

# LAND FOR SALE OR LEASE



[www.mcrnm.com](http://www.mcrnm.com)

8400 JEFFERSON STREET NE | ALBUQUERQUE, NM 87113

## North I-25 Corridor

High daytime population with easy access to east and west side customers and employment bases



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(505) 858-1444 | 7410 Montgomery Blvd NE, Suite 205 | Albuquerque, NM 87109

**Metro Commercial**  
REALTY, INC.

Approximate site location, buyer to confirm all information.

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## DETAILS:

SALE PRICE: \$1,340,000 or \$16.50±/sf

LEASE RATE: \$1.15±/sf NNN – *Possible build-to-suit (see broker).*

LOT SIZE: 1.8646± acres

ZONING: NR-LM (*Light Manufacturing*) *City of Albuquerque*

TRAFFIC: 26,136 CPD (2018 MRCOG)

## HIGHLIGHTS:

- Great location with easy access to Interstate 25.
- Frontage along Jefferson with great visibility.
- Hard to find land development opportunity in North I-25.
- Median cut in Jefferson with existing left-turn lane.
- Drive pad already in place on Jefferson.
- Near major traffic generators (Balloon Fiesta Park and proposed United Soccer Complex, CarMax, Land Rover, Audi, Porsche and Toyota).

*Qualifying Broker: Clay Azar #19038*

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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TAP ROOM AND RESTAURANT



LIGHT MANUFACTURING



AUTOMOTIVE SALES AND REPAIR



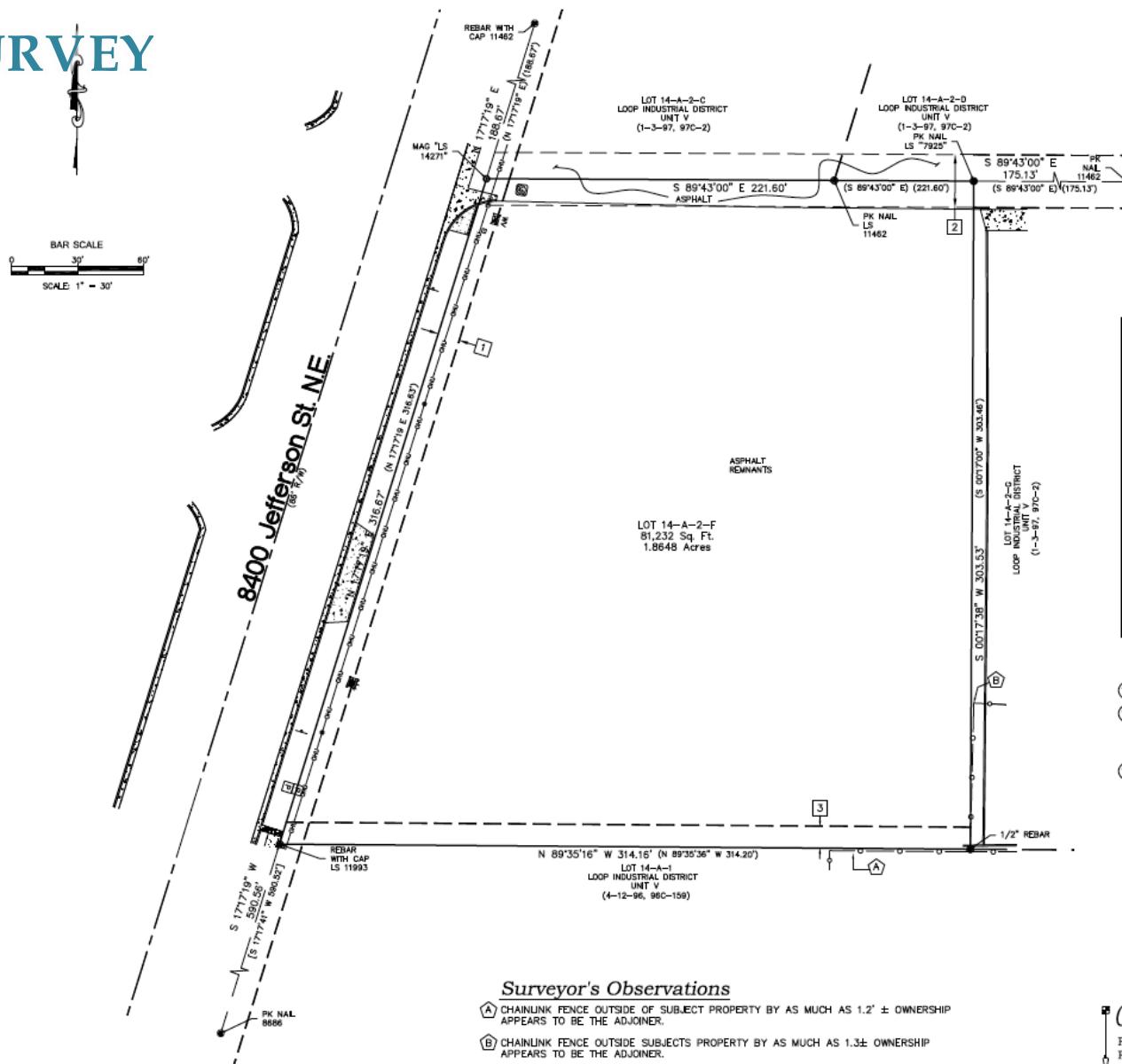
RESEARCH AND DEVELOPMENT

**Metro Commercial**  
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# PROPERTY AERIAL



# SURVEY



*Boundary Survey  
and  
ALTA/NSPS Land Title Survey  
for  
Lot 14-A-2-F  
Loop Industrial District  
Unit V  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2021*

### Legend

N 90°00'00" E      MEASURED BEARINGS AND DISTANCES  
 (N 90°00'00" E)      RECORD BEARINGS AND DISTANCES PER PLAT  
 (1/3, 97, 970-2)  
 [N 90°00'00" E]      RECORD BEARINGS AND DISTANCES PER PLAT  
 (4/12/96, 96C-159)

★      FOUND MONUMENT AS INDICATED

 CONCRETE

 UTILITY PEDESTAL

 CHAINLINK FENCE

 OVERHEAD UTILITY LINE

•      UTILITY POLE

 GAS VALVE

 WATER VALVE

 FIRE HYDRANT

 PULL BOX

### Easement Notes

⑩ 1 EXISTING 10' P.U.E. EASEMENT (8/26/81, C18-171)

⑪ 2 EXISTING 24' PUBLIC WATER, PUBLIC SANITARY SEWER AND PRIVATE ACCESS EASEMENT FOR THE JOINT USE OF 14-A-2-G, 14-A-2-D, 14-A-2-F AND 14-A-2-G TO BE MAINTAINED BY THE SAME (01/03/97, C97-2)

⑫ 3 EXISTING 10' PRIVATE DRAINAGE EASEMENT FOR THE JOINT USE AND BENEFIT OF LOTS 14-A-2-F AND 14-A-2-G TO BE MAINTAINED BY THE OWNER LOT 14-A-2-F (01/03/97, C97-2)

### Surveyor's Observations

- Ⓐ CHAINLINK FENCE OUTSIDE OF SUBJECT PROPERTY BY AS MUCH AS 1.2' ± OWNERSHIP APPEARS TO BE THE ADJOINER.
- Ⓑ CHAINLINK FENCE OUTSIDE SUBJECTS PROPERTY BY AS MUCH AS 1.3± OWNERSHIP APPEARS TO BE THE ADJOINER.

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Sheet 2 of 2

# Metro Commercial Real Estate

# NORTH I-25 CORRIDOR



"North I-25 is where it's all at!"...[The corridor] is ground zero for employment activity and building because it is half-way between the Northeast Heights and the Northwest Mesa, where a large percentage of the workforce lives."

NM Business Weekly



General Mills



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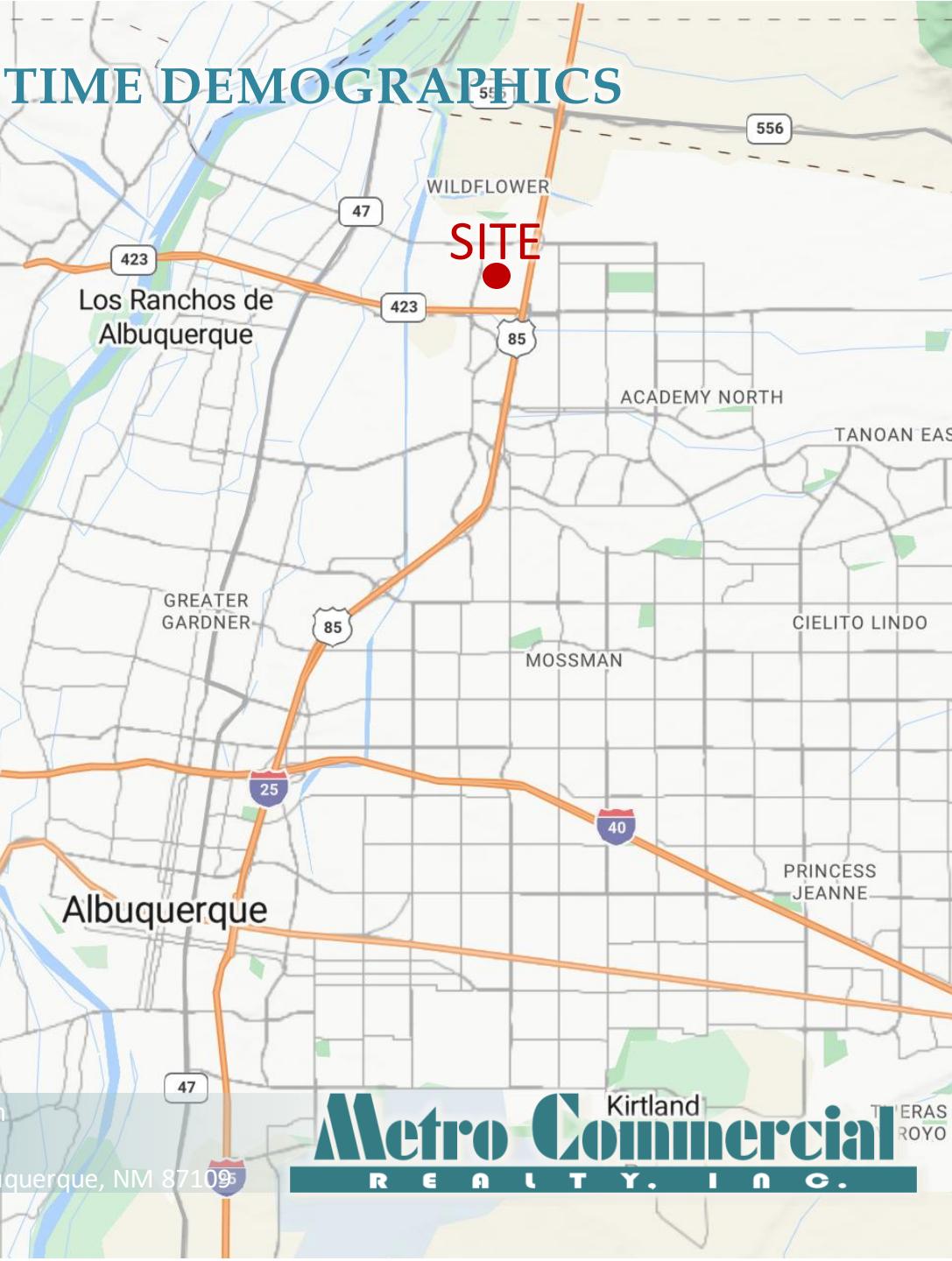
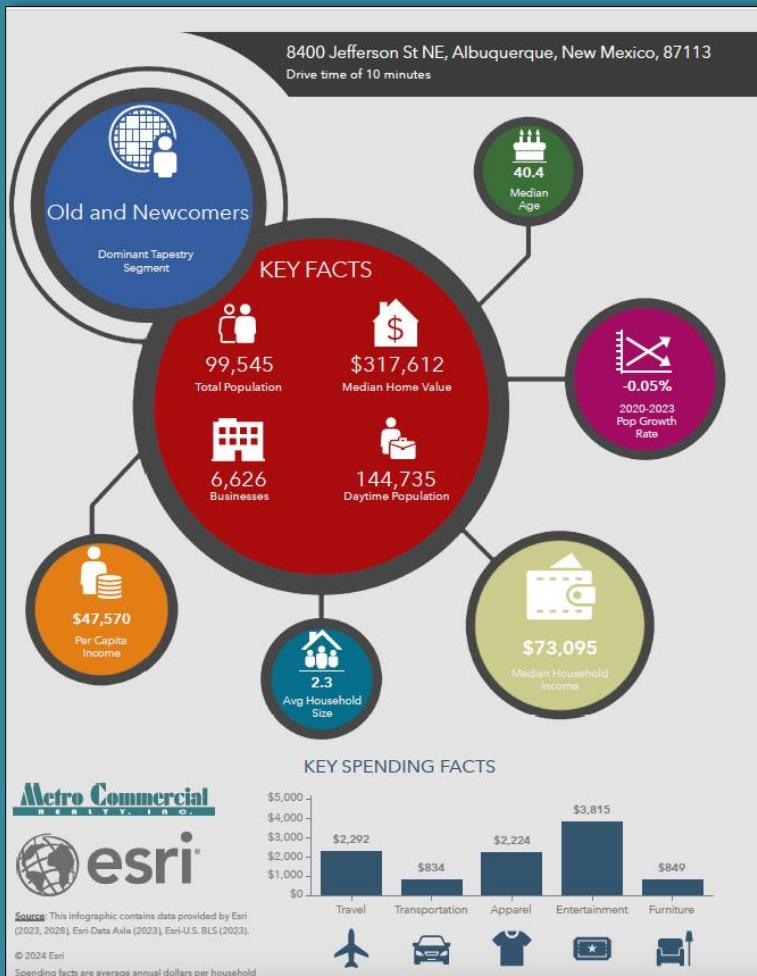
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# MAP AND 10 MIN DRIVE TIME DEMOGRAPHICS



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