

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text is a horizontal bar with a color gradient from yellow to red.The background of the advertisement is a photograph of a large, single-story industrial building. The building has a combination of tan metal siding and brickwork. A sign above the entrance reads "YOUR NAME HERE". A ramp leads to the entrance, and several vehicles are parked in the gravel lot in front of the building. The sky is blue with some light clouds.

For Sale or Lease

115 Martinez Rd
Moriarty, NM 87035

Chase Ruffin

Vice President
+1 505 880 7087
chase.ruffin@colliers.com
Lic. No. 52041

Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

115 Martinez Rd | For Sale or Lease

Property Profile

Details

Sale Price	\$850,000	
Lease Rate	\$6.00 PSF	
Space Available	Office	± 1,238 SF (ERGO Grips to retain 2,452 SF if leased)
	Warehouse	± 11,310 SF
	Total	± 15,000 SF
Lot Size	1.83 Acres	
Submarket	Moriarty	

Features

- Office/Warehouse available for lease or sale.
- ± 1,238/SF office available for lease with common area restrooms and kitchen (not included in square footage)
- 1.83 acres of land allowing for great on-site parking and storage
- Less than 1-mile from I-40 and 35 minutes from Albuquerque's I-25

Price \$850,000



Trade Area Aerial



115 Martinez Rd | For Sale or Lease

Intersection Aerial

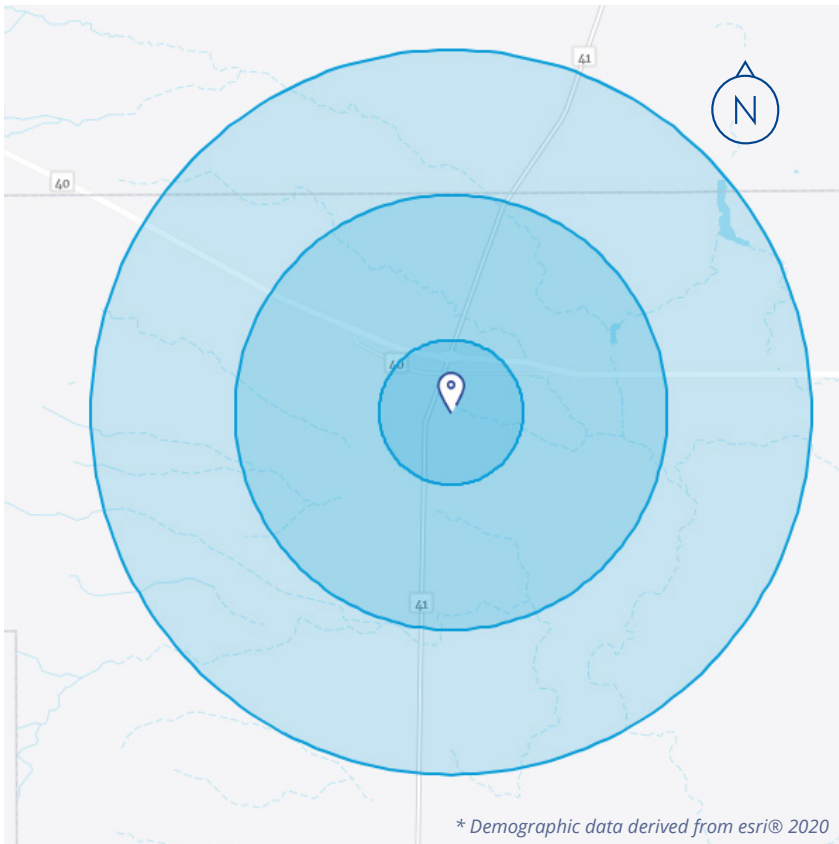


115 Martinez Rd | For Sale or Lease

Property Gallery



Demographics*



	1 MILE	3 MILES	5 MILES
Population	1,697	3,378	5,384
Households	692	1,379	2,183
Median Age	41.6	42.7	44.2
Average HH Income	\$56,267	\$53,347	\$61,867
Per Capita Income	\$22,712	\$22,860	\$24,895
Daytime Population	1,628	3,289	4,741
College Education	13.2%	13.9%	15.5%



Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.

Chase Ruffin
Vice President
+1 505 880 7087
chase.ruffin@colliers.com
Lic. No. 52041