

# 34,587 SF WAREHOUSE/SHOWROOM/OFFICE

12521 MONTGOMERY BLVD NE, ALBUQUERQUE, NM 87111

FOR  
SALE



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ARGUSINVESTMENTREALTY.COM



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## PROPERTY DETAILS

**Sale Price:** \$5,200,000 (\$150.35/SF)

- Acreage: 2.6373 (114,881 SF)
- Total Square Footage: 34,587 SF
- High Bay/Warehouse: 16,357 SF
- Showroom/Office: 18,230 SF
- FAR: .3011
- Zoning: Mixed Use MX-M (southern portion) and MX-T (northern portion)
- Approximately 97 parking spaces
- 2023 Property Taxes: \$39,240.86
- Warehouse Clear Height: Approximately 25'
- Construction: First Phase 1995, Addition 2004
- Sprinklered throughout

## RECENT IMPROVEMENTS

- New 60 mil TPO roof completed in 2024. Approximately \$350,000
- Parking lot and driveways crack repair, seal coat, and striping in 2023
- New telephone system installed in 2022
- 4 new rooftop HVAC unit replacements completed in 2024 at a cost of more than \$100,000

## CONTACT

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PHOTOS

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Large Showrooms



Break Room



Interior Offices

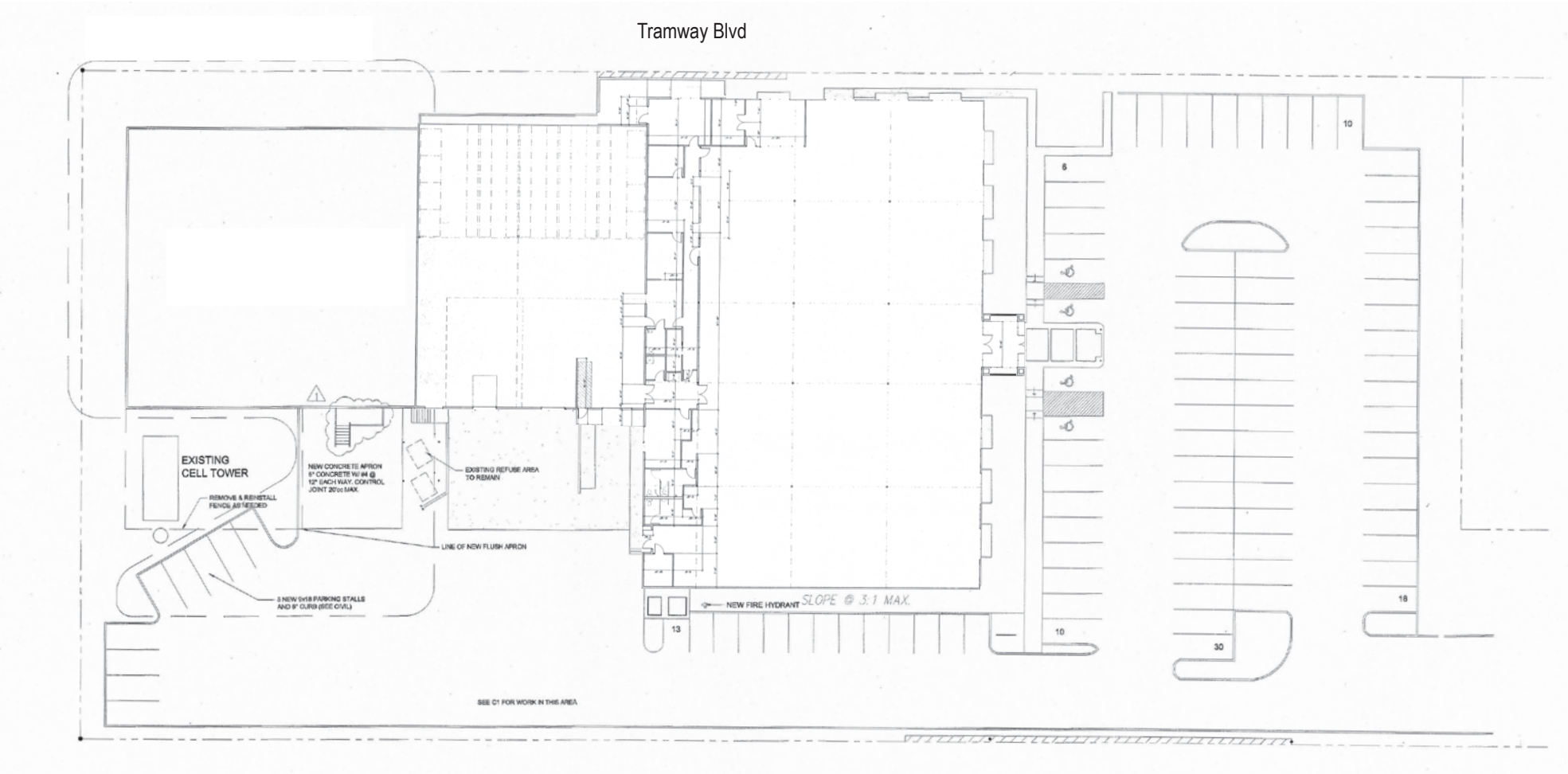


Warehouse Space

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SITEPLAN

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AREA OVERVIEW

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AREA TENANTS & AMENITIES

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## DRIVE TIME DEMOGRAPHICS

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### 10 MINUTE DRIVE TIME

Population - 128,074  
Avg HH Income - \$123,187  
Households - 59,191  
Median Age - 45.5  
Total Employees - 34,281



### 20 MINUTE DRIVE TIME

Population - 283,796  
Avg HH Income - \$107,142  
Households - 129,144  
Median Age - 42.2  
Total Employees - 169,960



### 30 MINUTE DRIVE TIME

Population - 408,452  
Avg HH Income - \$102,266  
Households - 187,586  
Median Age - 41.7  
Total Employees - 262,176

