

For Sale

Industrial Office Building

CONVENIENTLY LOCATED NEAR I-40 & COORS BLVD.

3136 Coors Blvd. NW | Albuquerque, NM 87120

SEQ Coors Blvd. & Redlands Rd. NW

ONE-OF-A-KIND PROPERTY!



 Visit Our YouTube Channel
to See this Property Video 

SALE PRICE

- \$1,250,000

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.

NASunVista

got space

Shelly Branscom, CCIM

shelly@sunvista.com

505 414 2669

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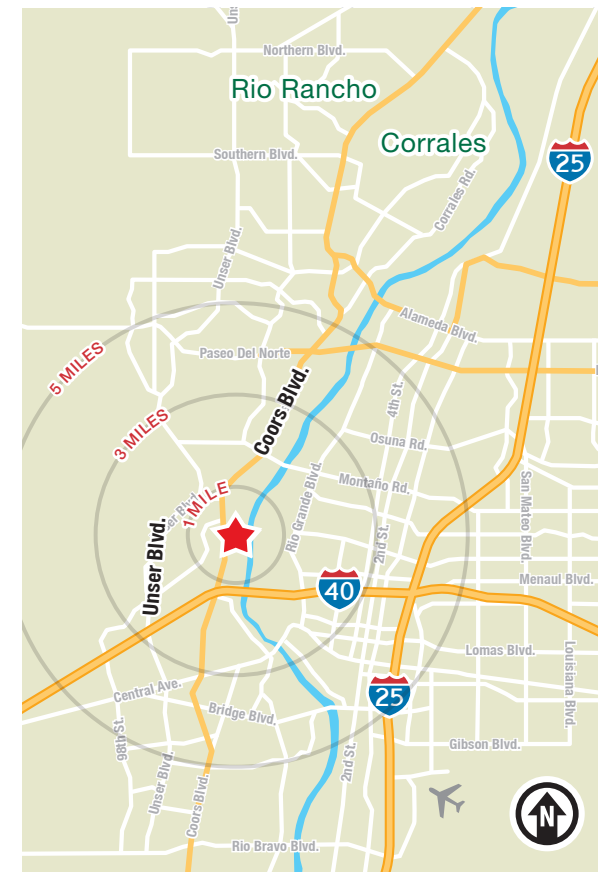
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,322	92,210	204,598
Average HH Income	\$72,277	\$77,320	\$74,245
Daytime Employment	5,024	24,460	120,821

2021 Forecasted by Esri



NAISunVista

505 878 0001 | sunvista.com

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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TRADE AREA



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PHOTOS



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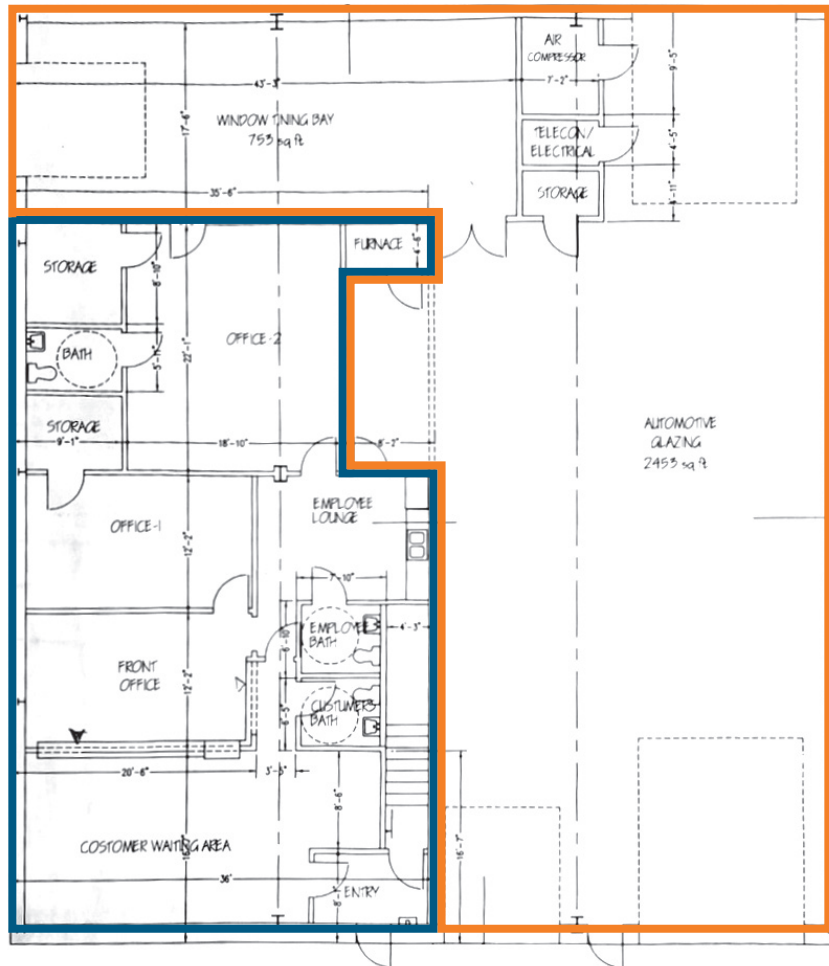
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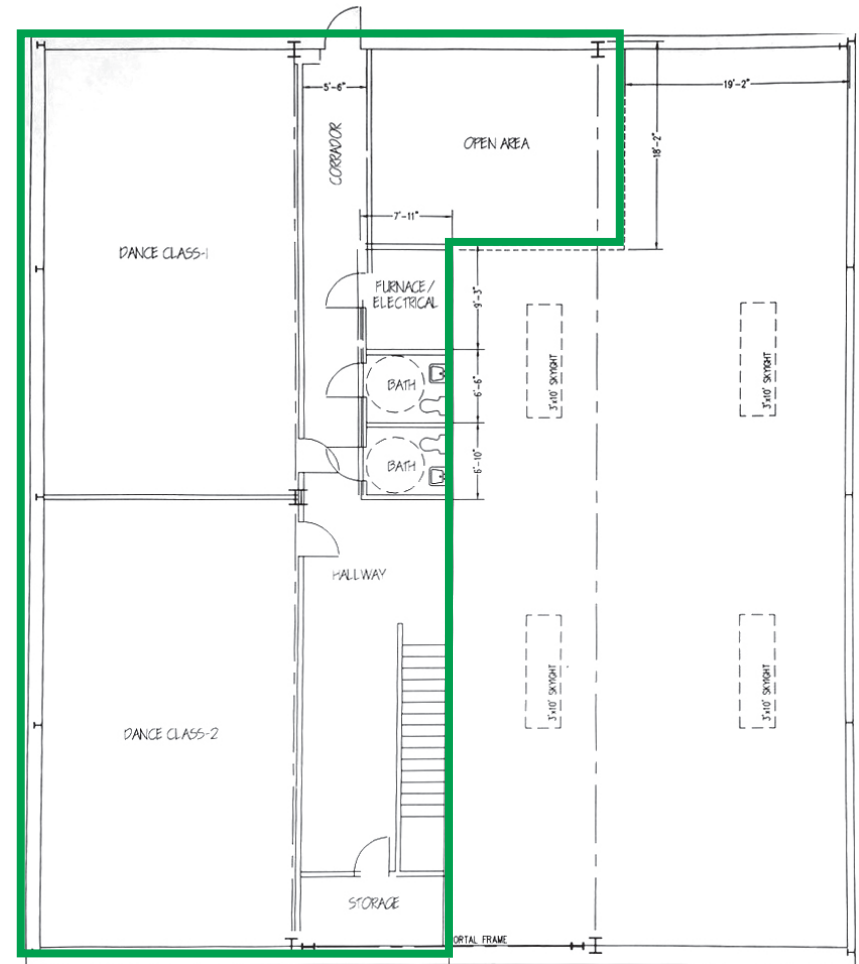
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FLOOR PLANS



FIRST FLOOR

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



SECOND FLOOR (PROPOSED LAYOUT)

Shell Space: **±2,417 SF**

