



SOUTHEAST HEIGHTS WAREHOUSE WITH FENCED YARD

TEXAS ST NE AND CENTRAL AVE NE
147 Texas St NE, Albuquerque, NM 87108



FOR SALE

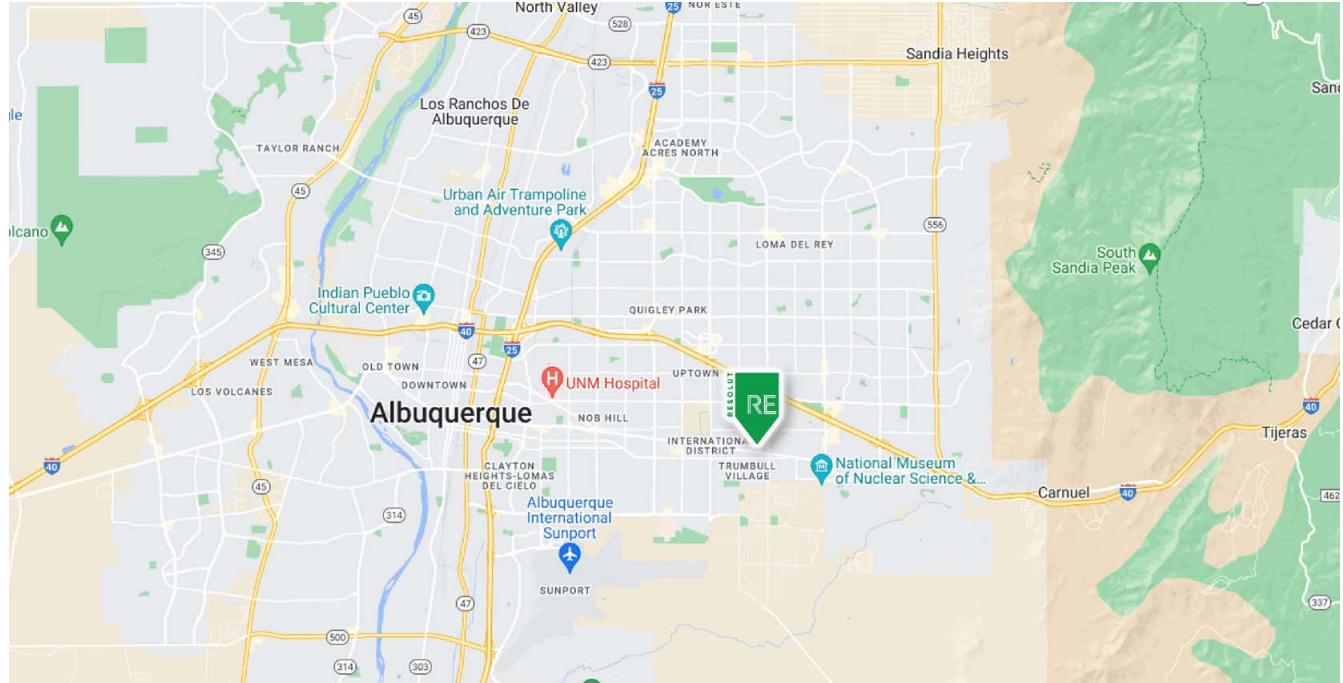
AVAILABLE SPACE
8,000 SF

PRICE
\$925,000
(\$115 PSF)

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PROPERTY HIGHLIGHTS

- Beautifully Renovated Office with Refrigerated Air
- 75% / 25% Split between Warehouse and Office
- (2) 12ft X 12ft Overhead Doors Allowing for Pass Through
- 12ft Ceiling Heights
- 3 Phase Power
- Fully Fenced Yard; Approximately 5,000 SF
- Clean Phase 1 When Current Owner Took Possession in 2017
- Previously Used as an Ecommerce Fulfillment Warehouse



AREA TRAFFIC GENERATORS



Jeremy Salazar

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DEMOGRAPHIC SNAPSHOT 2024



118,387
POPULATION
3-MILE RADIUS



\$80,870.00
AVG HH INCOME
3-MILE RADIUS



96,701
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Central Ave NE: 24,877 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

In 2020 this property received substantial upgrades including a beautifully remodeled office, new roof on the main warehouse, and new HVAC for the office. The property consists of approximately 2,000 SF of office and climate controlled storage/workshop space, approximately 6,000 SF of warehouse space, and approximately 5,000 SF of fully fenced yard space. The office and storage/workshop space features refrigerated HVAC and the warehouse contains multiple heaters and evaporative coolers. With two 12ft overhead doors, a 12ft ceiling height, and 3-phase power, the warehouse is suitable for many users.

LOCATION OVERVIEW

Located in the Southeast Heights, 147 Texas street is just one block north of Central Ave NE. The property is located on a corner providing two points of ingress/egress.

PROPERTY OVERVIEW

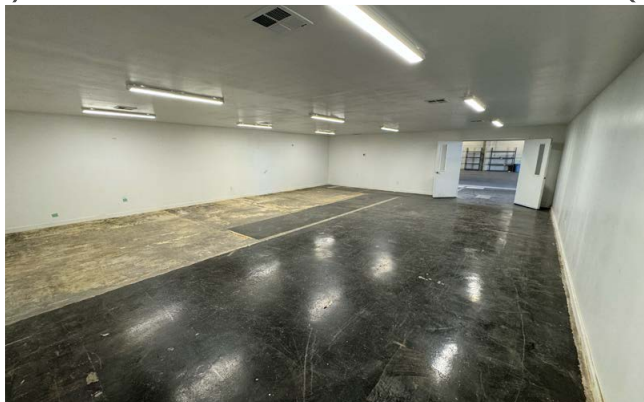
Available SF:	8,000 SF
Lot Size:	13,500 SF
Zoning:	MX-M
Submarket:	Southeast Heights



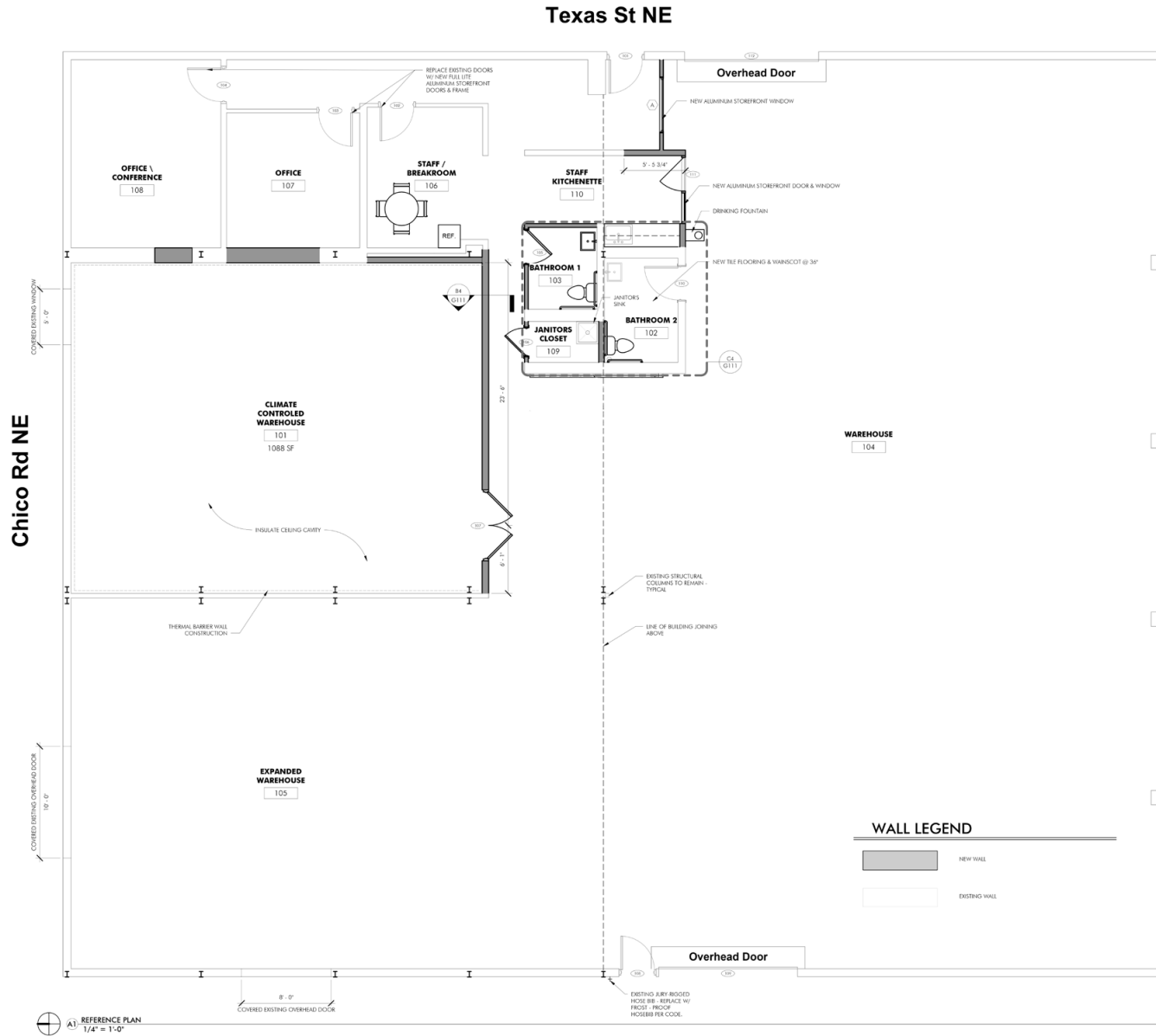
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- Fully Fenced Yard
- Double Overhead Doors Create A Pass Through Warehouse
- Approximately 5,000 SF Yard



SOUTHEAST HEIGHTS WAREHOUSE WITH FENCED YARD | 147 Texas St NE, Albuquerque, NM 87108**Newly Renovated 1,000 SF Office****Approximately 1,088
SF Climate Controlled
Work Space or Storage**

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