

For Sale

Industrial/Office Investment

ON HIGH-TRAFFIC CANDELARIA RD.

3201 Candelaria Rd. NE | Albuquerque, NM 87107

NWQ Carlisle Blvd. & Candelaria Rd. NE



Sale Price \$1,200,000

Available

- Studio/Warehouse: ±4,665 SF
- Upstairs Office: ±2,842 SF
- Separate Warehouse: ±2,400 SF

TOTAL ±9,907 SF

- Land: ±1.04 Acres

IDO Zoning NR-C 

Property Highlights

- Highly-visible location with 18,300 CPD on Candelaria
- 2 minutes from I-25 & I-40
- 62 parking spaces
- Main building is fully-sprinkled
- Upstairs office, studio & separate warehouse are refrigerated air. Gym is evaporative cooled.
- 3-phase power throughout
- Large monument sign on Candelaria
- Tenant in place for 3 years (please do not disturb)



This property is in a HUB Zone For small companies operating/employing people in Historically Underutilized Business Zones. 



This property is located in an Opportunity Zone A new way to finance in under-served areas. 

 Visit Our YouTube Channel to See this Property Video 

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com    



For more information:

Todd Strickland
todd@sunvista.com
505 450 1121

Dave Hill, CCIM
dave@sunvista.com
505 238 6413

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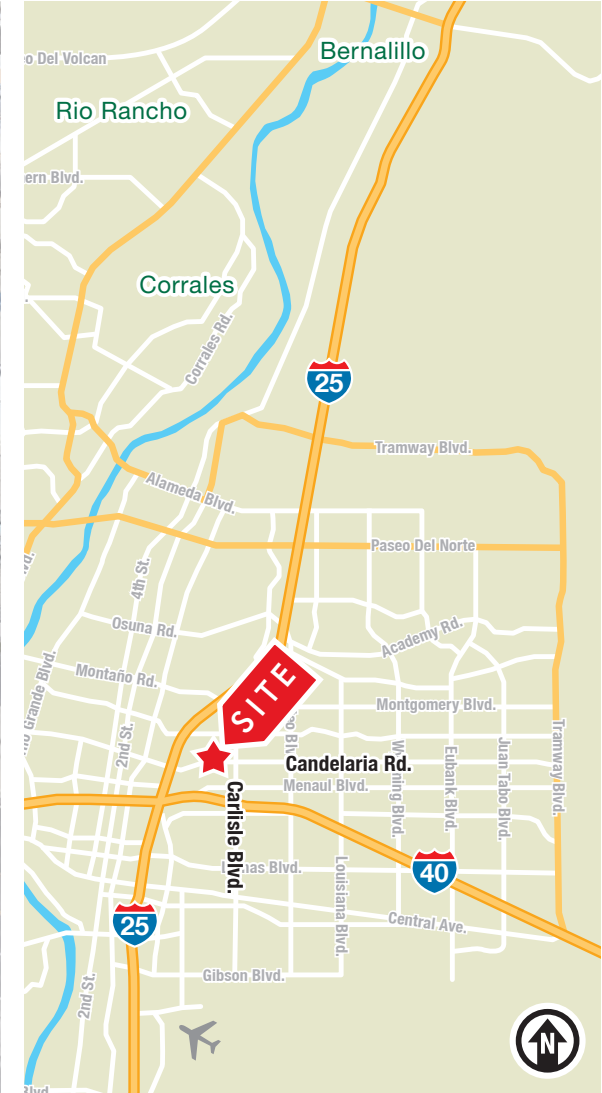
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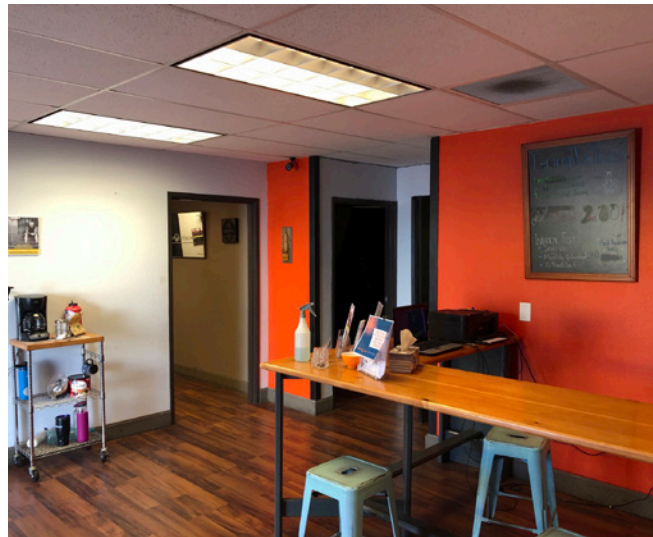
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PHOTOS



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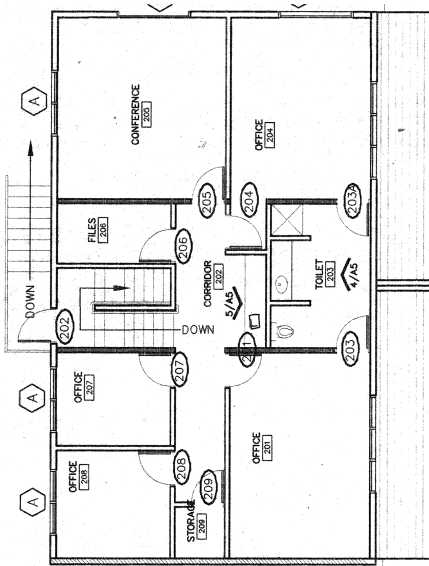
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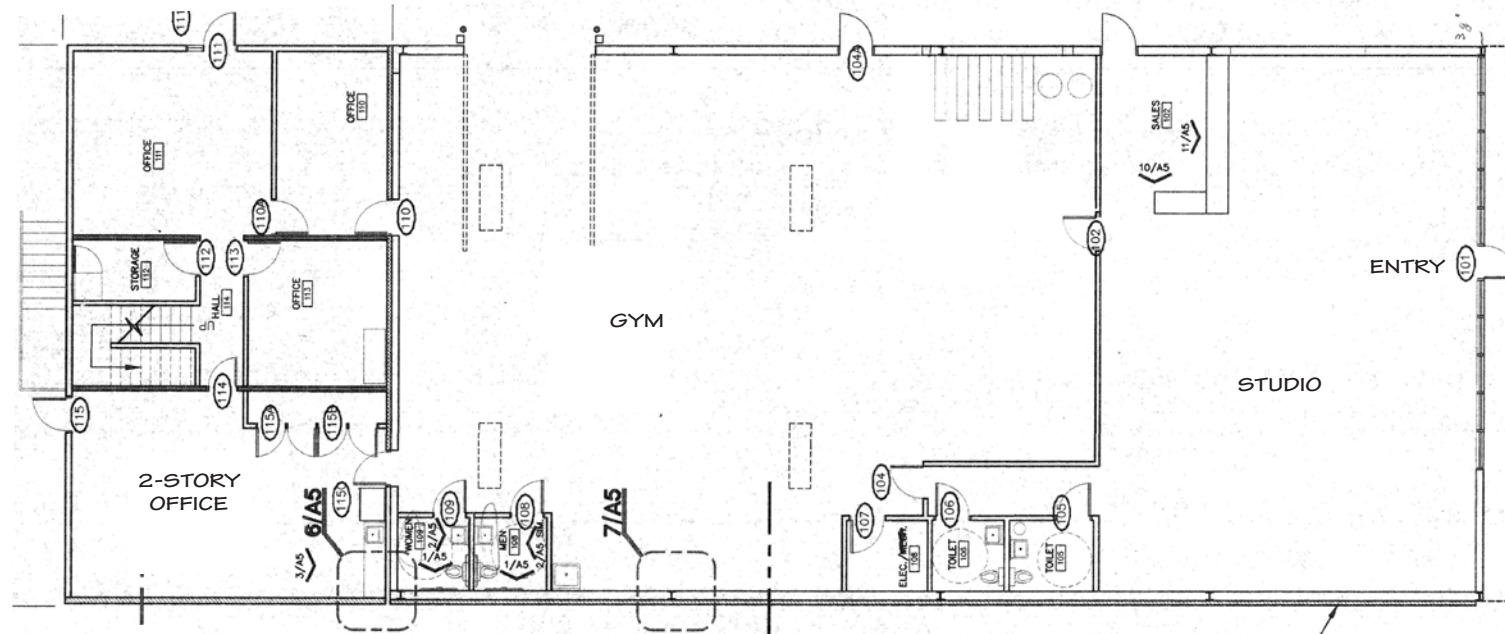
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FLOOR PLAN

MAIN BUILDING:
±7,507 SF



SECOND FLOOR
±4,665 SF



FIRST FLOOR
±2,842 SF



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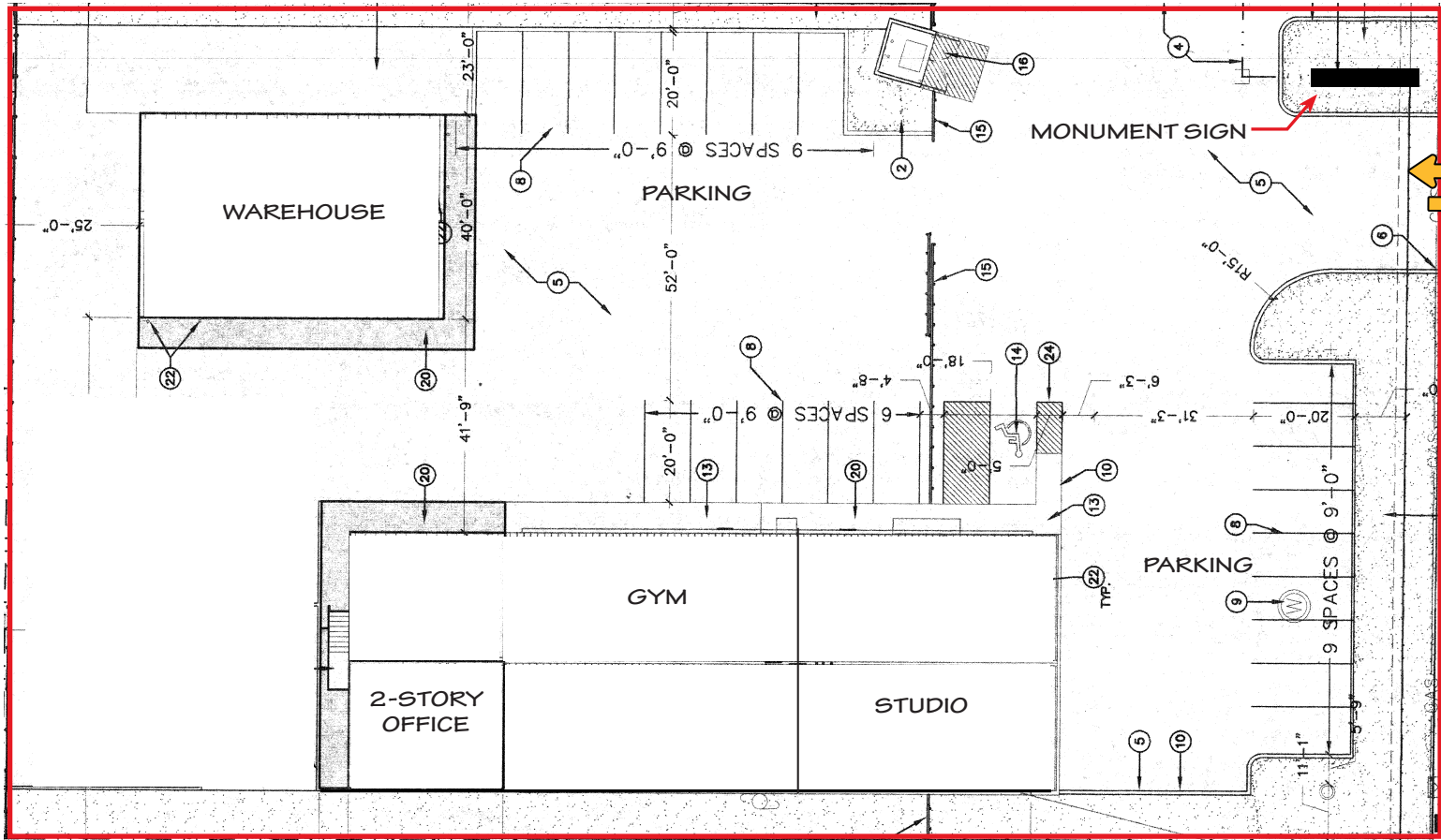
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SITE PLAN



LOT SIZE:
±1.03 Acres

Candelaria Rd.

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