

# WAREHOUSE WITH LARGE YARD

SAWMILL INDUSTRIAL DISTRICT  
1235 Aspen Ave NW Albuquerque, NM 87104



**FOR SALE**

**AVAILABLE SPACE**  
19,100 SF

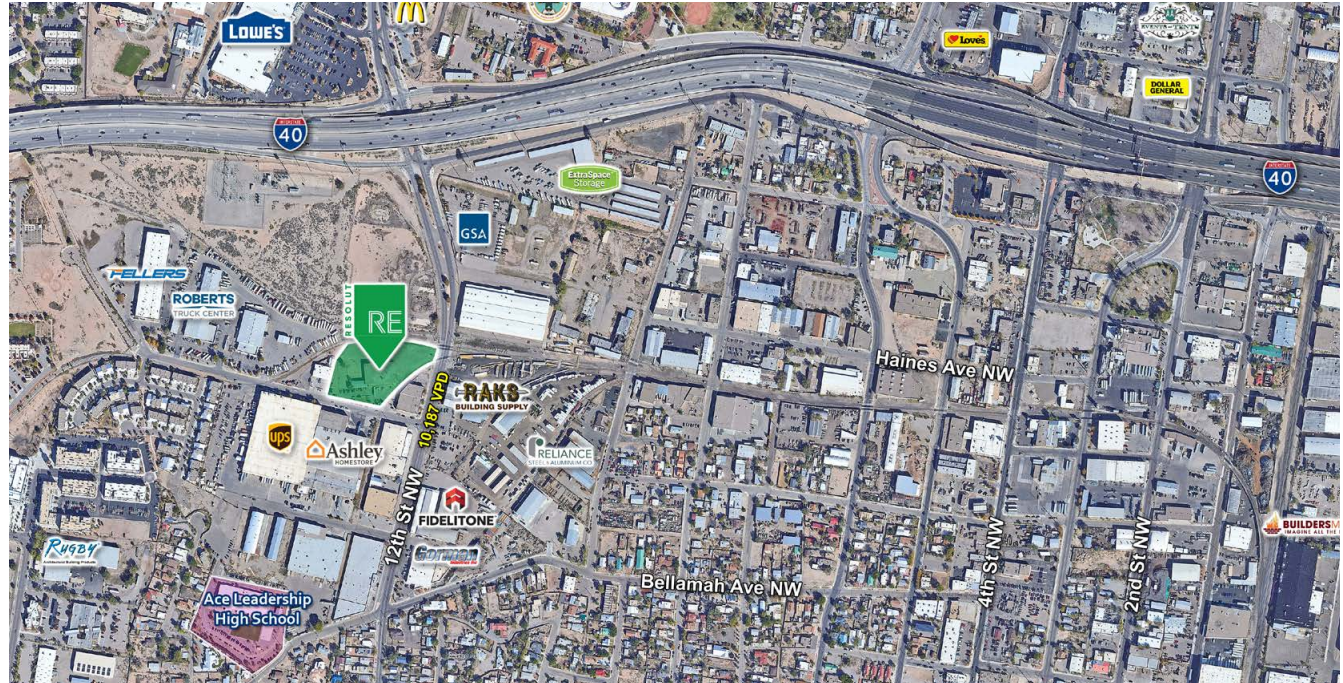
**PRICE**  
\$2,100,000

**Martin Richardson**  
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PROPERTY HIGHLIGHTS

- 8 Dock high doors
- 14-18 ft clear height
- 3 phase power
- Access from 12th St and Aspen
- Easy Access to I-40 and I-125
- On Rail Trail 7-Mile loop



**Lot Size:** 2.1 AC  
**SF:** 19,100 SF  
**Zoning:** NR-BP

AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2024

 **89,114**  
**POPULATION**  
 3-MILE RADIUS

 **\$82,639.00**  
**AVG HH INCOME**  
 3-MILE RADIUS

 **109,221**  
**DAYTIME POPULATION**  
 3-MILE RADIUS

 **TRAFFIC COUNTS**  
 12th St: 10,187 VPD  
 (Sites USA 2024)

## PROPERTY OVERVIEW

1235 Aspen Ave, Albuquerque, NM, offers a rare and exciting opportunity for industrial real estate investors or businesses in need of expansive space. This 19,100-square-foot industrial warehouse is situated on a 2.1 acre lot with a large yard, providing both indoor and outdoor storage and operational flexibility. The property is well-suited for various industrial, manufacturing, or distribution purposes, with ample room for customization and future expansion.

## KEY FEATURES:

- **19,100 Sq. Ft. Industrial Warehouse:** The building offers a vast, open interior space that can accommodate heavy equipment, machinery, or inventory. The warehouse features high ceilings, doc high doors, and drive-in access for easy access and movement of goods.
- **Large Yard:** The expansive yard offers a generous amount of outdoor storage or space for parking large vehicles, trucks, and heavy machinery. This makes the property ideal for businesses with equipment or large-scale inventory needs.
- **High-Volume Potential:** With its significant square footage, the warehouse is suitable for a wide range of industrial applications, from manufacturing and light assembly to warehousing, distribution, and storage. The open space and large yard provide room for trucks and loading docks, which is essential for logistics-heavy businesses.
- **Parking and Accessibility:** The property features ample parking for both employees and delivery vehicles. The large yard also provides flexibility for potential upgrades, such as the addition of more office space or expansion of operational areas.



## INVESTMENT OPPORTUNITY

This property represents an excellent investment opportunity. The in-place tenants and potential for growth with some possible vacancy. This creates a perfect opportunity for an owner user who would like additional supplemental income while they grow. The large yard could be used for additional revenue-generating activities, such as equipment rentals or outdoor storage.

- **Strong Demand Area:** Albuquerque's industrial sector is growing, with increasing demand for warehouse and distribution space due to the city's strategic location along key transportation corridors. The city's proximity to major markets in both the Southwest and the U.S. Mexico border makes it a prime location for logistics operations.
- **Customization Potential:** The large floorplan allows for a wide range of possibilities, whether you're looking to lease out portions of the space or tailor the property for your own business needs. The exterior yard area is also suitable for outdoor storage or additional development.
- **Competitive Pricing:** With the substantial land and warehouse space offered at this location, this property presents an attractive price per square foot, especially for those looking to capitalize on industrial demand in the Albuquerque area.

## LOCATION OVERVIEW

1235 Aspen Ave is located in the Sawmill District, one of Albuquerque's most dynamic and rapidly evolving neighborhoods. Historically an industrial area, the Sawmill District is undergoing a revitalization that is attracting new businesses, residential developments, and investment opportunities. The neighborhood's proximity to the city's vibrant downtown and its ongoing transformation make it an exciting place for both commercial and residential growth.

## KEY FEATURES OF THE SAWMILL DISTRICT:

- **Proximity to Downtown Albuquerque:** The Sawmill District is situated just north of Albuquerque's downtown core, making it incredibly convenient for businesses looking to be near the city center while still having the benefit of larger industrial spaces and lower real estate costs. The area is also easily accessible from major highways like I-25 and I-40, as well as key transportation hubs like the Albuquerque International Sunport.
- **Up-and-Coming Development:** The neighborhood has seen a surge in new development in recent years. From residential units and mixed-use properties to creative office spaces and light industrial uses, the Sawmill District is transforming into a vibrant, urban hub. The area's historic charm, combined with its new wave of modern developments, makes it an attractive location for both businesses and residents.
- **Rails to Trails Project:** One of the most exciting elements of the ongoing revitalization in the area is the Rails to Trails project. This urban redevelopment initiative is converting old railroad tracks into multi-use trails for pedestrians, cyclists, and outdoor enthusiasts. Once completed, the project will connect the Sawmill District with other key areas in Albuquerque, providing easy access to parks, downtown, and cultural destinations. This project is expected to enhance the livability of the area and drive further investment and growth, making it an increasingly desirable location for businesses.



- **Art and Cultural Scene:** The Sawmill District is part of Albuquerque's arts and culture scene, with close proximity to the Old Town Albuquerque, galleries, cultural centers, and museums. The neighborhood's historic warehouses and buildings are also being repurposed for artistic studios, event spaces, and boutique businesses, contributing to the area's distinctive character and eclectic vibe.
- **Access to Parks and Green Spaces:** The area benefits from close proximity to parks and recreational areas, including Sawmill Market—a local food hall located in the heart of the district. The revitalization efforts, including the Rails to Trails project, aim to improve access to green spaces and enhance the overall quality of life in the area, making it an attractive place for both residents and workers.
- **Growing Commercial Hub:** As more development projects break ground, the Sawmill District is becoming a business-friendly location, attracting startups, creative companies, tech firms, and industrial businesses that want to be part of the neighborhood's exciting transformation. The presence of businesses in the area also supports a growing community of service providers, restaurants, cafes, and retailers, which enhances the district's overall appeal.

**WHY THIS AREA IS IDEAL FOR YOUR INDUSTRIAL INVESTMENT:**

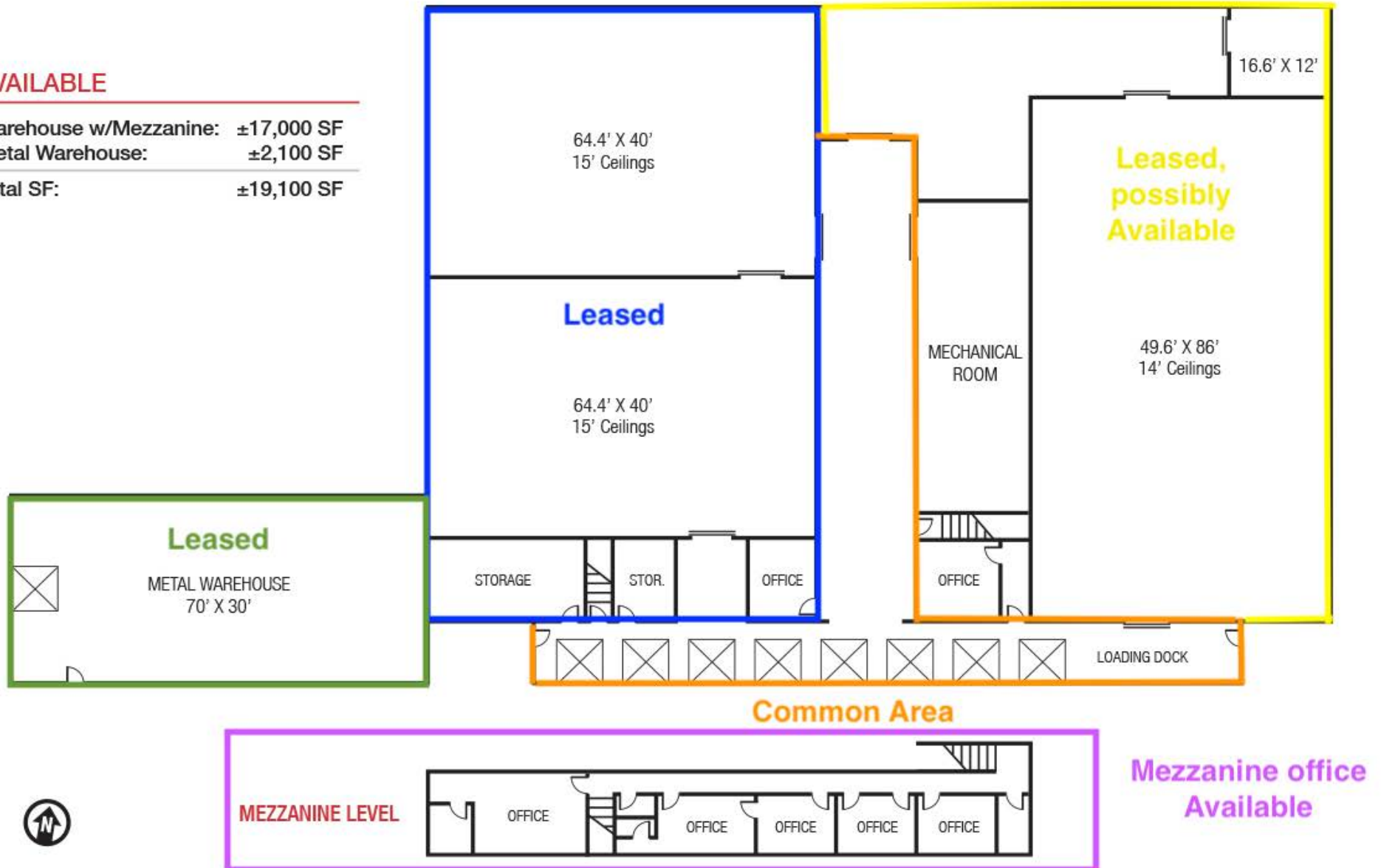
1. Strategic Location: The Sawmill District's location near downtown Albuquerque and key transportation routes makes it an ideal spot for businesses looking for convenient access to the greater Albuquerque area and beyond.
2. Ongoing Revitalization: The ongoing investment in infrastructure, the Rails to Trails project, and other development initiatives make this an area poised for significant long-term appreciation. As the district continues to attract both residential and commercial growth, it's a perfect time to secure a property in this up-and-coming area.
3. Potential for Future Growth: With new development on the horizon, particularly in mixed-use and commercial spaces, the Sawmill District offers the potential for businesses to establish themselves in a location with excellent visibility and access to an expanding customer base.
4. Appealing for Future Tenants or Buyers: If you're looking to lease or sell the property down the line, the revitalization of the Sawmill District will only increase demand for space. As the area becomes more desirable for businesses and residents alike, your investment will be well-positioned to appreciate in value.

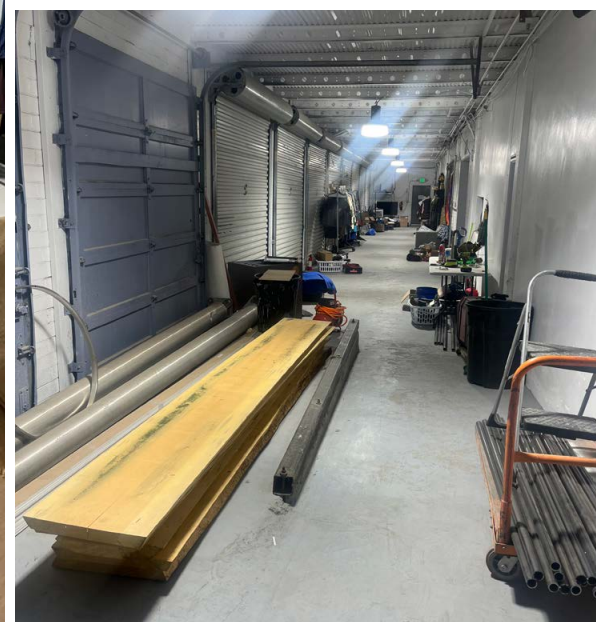


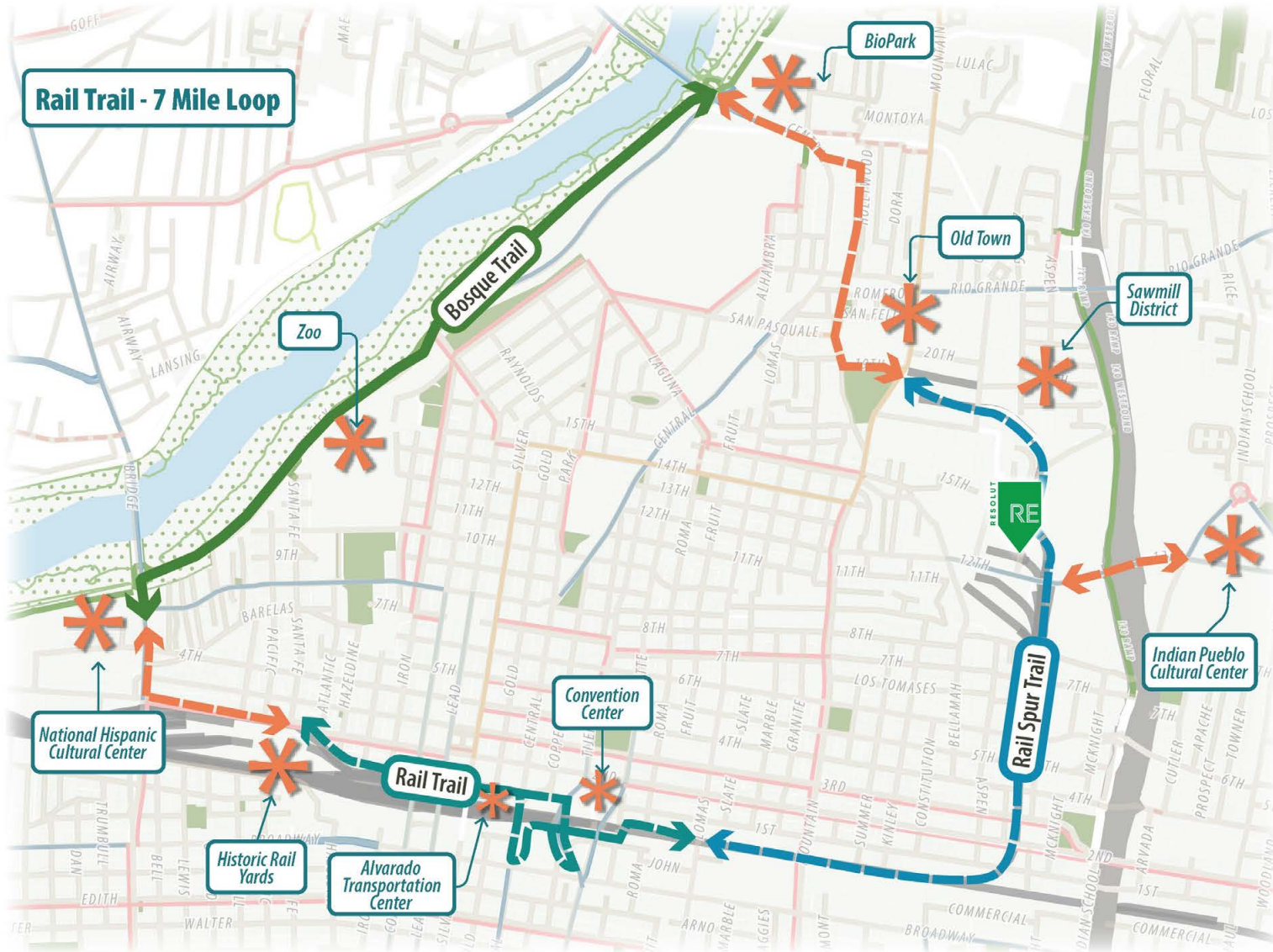
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## AVAILABLE

Warehouse w/Mezzanine:	±17,000 SF
Metal Warehouse:	±2,100 SF
<b>Total SF:</b>	<b>±19,100 SF</b>



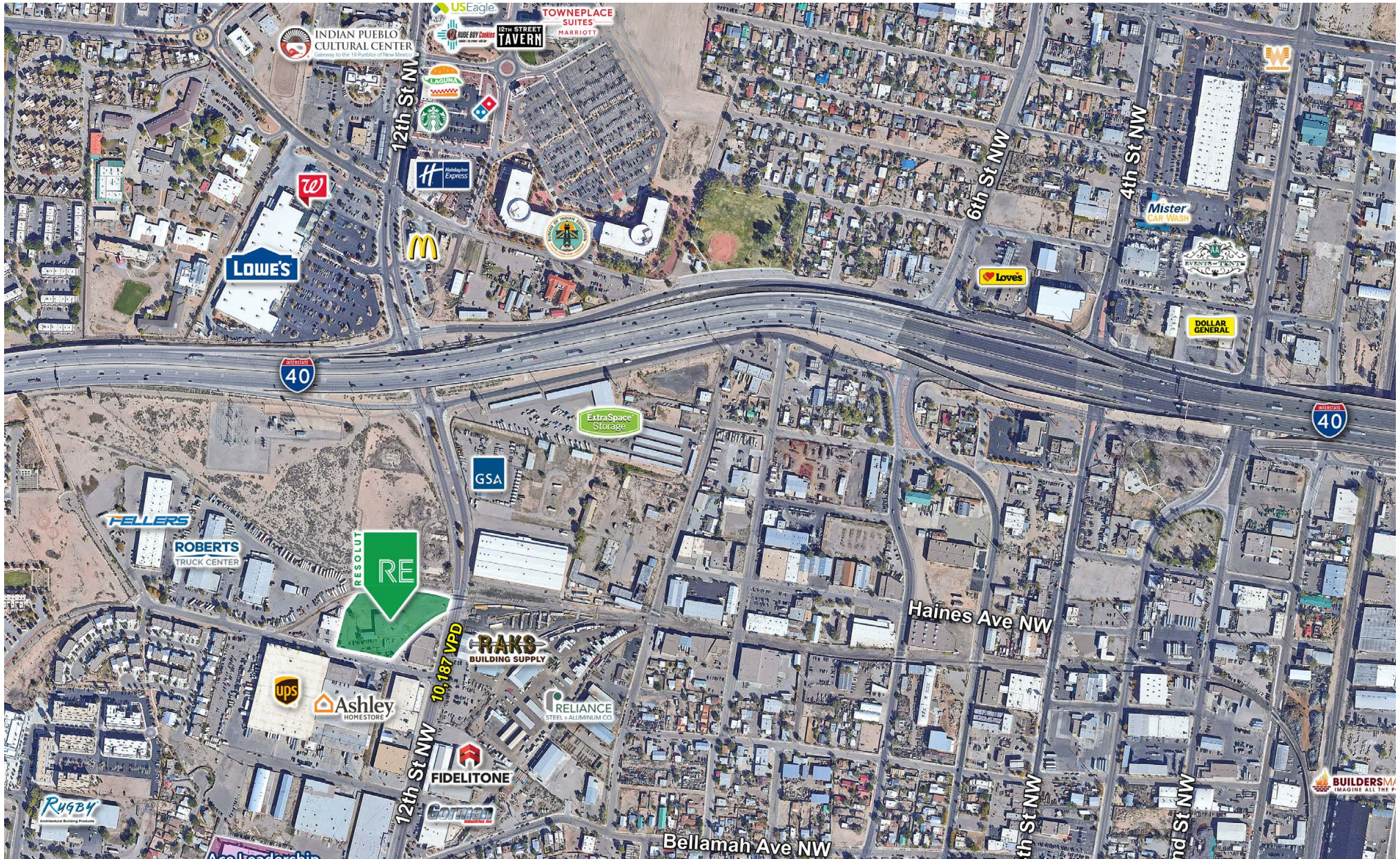
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Source: City of Albuquerque



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