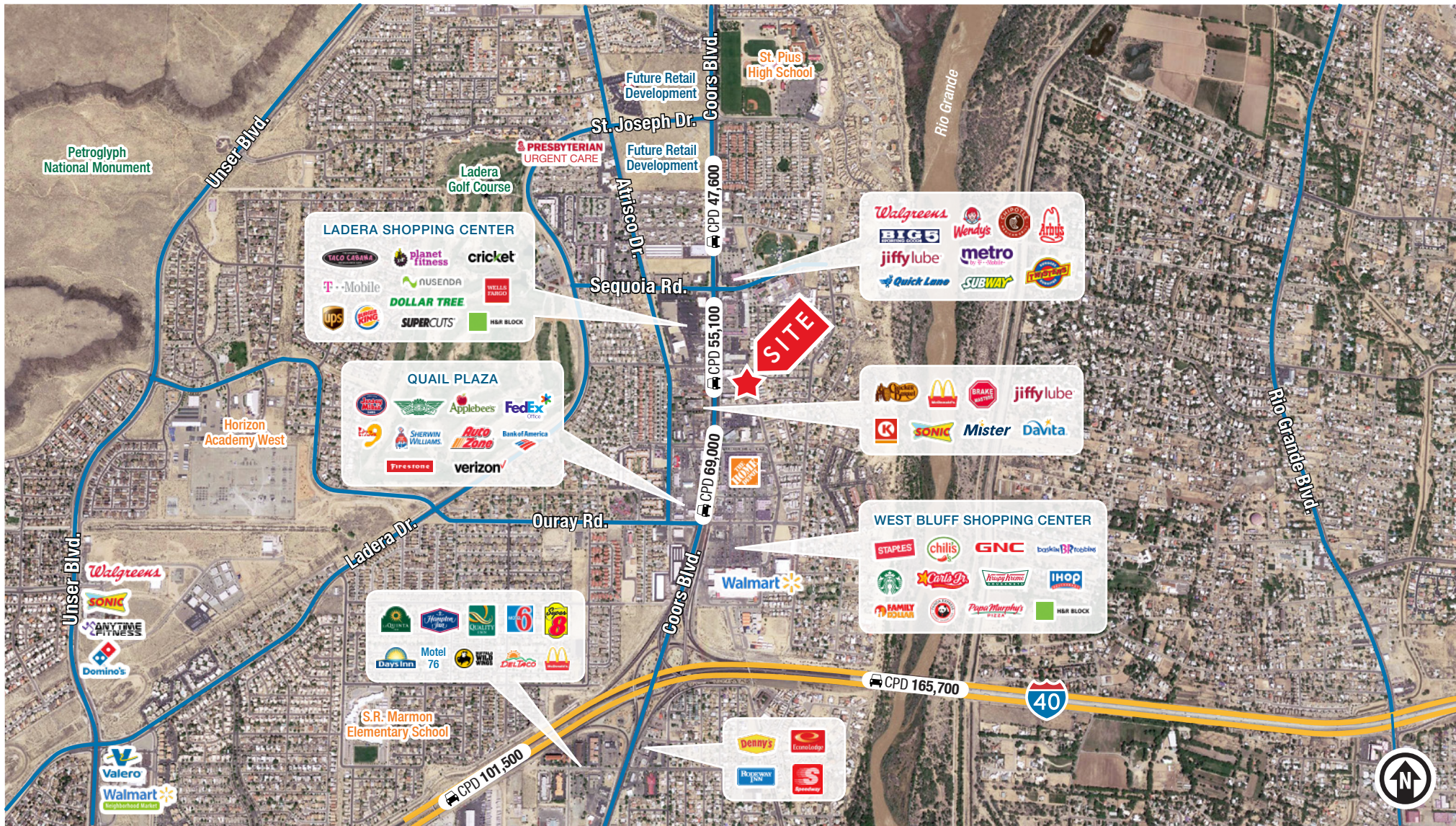
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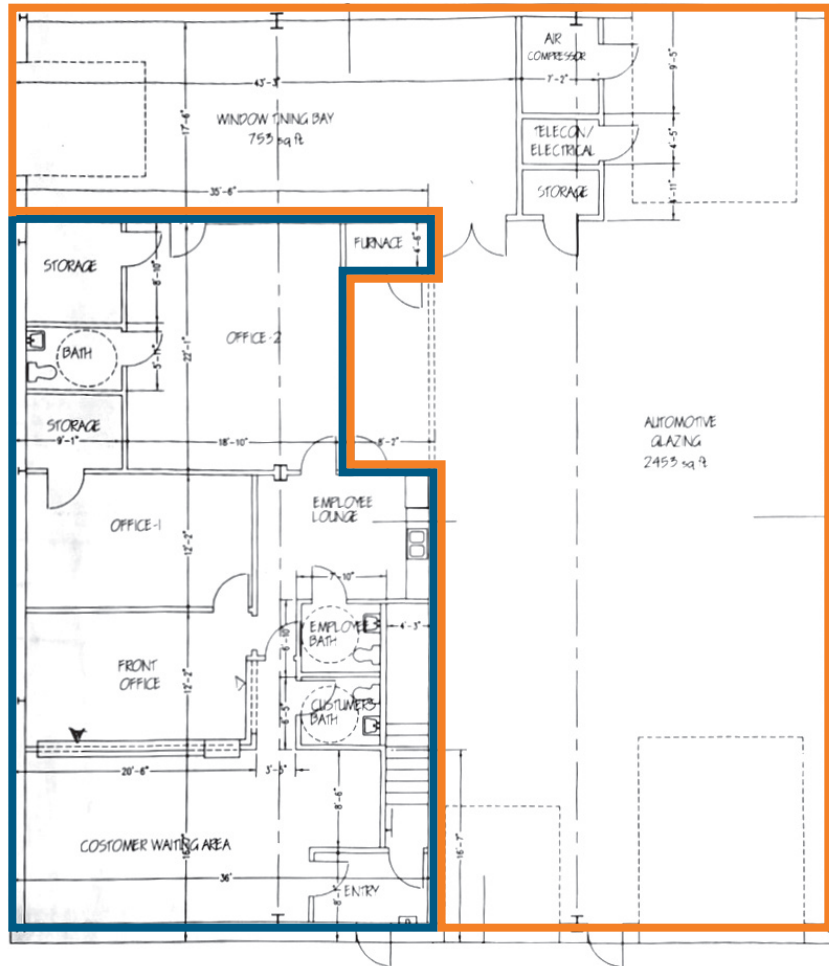
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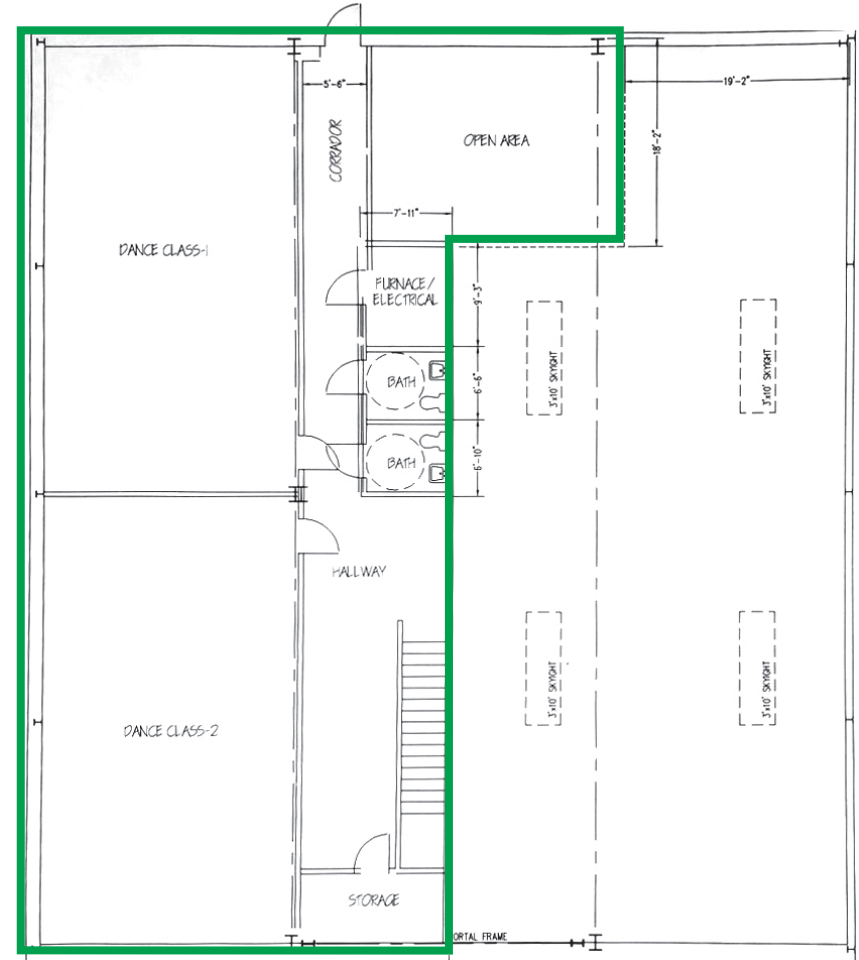
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**FIRST FLOOR**

**Warehouse Space: ±3,568 SF**  
**Office Space: ±2,072 SF**



**SECOND FLOOR (PROPOSED LAYOUT)**

**Shell Space: ±2,417 SF**



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