

# 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  
Full Service Lease

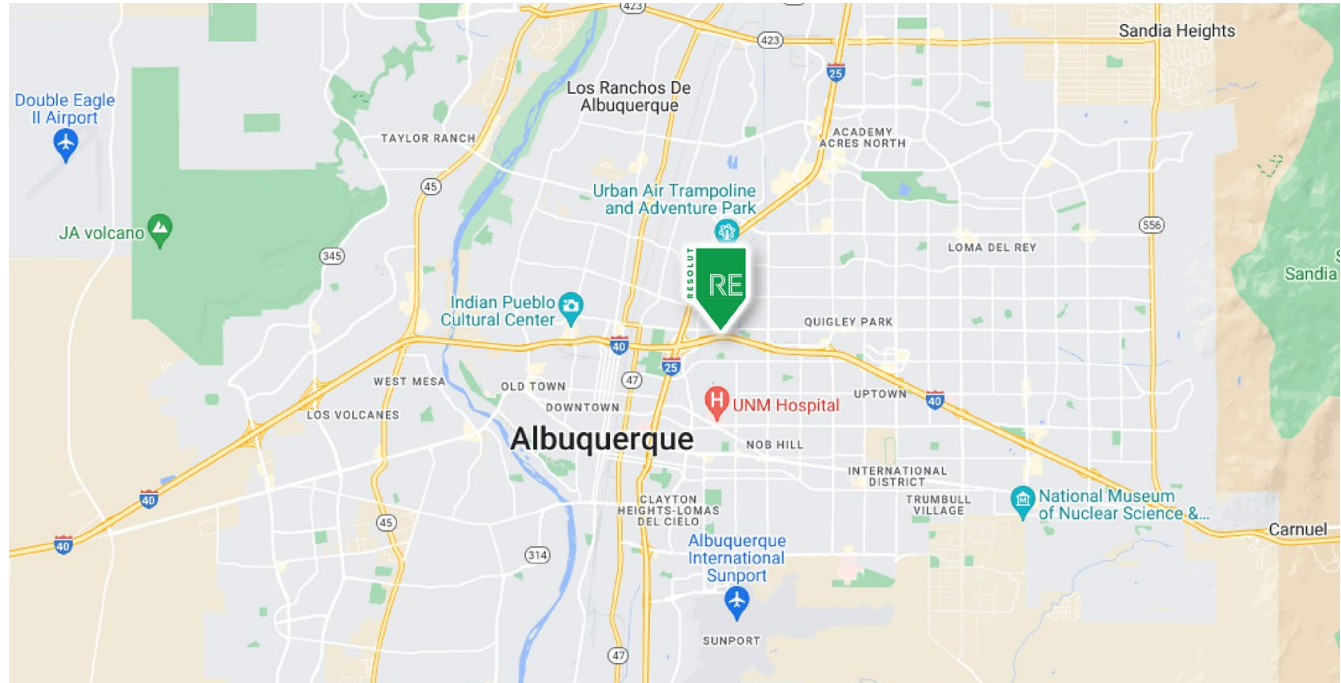
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## PROPERTY HIGHLIGHTS

- 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):

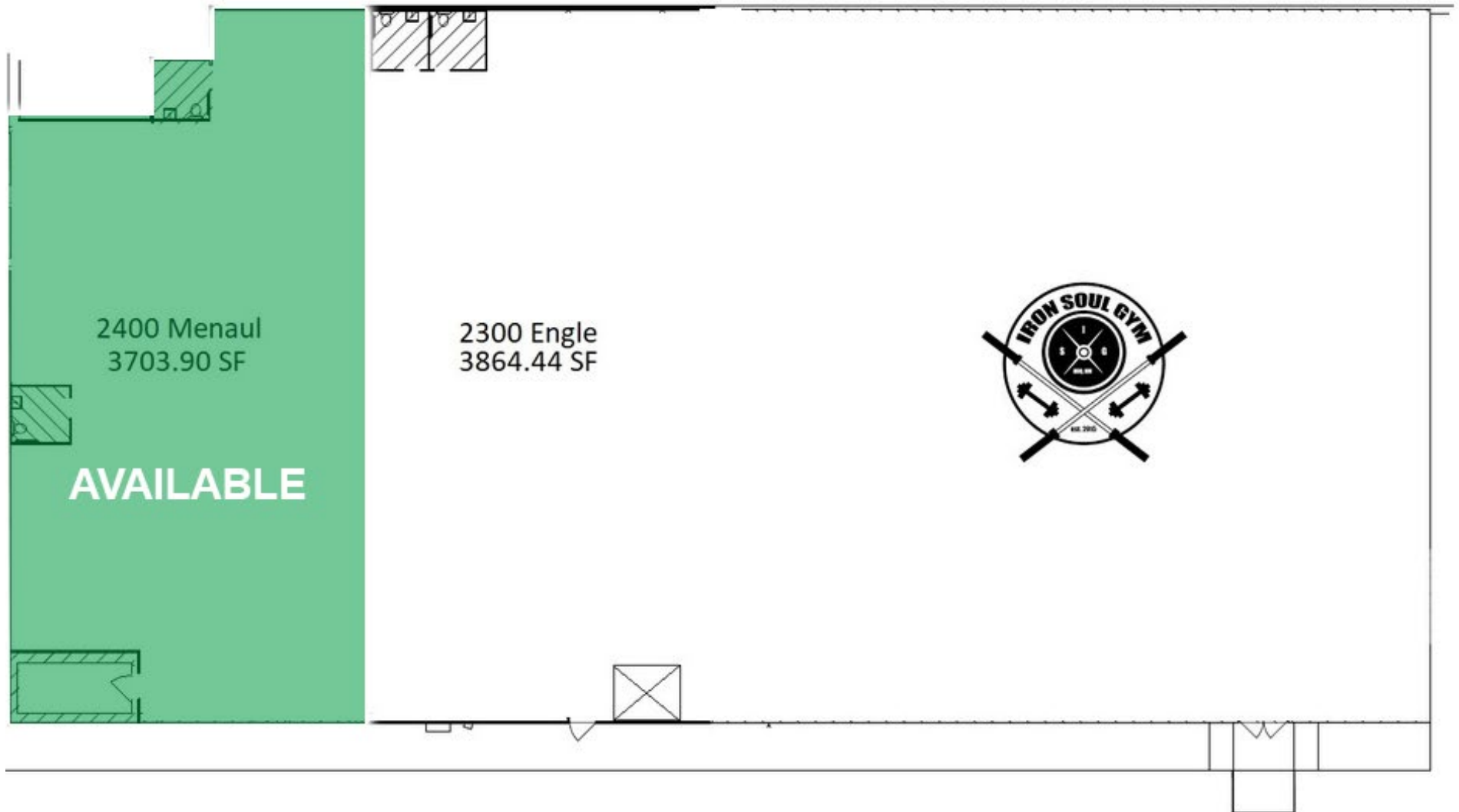
- Population: ~92,000
- Average Household Income: ~\$56,000
- Median Age: 37
- Daytime Population: Higher due to surrounding offices, industrial uses, and university proximity.

### 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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