

For Sale
or Lease

Centrally-Located Warehouse/Retail

WITH QUICK ACCESS TO BOTH I-25 & I-40



3320 2nd St. NW | Albuquerque, NM 87107

SEQ 2nd St. & Candelaria Rd. NW



AVAILABLE

Building: ±11,176 SF
Land: ±1.02 Acres



SALE PRICE

\$1,229,360
(Does not include FF&E)



LEASE RATE

\$13.00/SF +
\$1.75/SF NNN

- Turn-key bakery with all FF&E in place, owner will remove if not wanted
- Less than a mile from I-40 & I-25

NA SunVista

got space™

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SITE

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IDO ZONING

▪ [NR-LM](#)

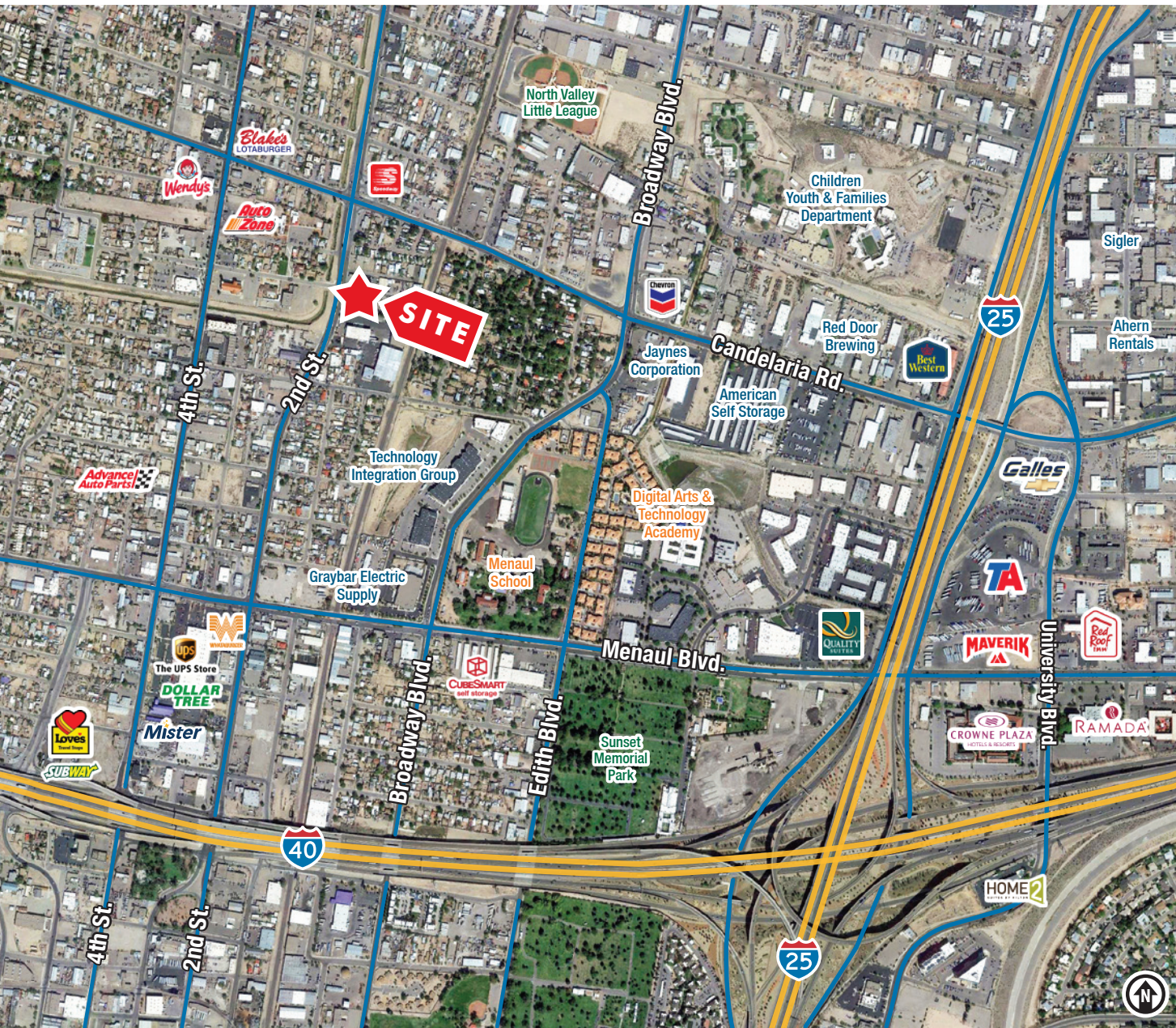
HIGHLIGHTS

- Former Pastians Bakery site, a well-known business established in 1972
- Turn-key bakery with all FF&E in place, owner will remove if not wanted
- Excellent visibility with ±18,200 cars per day
- Centrally-located less than a mile from I-40 & I-25
- Well-maintained flex warehouse with office/retail
- ±2,500 SF of office and retail store front
- ±8,600 SF of warehouse
- 3 roll-up doors: 8'x10', 10'x12' and 10'x14'
- ±13' - 14.5' warehouse ceiling heights
- 3-phase power
- Secure perimeter fencing
- Great pylon signage

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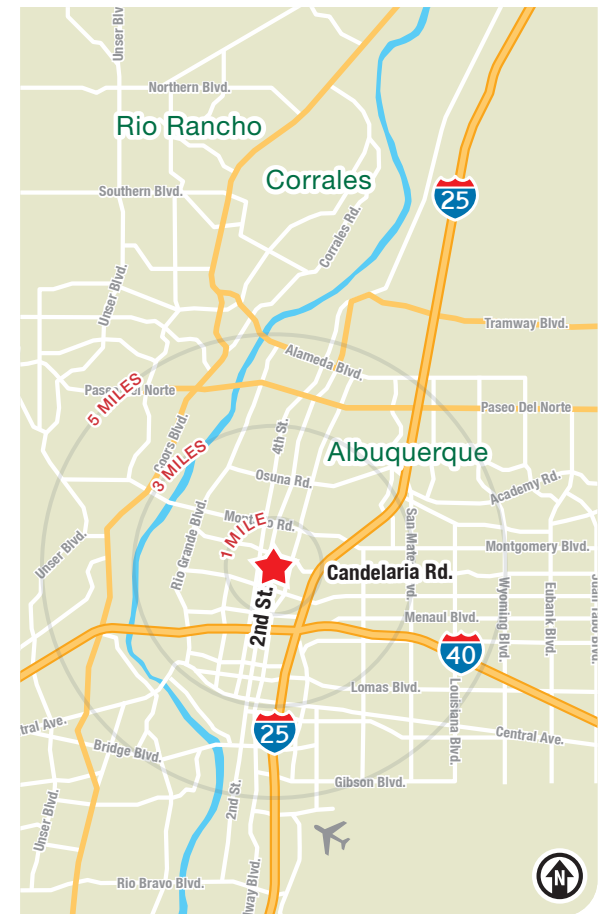
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	8,034	81,905	255,743
Average HH Income	\$71,438	\$82,260	\$83,437
Daytime Employment	8,615	116,176	220,458

2023 Forecasted by Esri



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FLOOR PLAN

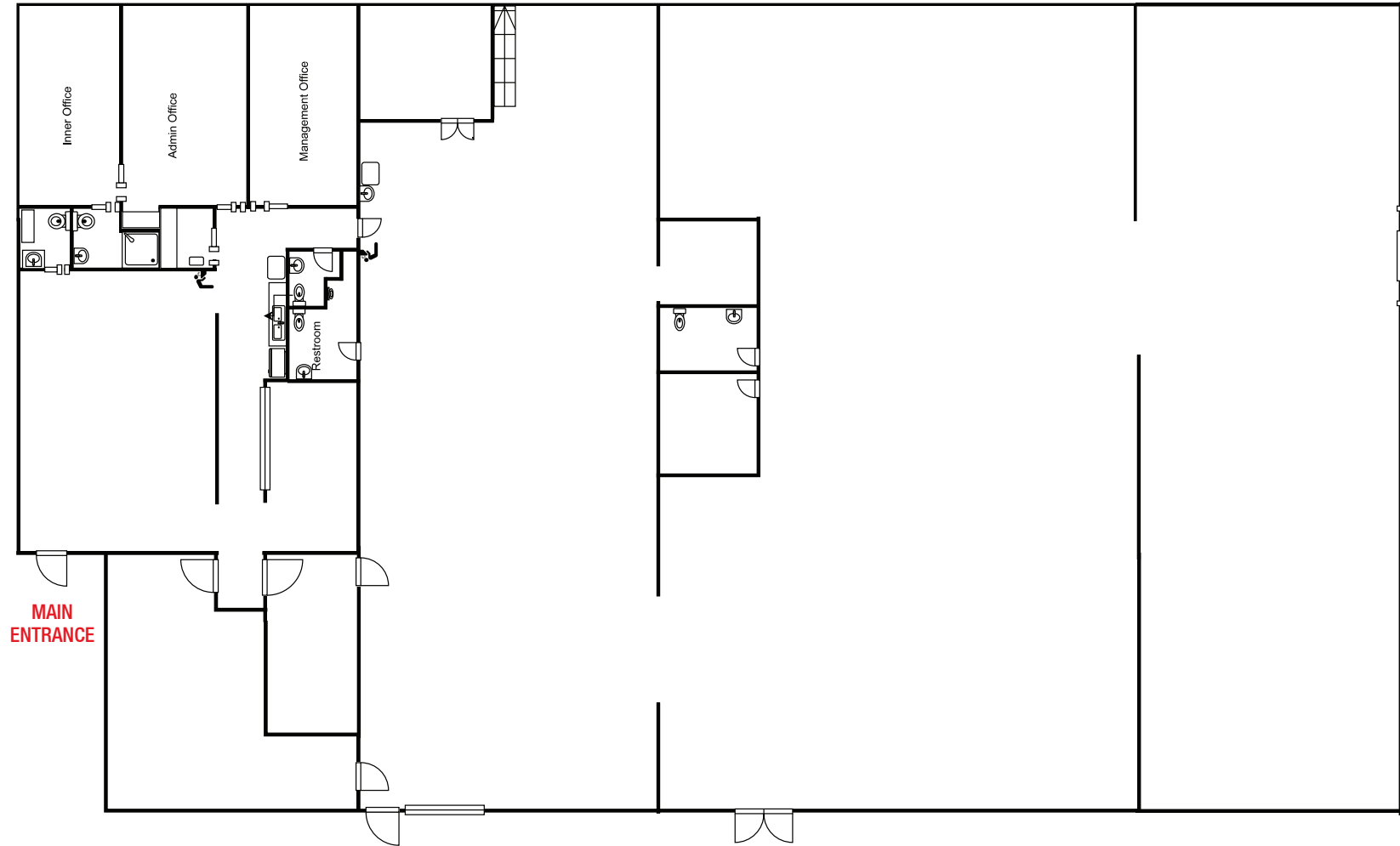
±11,176 SF - With Equipment



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FLOOR PLAN

±11,176 SF

