



MIDTOWN FLEX/SHOWROOM SPACE

0.68 MILES FROM I-25 AND 1 MILE FROM I-40
2400 Menaul Boulevard Northeast Albuquerque NM 87107



**FOR
LEASE**

AVAILABLE SPACE
Suite 2432: 2,848 SF
Suite 2400: 3,703 SF

RATE
\$14.00 PSF
Modified Gross Lease

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PROPERTY HIGHLIGHTS

- Two suites available:
 - 2432: 2,848 SF - warehouse, roll-up door
 - 2400: 3,703 SF - warehouse
- Office/flex space
- 3 Phase power, rear grade level roll-door on most sites
- Easy I-40 & I-25 access
- Shared fenced yard
- Office, showroom, and warehouse area



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



POPULATION
3-MILE RADIUS
105,383



AVG HH INCOME
3-MILE RADIUS
\$78,411.00



DAYTIME POPULATION
3-MILE RADIUS
159,092



TRAFFIC COUNTS
Menaul Blvd: 20,724 VPD
Carlisle Blvd: 25,816 VPD
(SitesUSA 2024)

OFFERING SUMMARY

Available SF: **Suite 2432: 2,848 SF**
 Warehouse, roll-up
 Grade Level Door: 10'x12'
 Layout: 30% Office
 70% Warehouse

Suite 2400: 3,703 SF
 Warehouse

PROPERTY DETAILS

Total Building Size: Approximately 72,680 SF
Parking: 60 spaces
Submarket: Midtown
Year Built: 2000
Property Type: Industrial / Showroom / Flex-Office-Warehouse
Zoning: NR-C (Non-Residential Commercial)
Building Class: C
Tenancy: Multiple
Ceiling Height: 9' - 11' ft
Yard: Shared Gated Yard
Power: Three-Phase



PROPERTY OVERVIEW

Located along Menaul Blvd, one of Albuquerque's key east-west commercial corridors.

Access:

- Interstate Access: Immediate access to I-25 (north-south freeway) and I-40 (east-west freeway).
- **Connectivity:** Central location provides efficient access to all major parts of Albuquerque, including Downtown, Uptown, and the North Valley.
- **Public Transportation:** Bus lines run along Menaul Blvd, providing moderate public transit options.

Nearby Landmarks:

- University of New Mexico (approx. 2 miles southeast)
- Downtown Albuquerque (approx. 2 miles southwest)
- Albuquerque Convention Center
- UNM Hospital and medical campuses
- Menaul School (private K-12 school nearby)

Surrounding Commercial Activity:

- Mix of retail, industrial, and professional office uses.
- Nearby national retailers, service centers, automotive businesses, and light manufacturing companies.
- Neighboring businesses include Absolute Powder Coating and Iron Soul Gym within the complex.

Demographics (Approximate within 3-mile radius):

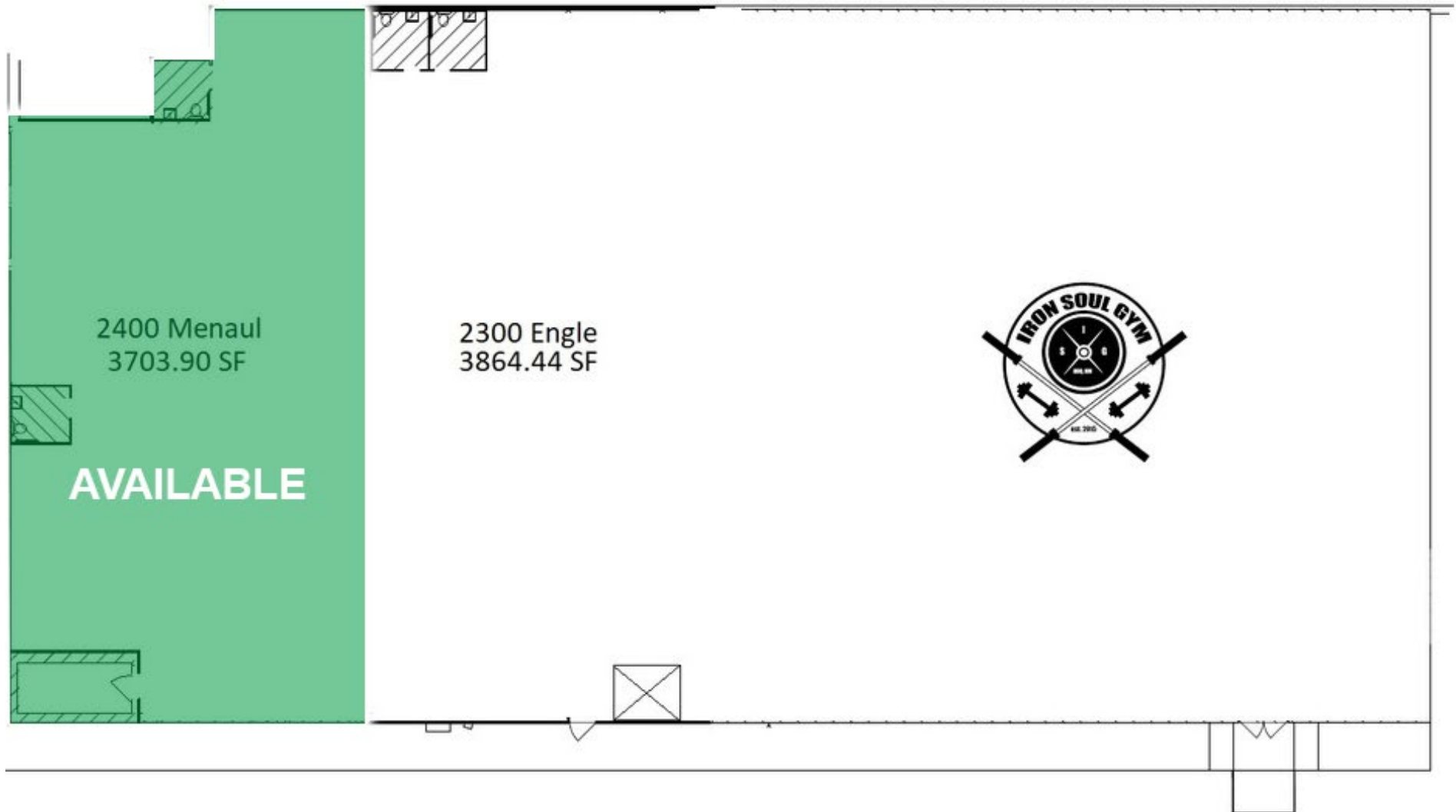
- Population: ~92,000
- Average Household Income: ~\$56,000
- Median Age: 37
- Daytime Population: Higher due to surrounding offices, industrial uses, and university proximity.

Key Strengths of the Location:

- High visibility along Menaul Blvd (a major arterial street)
- Central Albuquerque location with rapid access to highways
- Good mix of business types supporting daytime traffic
- Strong industrial and flex/office presence in the immediate area
- Proximity to workforce housing and universities increases labor pool availability



SUITE 2400



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