

For Sale

# Industrial Land with I-40 Access

CLOSE-IN, BUILD-READY SITE WITH I-40 VISIBILITY



NWQ I-40 W. Frontage Rd. & Atrisco Vista Blvd. | Tract 12 | Albuquerque, NM 87121



**AVAILABLE**

Land: ±9.16 Acres



**SALE PRICE**

\$3,192,077

- Join FedEx, Amazon, Shamrock Foods, Tempurpedic
- Only 2/3-mile to the I-40 Exit – Adjacent to the Cordero Mesa Industrial Park

**NA SunVista**

got space™

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## INDUSTRIAL LAND WITH I-40 ACCESS

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### SITE

#### AVAILABLE

Land: ±9.16 Acres

#### HIGHLIGHTS

- Join FedEx, Amazon, Shamrock Foods, Tempurpedic
- Only 2/3-mile to the I-40 Exit
- Adjacent to the Cordero Mesa Industrial Park
- Existing new development immediately adjacent
- Electric and water at the property line
- Sanitary sewer is ±1500' to the east
- ±365' of Interstate visibility on I-40 W. Frontage Rd.
- Flat and level site

#### ZONING

- SD-WC-CLI - West Central Sector Development Plan Light Industrial

**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)

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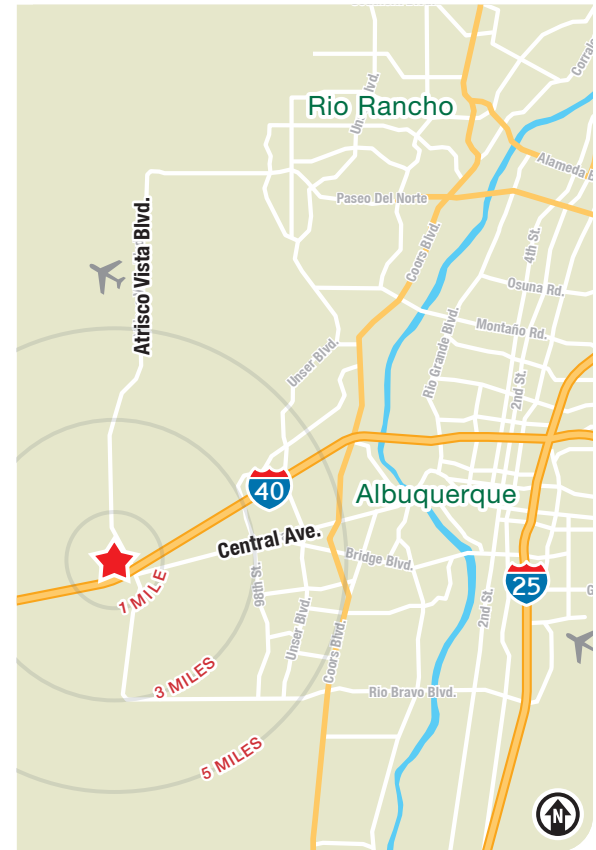


### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	283	17,307	92,564
Average HH Income	\$58,403	\$85,179	\$80,219
Daytime Employment	210	1,452	11,191

2024 Forecasted by Esri

**Opportunity Zone** [MORE INFO](#)



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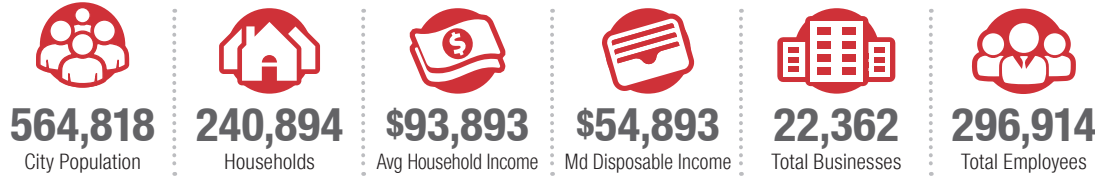
# Albuquerque


# TRADE AREA ANALYSIS

## ALBUQUERQUE | A REGIONAL INDUSTRIAL HUB

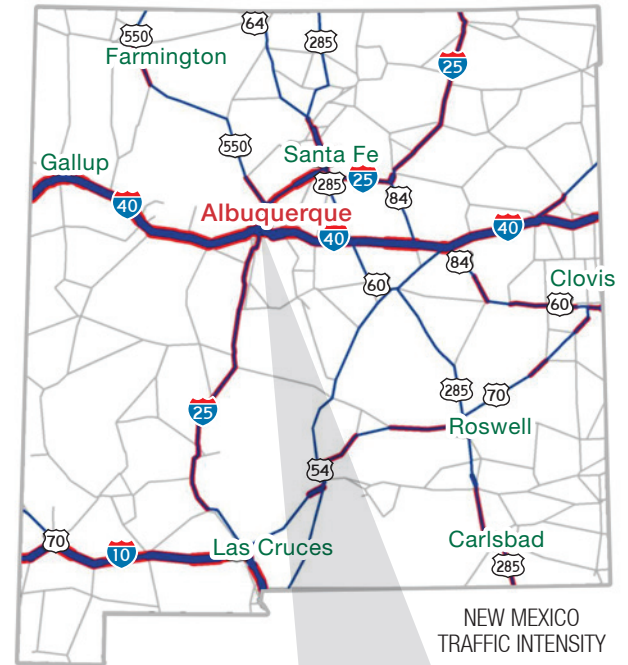
Located near the geographic center of New Mexico at the intersection of I-25 and I-40, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwestern United States with the BNSF Railway, air cargo from 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 2024 Demographics)



  
**926,835**  
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

