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





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





505 350 5729

For Sale

INDUSTRIAL LAND WITH I-40 ACCESS

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



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



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For Sale

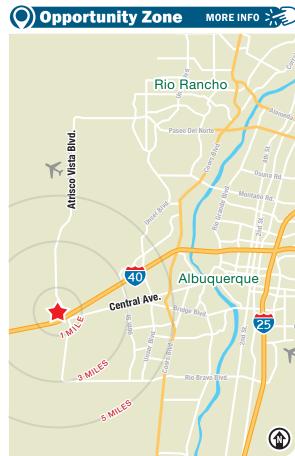
INDUSTRIAL LAND WITH I-40 ACCESS

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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





505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100 Albuquerque, NM 87110

Alex Pulliam

alex@sunvista.com 505 350 5729 Genieve Posen genieve@sunvista.com

505 998 1568

Jim Wible, CCIM jimw@sunvista.com 505 400 6857 Keith Meyer, CCIM, SIOR keithmeyer@sunvista.com

505 715 3228

Albuquerque

TRADE AREA ANALYSIS

A REGIONAL INDUSTRIAL HUB **ALBUQUERQUE**

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.



926,835

Albuquerque Metro Population



Largest City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



City Population





Ava Household Income







Total Employees



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







The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no quarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs

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alex@sunvista.com 505 350 5729

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