

For Sale

West I-40 Industrial Land

DEVELOPMENT-READY LAND WITH QUICK ACCESS TO I-40



SWQ Coors Blvd. & Fortuna Rd. NW | Albuquerque, NM 87121



AVAILABLE
Land: ±1.56 Acres



SALE PRICE
\$407,721
(\$6.00/SF)

- Less than one mile from I-40
- Zoning allows for office, light manufacturing, warehousing and distribution uses
- Nearby utilities in Fortuna Rd.

NA SunVista

got space™

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For Sale

WEST I-40 INDUSTRIAL LAND

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SITE

AVAILABLE

Land: ±1.56 Acres

IDO ZONING

▪ NR-BP

HIGHLIGHTS

- Zoning allows for office, light manufacturing, warehousing and distribution uses
- Nearby utilities in Fortuna Rd.
- Less than one mile from I-40
- Generally flat site for easier development

UTILITIES LEGEND

- Natural Gas Line/Main
- Water Main
- Sewer Main
- Electrical Main



NAI SunVista

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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	14,397	98,721	214,900
Average HH Income	\$74,199	\$84,403	\$81,689
Daytime Employment	5,827	24,842	93,463

2024 Forecasted by Esri

Opportunity Zone [MORE INFO](#)

