



2130 & 2140 Stanford Dr SE

Albuquerque, NM 87106

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



**PRIME +/- 1.17 ACRE
INDUSTRIAL YARD
NEAR AIRPORT & I-25,
BUILD-TO-SUIT
OPPORTUNITY**



0.5727 ACRES - 24,946 SF
2130 STANFORD DR SE



0.5971 ACRES - 26,009 SF
2140 STANFORD DR SE



1.1698 TOTAL ACRES
50,956 TOTAL SF



LEASE RATE
\$1.15-1.25 PSF

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS:

- » Landlord **Ready to Install Temporary Fencing**
- » **Build-to-Suit Opportunities Available** for Qualified Tenants
- » **+/- 1.17 Acres | 50,956 SF Combined Land Area**
- » **Zoned NR-LM** | Ideal for Contractor's Yard or Industrial Use
- » **Full Utilities Available:** Electric, Water, Gas & Sewer
- » **High-Traffic Location** | 34,836 VPD at Gibson & Yale
- » **Proximity to I-25** (1.58 Miles) & **Albuquerque International Airport**
- » Strong Workforce Base | 169,277 Daytime Employees within 5 Miles
- » **Strategic, High-Visibility Location** in a Growing Market



PROPERTY DESCRIPTION:

Positioned in a **prime, high-demand industrial corridor**, this +/- 1.17-acre opportunity delivers unmatched accessibility and flexibility for users seeking a contractor's yard or other light industrial applications. With **over 50,000 SF of combined land area**, and **full utility availability**, the property is **designed for efficiency and ease of use**.

Just minutes from I-25, the airport, and key arterial routes with **traffic counts exceeding 34,000 VPD**, it offers superior connectivity for business operations. Surrounded by a **strong workforce population of 169,000 daytime employees** within a five-mile radius, this site is a true value-add play.

Landlord is **prepared to install temporary fencing**, and will entertain **build-to-suit options**, creating a **turnkey pathway for tenants ready to capitalize on a strategic, high-visibility location with NR-LM zoning**.

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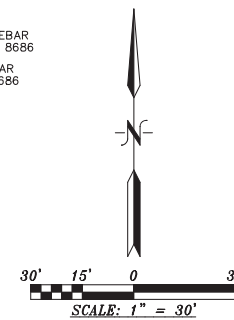
OFFERING DETAILS:

| | |
|---------------------|---|
| ADDRESS: | 2130 & 2140 Stanford Dr SE Albuquerque, NM 87106 |
| BUILDING SIZE: | 0.5727 Acres - 24,946 SF 2130 Stanford Dr SE 0.5971 Acres - 26,009 SF 2140 Stanford Dr SE 1.1698 Total Acres 50,956 Total SF |
| ZONED: | NR-LM |
| LEASE PRICE: | \$1.15-1.25 PSF |
| POPULATION: | 182,277 (5 Mile Radius) |
| AVERAGE HH INCOME: | \$64,571 (5 Mile Radius) |
| DAYTIME EMPLOYEES: | 169,277 (5 Mile Radius) |
| INGRESS/EGRESS FROM | West Property Line |
| UTILITIES: | Electric, Water, Gas, and Sewer available on Stanfrod Dr. |



- » Near **Gibson & Yale** that has **34,836 VPD**
- » Proximity to I-25: **1.58 Miles**
- » Ideal Use: **Turnkey contractor's yard or other industrial application**
- » Build-to-Suit Opportunity: **Landlord will entertain build-to-suit for the right lease term.**
- » **Landlord Ready to Install Temp Fencing for Tenant**
- » **Great Location Near Airport with High Use Zoning**

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AERIAL SITE PHOTOS

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CLOSE LOCATION MAP

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LOCATION MAP

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