

For Sale

Improved Industrial Land with Building Plans

LOCATED IN THE GROWING WESTPOINTE40 INDUSTRIAL PARK

9250 Daytona Rd. NW | Albuquerque, NM 87121

SWQ I-40 & 98th St. NW



AVAILABLE

Land: ±6.43 Acres



SALE PRICE

\$2,525,000

IDO ZONING NR-BP

- Permitted uses include light manufacturing, warehousing and distribution

HIGHLIGHTS

- 98% building plans available for a ±79,800 SF distribution warehouse
- Less than 1 mile from I-40
- Off-site improvements underway
- Nearby utilities in Daytona Rd.
- Fully zoned and entitled for industrial uses
- Will be delivered with a detention pond in rough-graded condition with utilities and adjacent road infrastructure



HUB Zone

MORE INFO



Opportunity Zone

MORE INFO



NAI SunVista

got space™

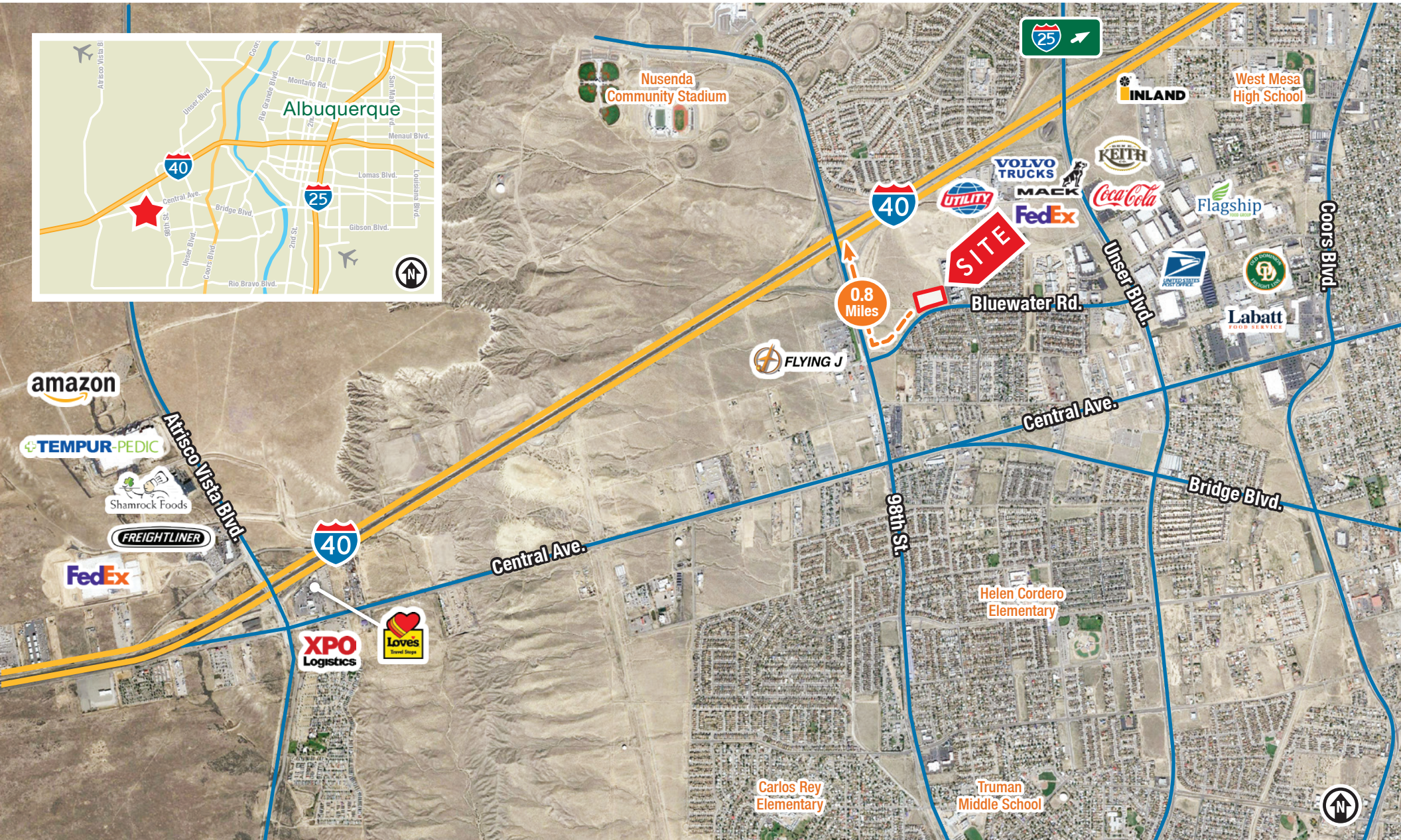
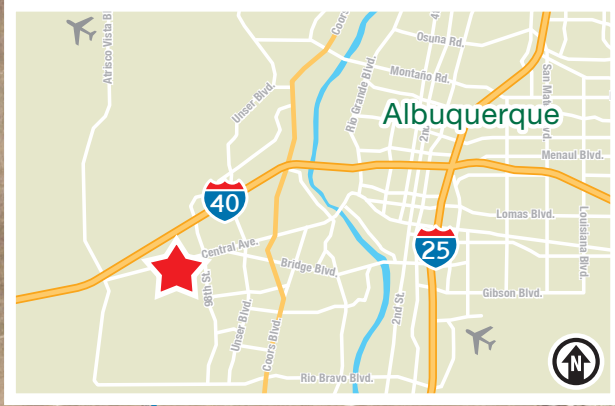
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INDUSTRIAL LAND WITH BUILDING PLANS

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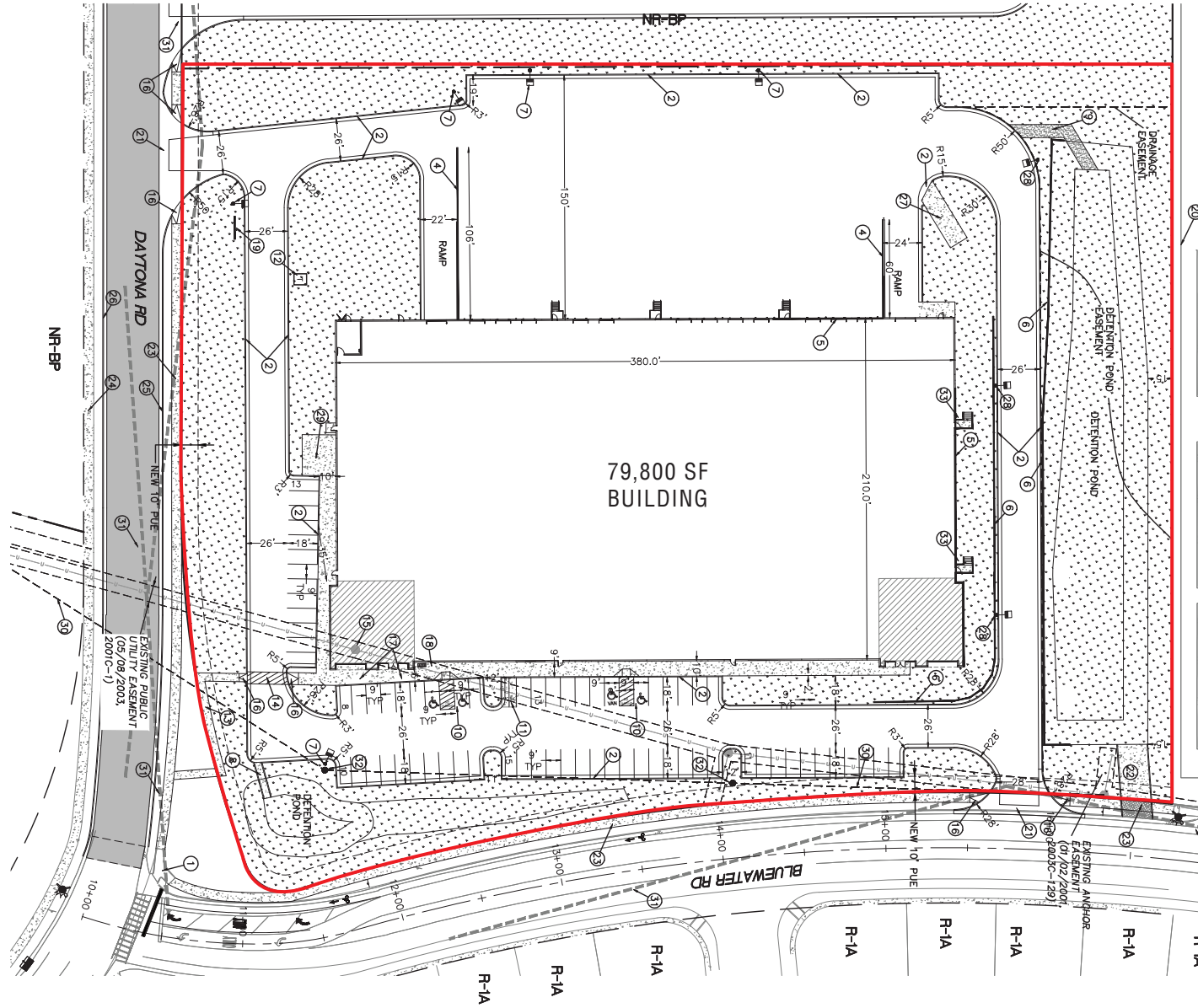
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SITE PLAN

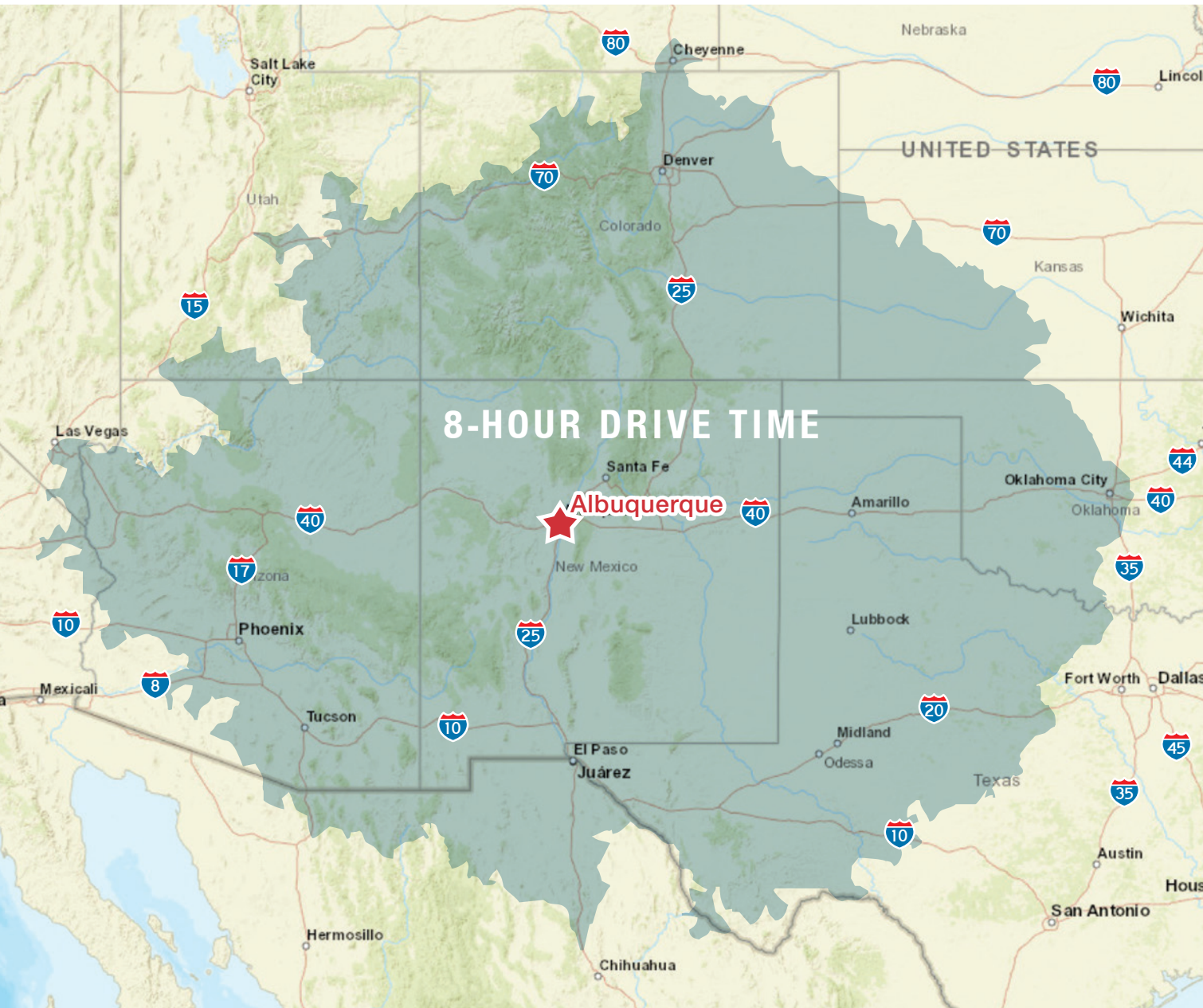
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DRIVE TIMES

DESTINATION	MILES	DRIVE TIME
AMARILLO	289	4 hrs 10 min
CHEYENNE, WY	549	7 hrs 51 min
CHIHUAHUA, MX	503	8 hrs 12 min
CO. SPRINGS	379	5 hrs 21 min
DALLAS	650	9 hrs 30 min
DENVER	449	6 hrs 30 min
EL PASO	266	3 hrs 49 min
HOUSTON	841	12 hrs 50 min
LAS VEGAS	575	8 hrs 0 min
LOS ANGELES	787	11 hrs 37 min
LUBBOCK	322	5 hrs 5 min
OKLAHOMA CITY	544	7 hrs 48 min
PHOENIX	419	6 hrs 32 min
SALT LAKE CITY	599	9 hrs 46 min
SAN ANTONIO	709	10 hrs 52 min
SANTA FE	64	1 hr 3 min
TUCSON	449	6 hrs 27 min

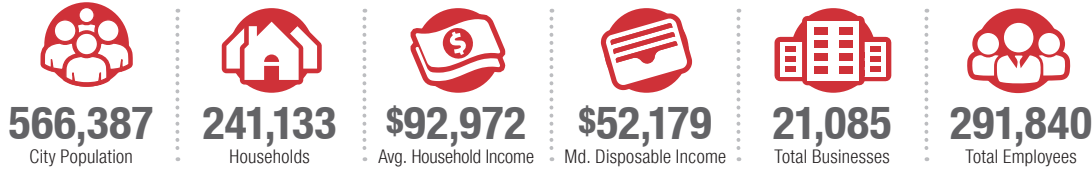
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | A REGIONAL INDUSTRIAL HUB

Located near the geographic center of New Mexico at the intersection of I-25 and I-40, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwestern United States with the BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

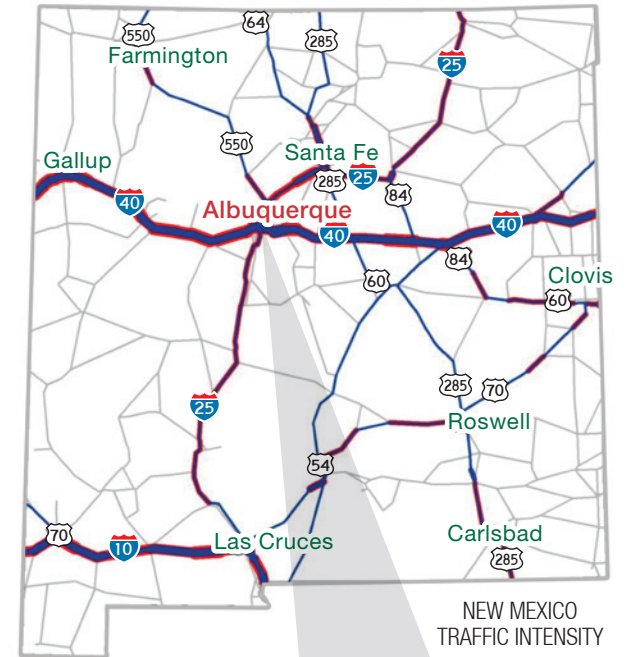
ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



923,076
Albuquerque Metro Population



The Largest
City in the State



The West I-40 corridor is home to many of the region's largest distributors. It's ability to serve all New Mexico markets and beyond make this trade area one of the elite locations for large industrial users.



THE ALBUQUERQUE ADVANTAGE

- Low-risk location
- Skilled workforce
- Business incentives
- Quality of life
- Low cost of living
- On the cutting edge of technology



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

