



Colliers

Industrial | Warehouse | Manufacturing

For Sale

3901 Midway PI NE
Albuquerque, NM 87109

John Ransom, CCIM, SIOR

Senior Vice President | Principal
+1 505 880 7011
john.ransom@colliers.com
Lic. No. 52041

Tim With, CCIM, SIOR

Senior Vice President | Principal
+1 505 880 7092
tim.with@colliers.com
Lic. No. 36272

Accelerating success.

Property Overview

Sale Price	See Broker
Building Size	± 69,658 SF
Office Space	± 11,750 SF
Warehouse/Production Space	± 57,908 SF
Lot Size	± 6.16 Acres
Parking	83 Spaces
Submarket	North I-25 Corridor
Zoning	NR-BP (Non-Residential Business Park)
Year Built/ Expansion	Circa 1994/2014
Construction	Tilt-up concrete and steel frame
Electrical	-480Y/277V, 3-Phase electrical service with a 2,500-amp main switchboard
Fire Suppression	Yes
Deck	Main Warehouse: ±40', West Addition: ±30'
Dock High Doors	2 (8' x 10')
Grade Level Doors	3 (12' x 12', 12' x 16')
Lighting	LED lighting (warehouse)
Opportunity Zone	Yes

Features

- Heavy power enhances the property's long-term adaptability, making it uniquely suited for manufacturing, assembly, and fabrication uses.
- ±6.16 acre site with outdoor area for equipment storage, material staging, fleet parking, trailer storage, and operational laydown space.
- The property's approximately ±11,750 SF of integrated office space creates a true corporate manufacturing campus environment, allowing users to combine executive, administrative, engineering, and production functions within a single facility.
- High ceilings provide significant vertical clearance providing flexibility for a variety of uses.
- Convenient access to I-25 (north/south) and I-40 (east/west)
- Centralized workforce access with easy employee commute from Albuquerque, Rio Rancho, and Santa Fe

Property Summary

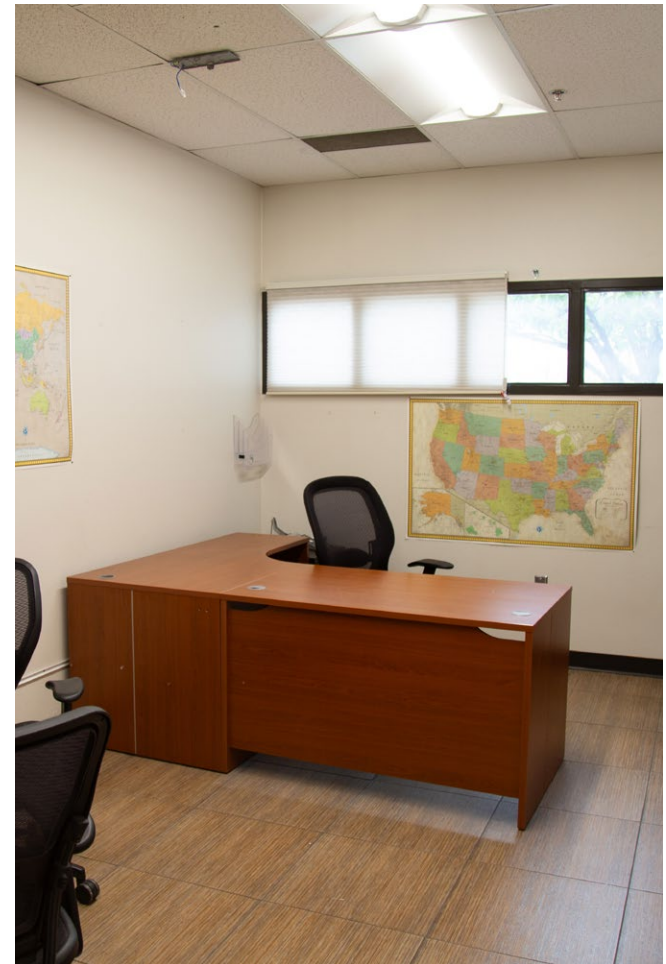
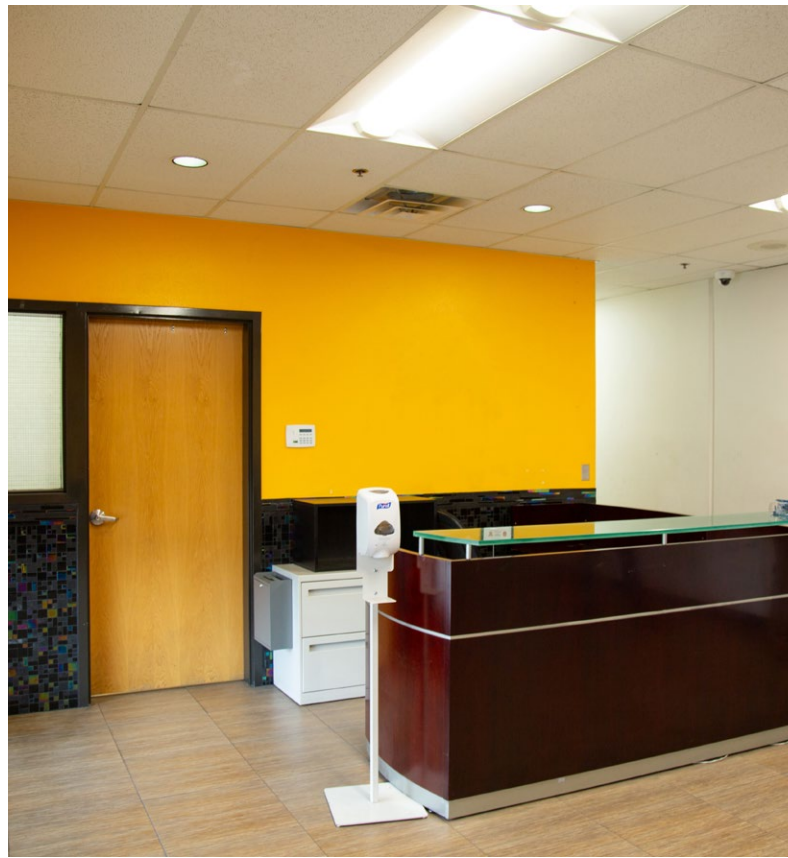
Strategically positioned in the central portion of Albuquerque's North I-25 Corridor, 3901 Midway PI NE offers a versatile opportunity for users seeking a functional and well-located facility suited for industrial, light manufacturing, or research & development operations. This highly accessible location provides convenient connectivity to a broad employee base on both the east and west sides of the Rio Grande via the Paseo del Norte, Alameda, Montañño, and I-40 river crossings. In addition, the property benefits from immediate access to major transportation routes and proximity to key business hubs, making it ideal for companies focused on efficiency, workforce accessibility, and distribution.

Designed to accommodate a range of operational needs, the building features a flexible layout capable of supporting production, assembly, warehouse, or technical workspace configurations. Notably, the property is equipped with substantial power capacity, making it exceptionally well-suited for manufacturing users with higher electrical demands, including equipment-intensive operations, fabrication, or specialized production processes. This infrastructure provides a significant advantage for users seeking to minimize upfront upgrades and accelerate operational readiness.

Its adaptability makes it equally well-suited for traditional industrial users or forward-thinking R&D groups requiring a blend of office and specialized space. This offering presents a rare opportunity to acquire a property that can scale with evolving business demands while maintaining long-term functional relevance in one of Albuquerque's most established and accessible industrial locations.



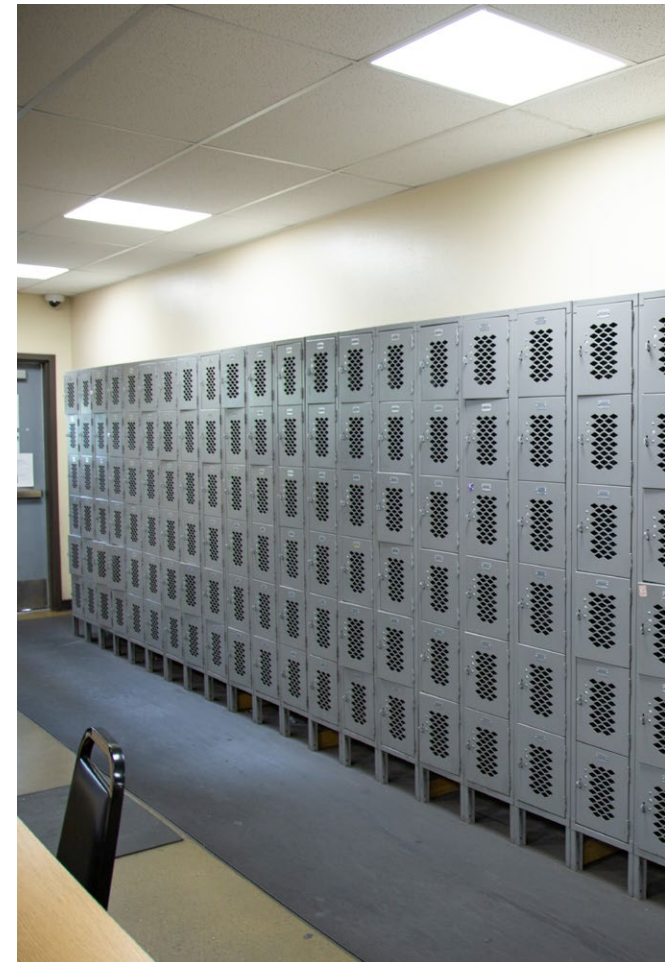
Property Photos



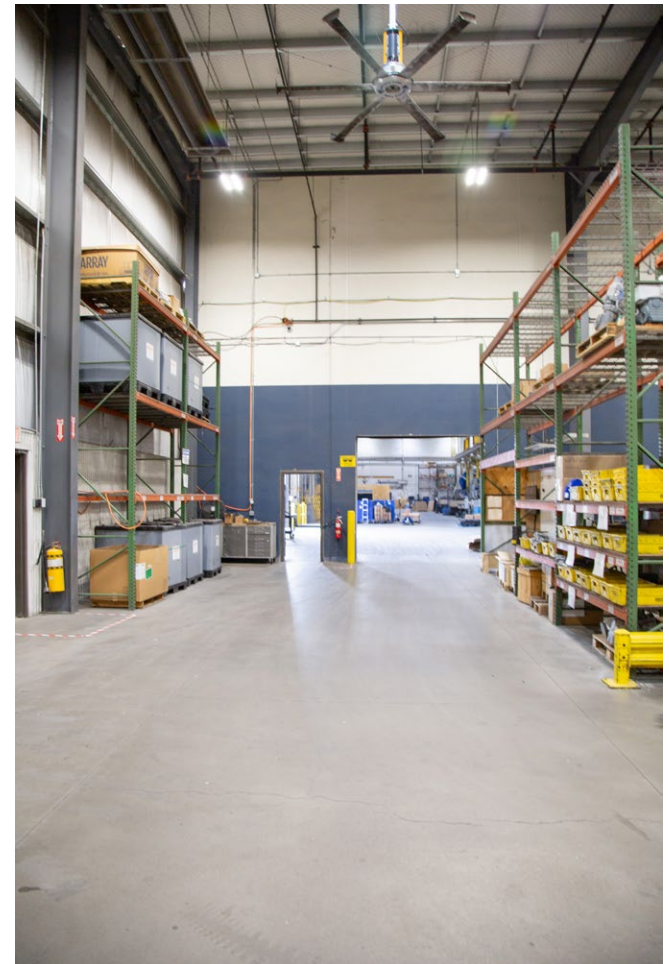
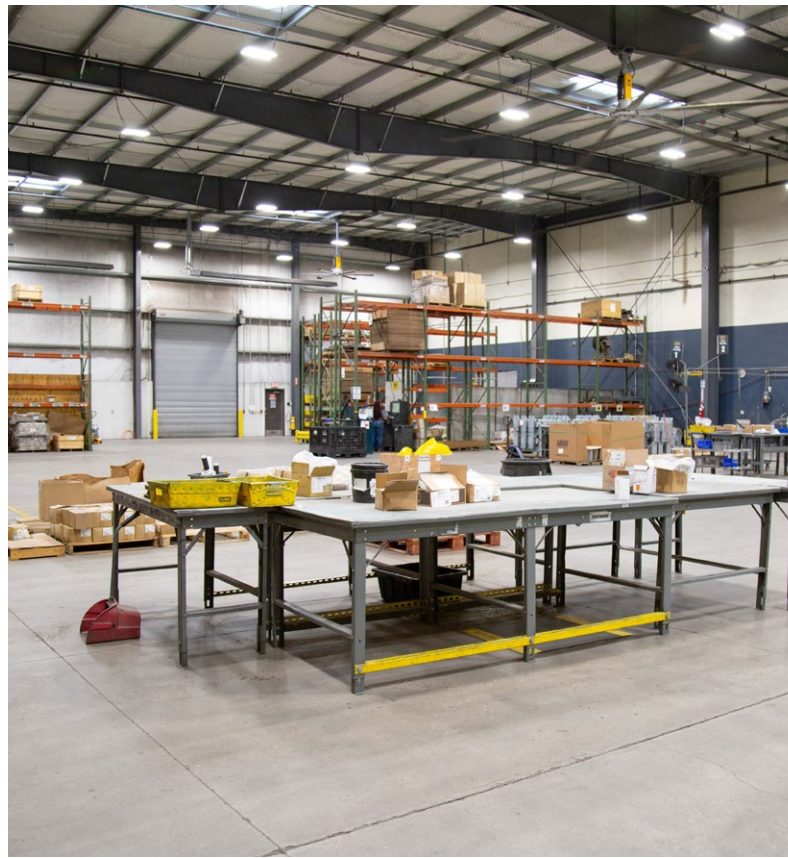
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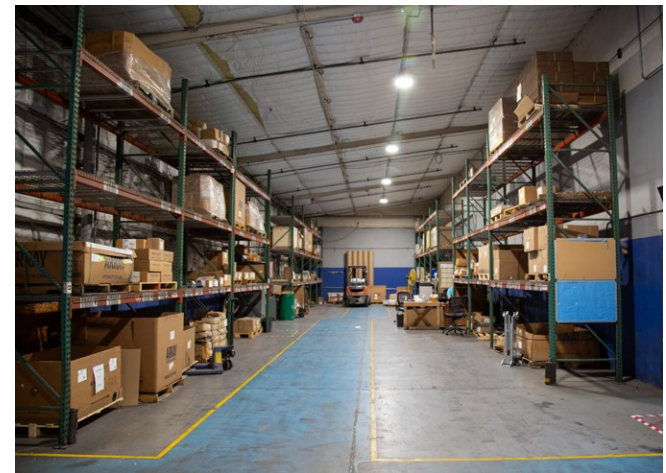
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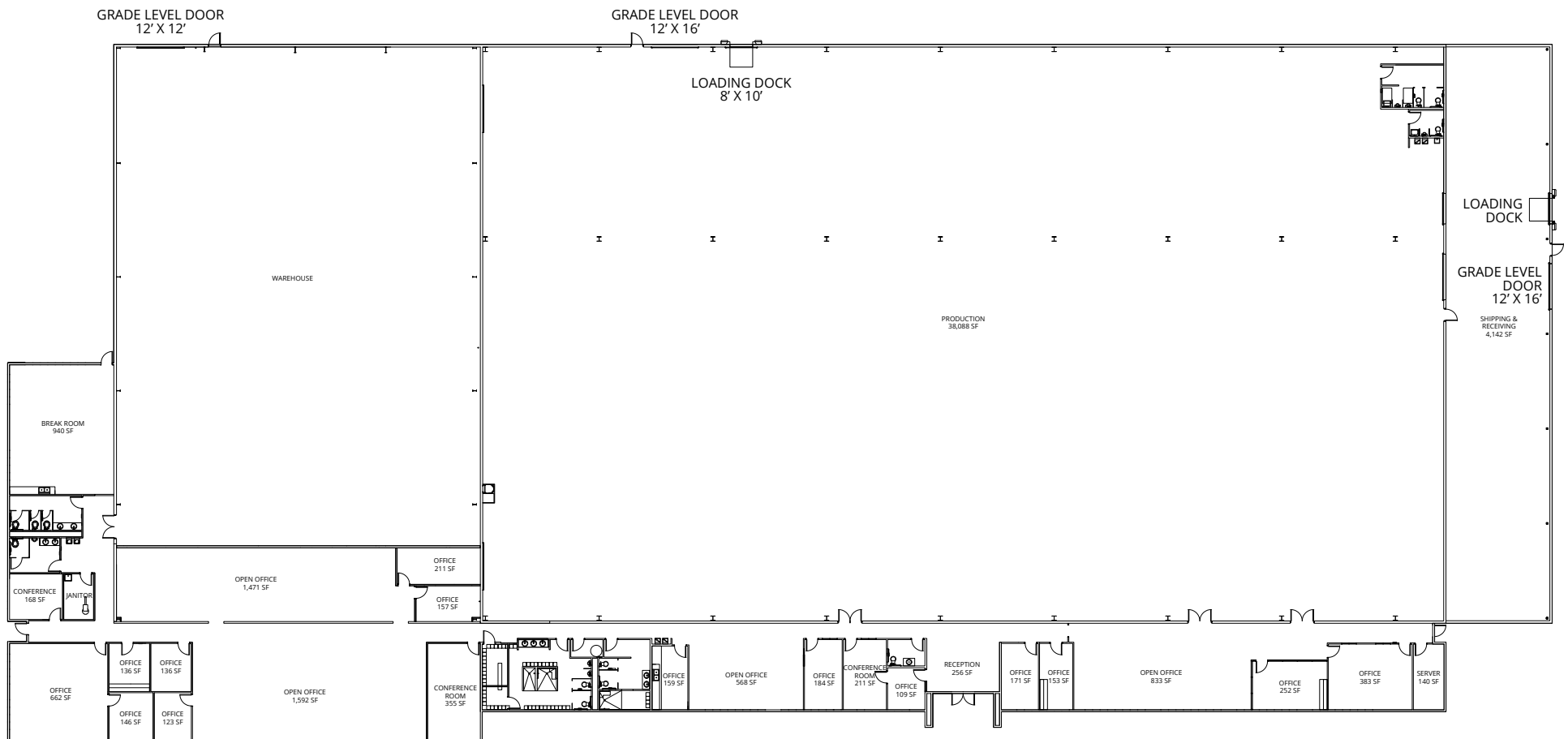
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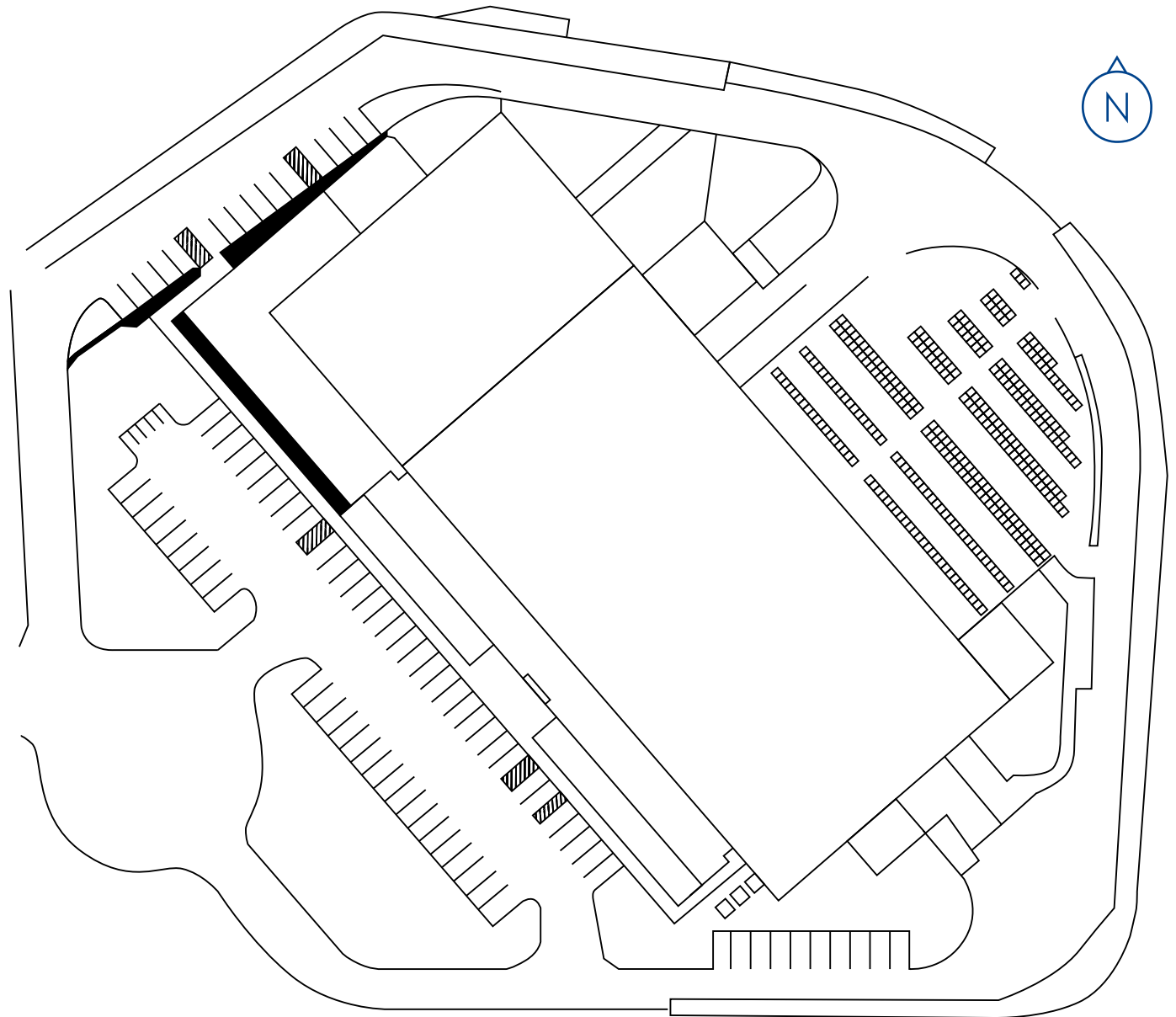
Property Photos



Floor Plan



Site Plan



Intersection Aerial



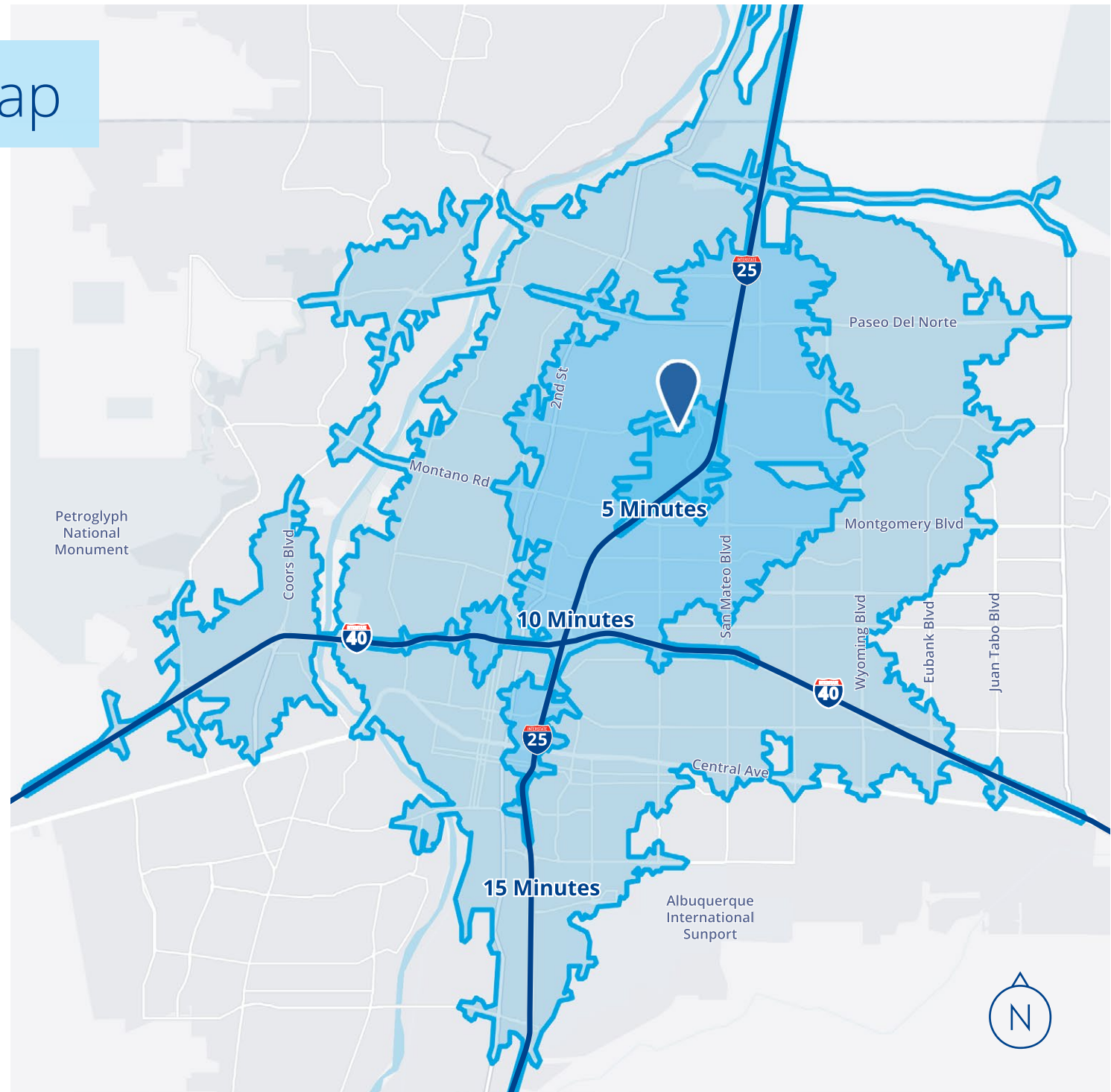
Trade Area



Drive Time Map

Distance to Key Locations:

- 1 mile from I-25
- 5 miles from I-40
- 6 miles from Downtown
- 9 miles from Albuquerque International Sunport
- 58 miles from Santa Fe



Albuquerque, New Mexico

Strategically located at the intersection of I-40 and I-25, Albuquerque is an emerging commercial hub offering a balance of affordability and quality of life. Companies are attracted by low operating costs, state incentives, and a skilled labor force, while residents and visitors enjoy vibrant local culture, sunny weather, and more than 29,000 acres of open space.



MSA POPULATION

935K



MEDIAN HH INCOME

\$67K



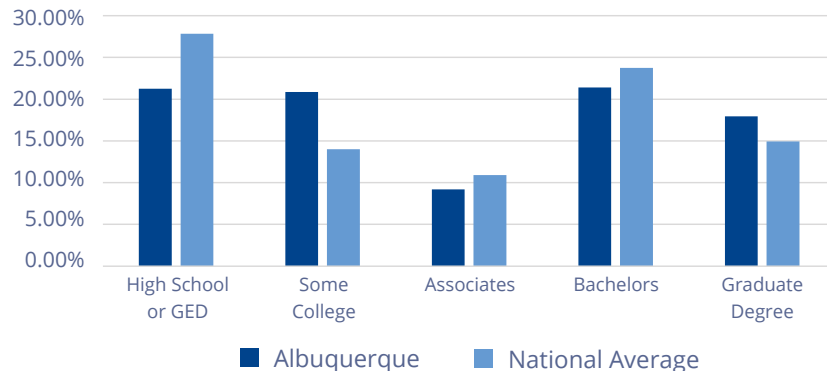
EMPLOYMENT RATE

96.4%

HOUSING AFFORDABILITY

	Albuquerque	National Average
Cost of Living Index	94.3	100.0
Average Home Price	\$351K	\$423K

EDUCATIONAL ATTAINMENT



18% of adults hold advanced degrees, well above the national average of 14.9%

AEROSPACE & DEFENSE

BAE SYSTEMS

FIREFLY AEROSPACE

LOCKHEED MARTIN

BLUEHALO

Castellon

AVS

RAVEN DEFENSE

AFRL

ROCKETLAB

BIOSCIENCE & RESEARCH

NM HEALTH SCIENCES

Los Alamos NATIONAL LABORATORY

SARTORIUS

NM STATE UNIVERSITY

JABIL

Sandia National Laboratories

NEW MEXICO TECH

curia

ntx. nature's toolbox

VERUS

INDUSTRIAL & ADVANCED MANUFACTURING

Qunnect

General Mills

niagara

PACIFIC FUSION

OPTOMECH

TEMPUR-PEDIC

intel

FILM

NETFLIX

NBCUniversal

RECENT DEVELOPMENTS

- Quantum Frontier Project: A \$315 million investment to expand quantum research in New Mexico by DARPA and the State of New Mexico.
- Pacific Fusion's \$1 billion nuclear research and manufacturing campus is slated for construction in 2026.
- Project Ranger, the nation's largest hypersonic manufacturing operation under construction on 1,000 acres in Rio Rancho.



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

John Ransom, CCIM, SIOR

Senior Vice President | Principal
+1 505 880 7011
john.ransom@colliers.com
Lic. No. 52041

Tim With, CCIM, SIOR

Senior Vice President | Principal
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tim.with@colliers.com
Lic. No. 36272

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