



DOWNTOWN WAREHOUSE WITH YARD

3RD ST NW AND MOUNTAIN RD NW
1100 3rd Street Northwest Albuquerque, NM 87102



FOR LEASE

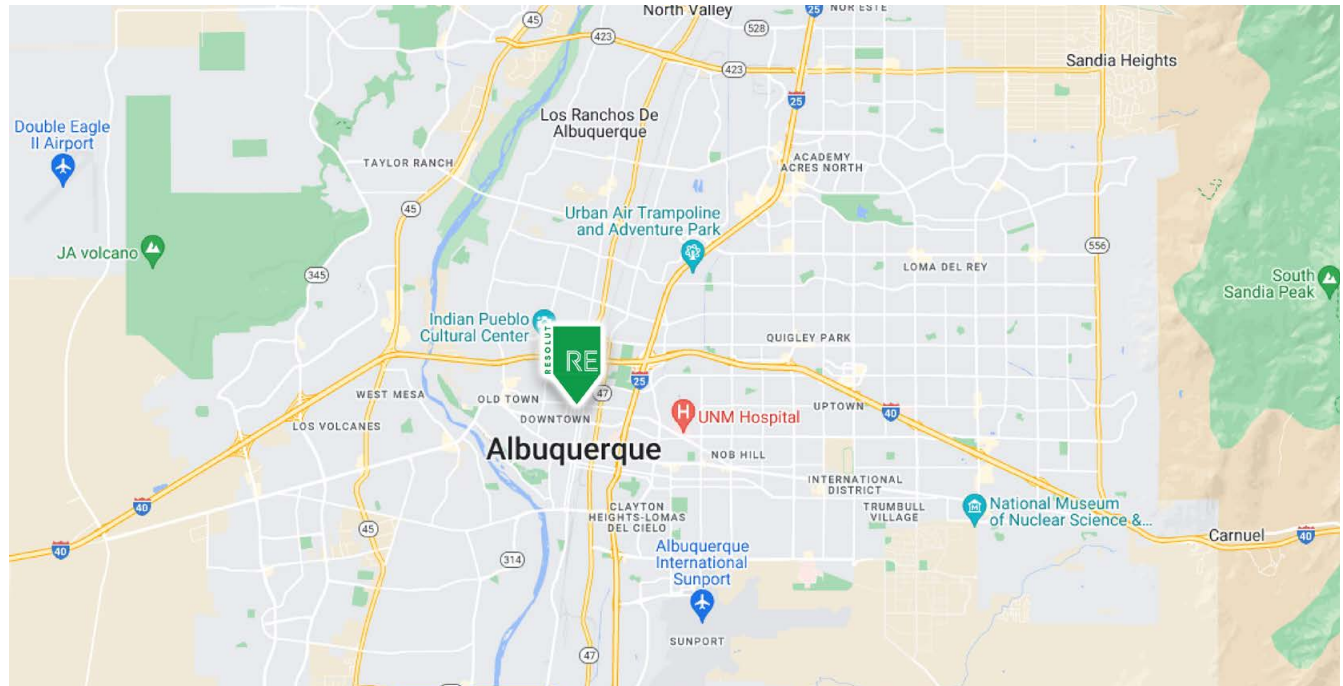
AVAILABLE SPACE
3,800 SF
7,500 SF of Yard Space

RATE
\$3,500/Month
Modified Gross

Jeremy Salazar
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PROPERTY HIGHLIGHTS

- \$3,500/month, Modified Gross
- Approximately 3,800 SF
- Fully Fenced Yard, Approximately 7,500 SF
- 13.5' Ceiling Height
- (1) 10'x10' Grade Level Door
- MX-M Zoning



AREA TRAFFIC GENERATORS



Jeremy Salazar

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DEMOGRAPHIC SNAPSHOT 2024



94,328
POPULATION
3-MILE RADIUS



\$85,216.00
AVG HH INCOME
3-MILE RADIUS



115,761
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Mountain Rd NW: 4,194 VPD
3rd St NW: 4,434 VPD
(Sites USA 2024)

DOWNTOWN WAREHOUSE WITH YARD | 1100 3rd Street Northwest Albuquerque, NM 87102**PROPERTY OVERVIEW**

Downtown area warehouse available for lease with a fully fenced yard. Building is approximately 3,800 SF and yard space is approximately 7,500 SF. One grade level door and 13.5 FT ceiling height.

PROPERTY HIGHLIGHTS

Lease Rate:	\$3,500/ Month Modified Gross
Available SF:	3,800 SF
Zoning:	MX-M

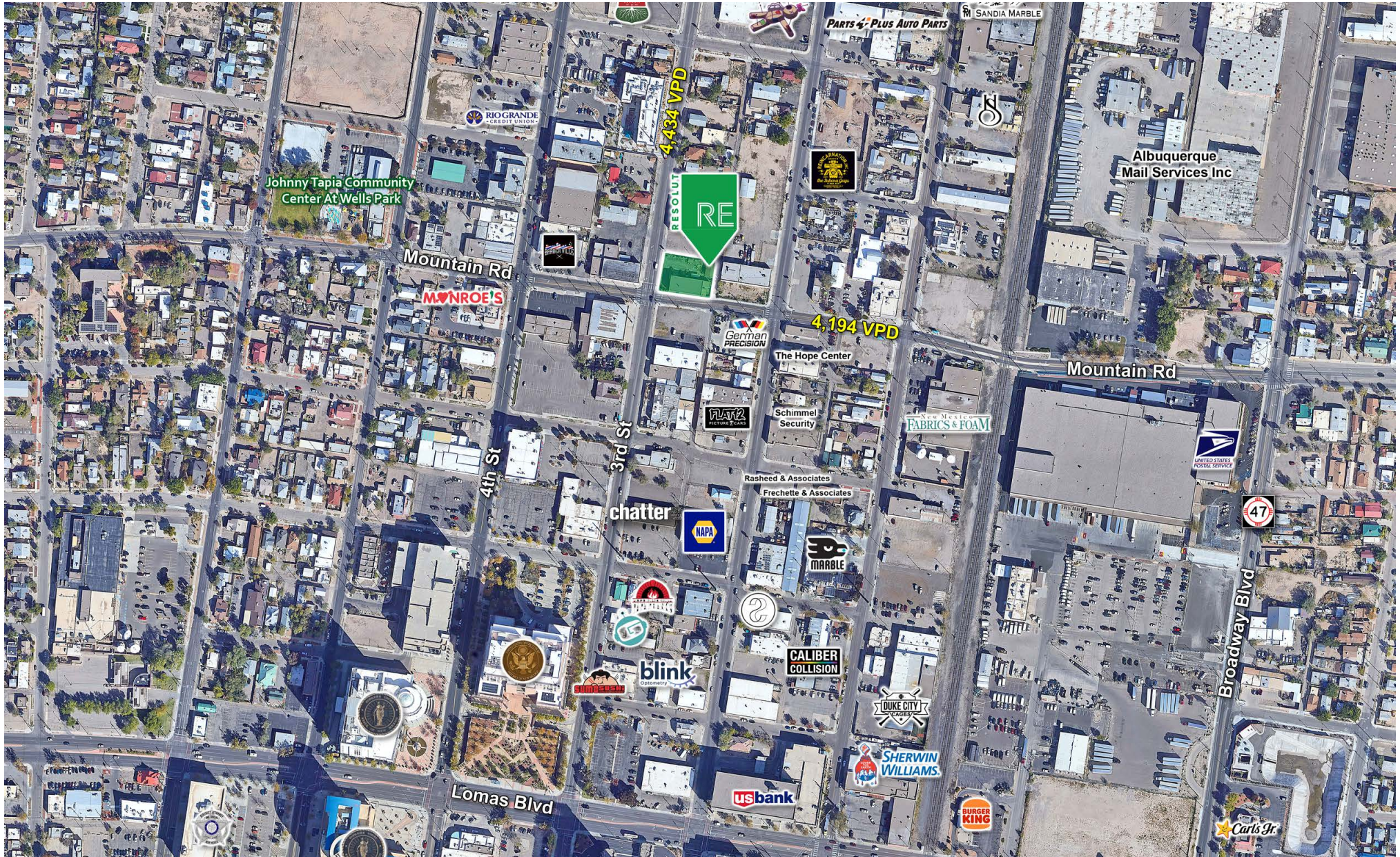


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