

8012 Edith Blvd NE, Albuquerque, NM 87113


BERKSHIRE HATHAWAY

NM COMMERCIAL REAL ESTATE



FOR LEASE



1.24-ACRE PARCEL OF LAND



AVAILABLE SPACE
APPX. 20,304 SF - 60,914 SF



LEASE RATE:
\$1.00 PSF NNN. -
20,304 SF- 60,914 SF



**ZONED A-1
CAN BE REZONED TO M-1**

Jacob Lopez
jlopez@creberkshire.com | 505.328.5156

OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

PROPERTY SUMMARY

8012 Edith Blvd NE, Albuquerque, NM 87113 | 2



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

1. Prime north I-25 corridor land
2. Strategic location near Paseo Del Norte & I-25
3. Currently Zoned A-1
4. Rezone potential surrounded by M-1 zoning
5. Industrial land potential
6. Three phase power nearby
7. Utilities ready
8. Live work possibility



PROPERTY OVERVIEW

This 1.24-acre parcel of land nestled in the North Valley. This versatile property offers a range of possibilities and presents a unique opportunity for those seeking to create a live-work environment or embark on a development venture. Explore the highlights of this promising piece of land:

1.24 Acres of Opportunity: With a generous 1.24-acre canvas at your disposal, the possibilities are virtually endless. Whether you envision a commercial development, industrial facility, or a combination of both, this expansive land parcel can accommodate your vision.

Live-Work Possibility: The property's zoning and size open the door to live-work opportunities, providing a flexible and convenient solution for your business and residential needs.

Rezoning Potential: Explore the potential to rezone this property to M-1 zoning, offering a broad spectrum of commercial and industrial development options to suit your business requirements.

Strategic Location: Located in an M-1 area, this property enjoys a prime location in the far north I-25 corridor, right next to Paseo Del Norte. Its proximity to major transportation routes enhances accessibility and connectivity.

Industrial Land Potential: Perfect for those seeking industrial land in the far north valley, this property provides a valuable opportunity for industrial development.

Three-Phase Power: With three-phase power nearby, your development plans can easily integrate advanced electrical requirements.

Utilities Ready: Save time and resources with utilities already available at the existing building on the property, simplifying the development process.

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

AREA SUMMARY

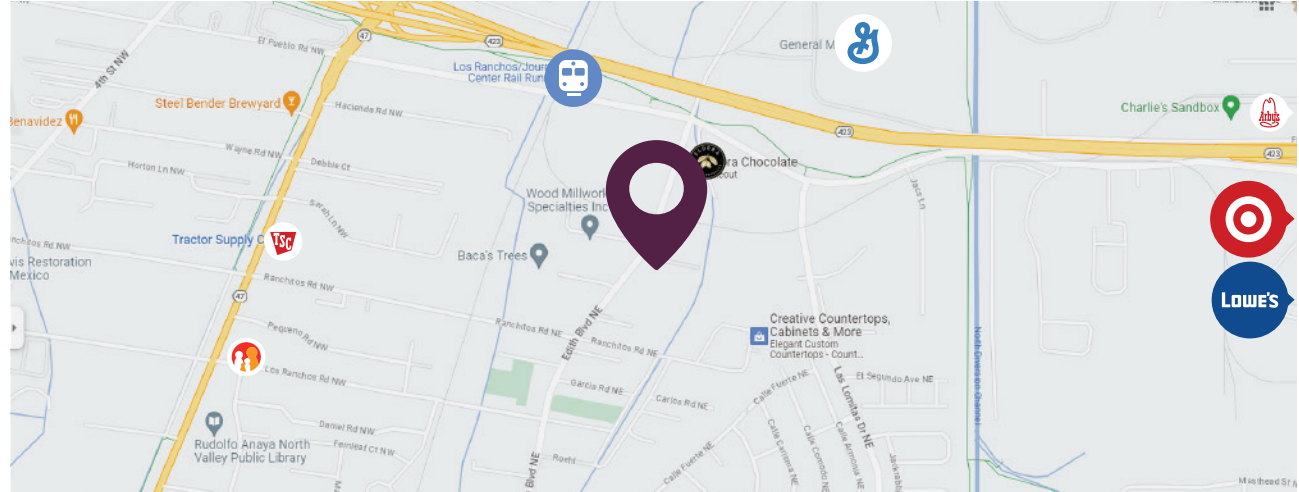
8012 Edith Blvd NE, Albuquerque, NM 87113 | 3



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

AREA OVERVIEW

The property benefits from its close proximity to major transportation routes, including the Big-I, making it easily accessible from various parts of the city and surrounding areas. This convenient connectivity ensures convenient commuting for customers, clients, and employees. The location is part of a well-established commercial hub, known for its thriving business community. The area attracts a diverse range of businesses, contributing to a dynamic and competitive market. It offers excellent exposure to potential customers and clients seeking goods and services in the surrounding area.



AREA TRAFFIC GENERATORS

- » Tractor Supply Co
- » Family Dollar
- » Rail Runner
- » Target
- » Lowe's
- » Eldora Chocolate
- » General Mills
- » Arby's
- » Circle K
- » Satellite Coffee

DEMOGRAPHICS | 2022



POPULATION: 668,652
10-MILE RADIUS



AVG HH INCOME: \$82,034
10-MILE RADIUS



DAYTIME POPULATION: 343,027
10-MILE RADIUS



TRAFFIC COUNTS: Paseo & Washington
60,981 VPD
(Costar 2022)

OFFERING SUMMARY

8012 Edith Blvd NE, Albuquerque, NM 87113 | 4



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

OFFERING OVERVIEW

Available SF:	APPX. 20,304 SF - 60,914 SF
Lease Rate:	\$1.00 PSF NNN
Power:	3 phase power on street
Zoning:	Currently Zoned A-1 - Property has rezone potential surrounded by M-1 Zoning



The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

PHOTOS

8012 Edith Blvd NE, Albuquerque, NM 87113 | 5



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

ZONING MAP

8012 Edith Blvd NE, Albuquerque, NM 87113 | 6



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

LOCATION MAP

8012 Edith Blvd NE, Albuquerque, NM 87113 | 7



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.