

FOR SALE

4420 Tower Rd. SW
Albuquerque, NM

PROPERTY HIGHLIGHTS

Fully gated industrial
with office build-out,
and 5 bay warehouse

3-Phase power

On-site apartment with
separate entrance

Additional storage
building

**ALLEN-URREA
COMMERCIAL BROKERAGE**

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4420 Tower Rd. SW | Albuquerque, New Mexico

\$940,000
(\$98.37/SF)

Sale Price

±2.5 Acres
(±108,900 SF)

Lot Size

M-I

Property Zoning

4.5:1,000
(37 Spaces)

Parking Ratio

±9,555 SF
(64% Office)

Main Building Size

2000

Year Built

±2,780 SF

Additional Storage
Building Size

Property Features

Gated office/warehouse property with two electronic entrances off of tower and one into yard

This ±9,555 SF office warehouse is set up as three separate offices, each with its own main entrance, separately metered, office space, storage and copy area and kitchen. Two (2) of the three suites have men's and women's bathrooms, plumbing for 2 additional bathrooms are in the other suite with an additional bathroom in warehouse

Warehouse offers 5 bays and 3-phase power

Property has owner apartment with separate entrance

Two gas pumps with 1,000 gallons capacity on site, verified through NM State Authority

Additional storage building in rear of property

Beautiful Southwestern architecture

±14.25'

Warehouse
Ceiling Height

18' x 13'

5 Bay Doors
Height

The information contained herein and attached is provided from sources deemed reliable. We do not guarantee any of the information as it is subject to errors, omissions, withdrawal, or change in terms, all without notice.

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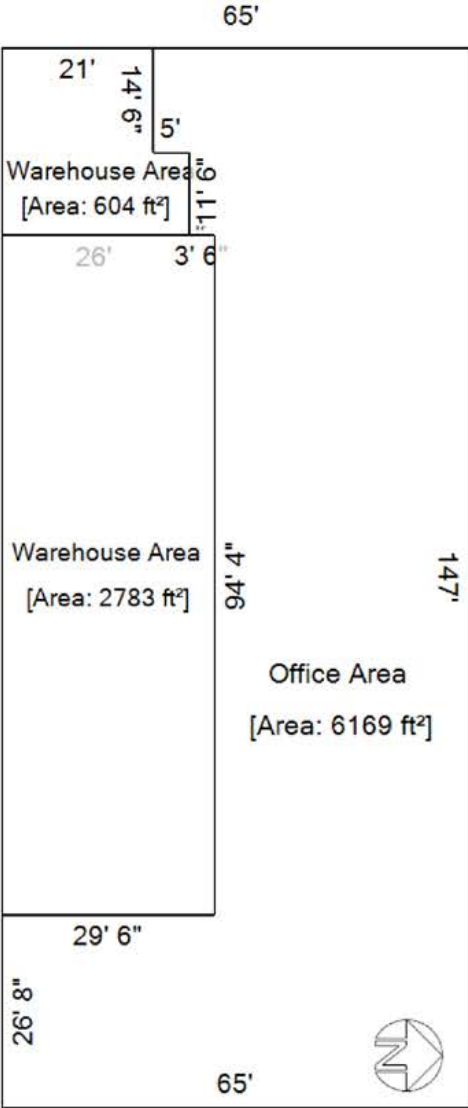
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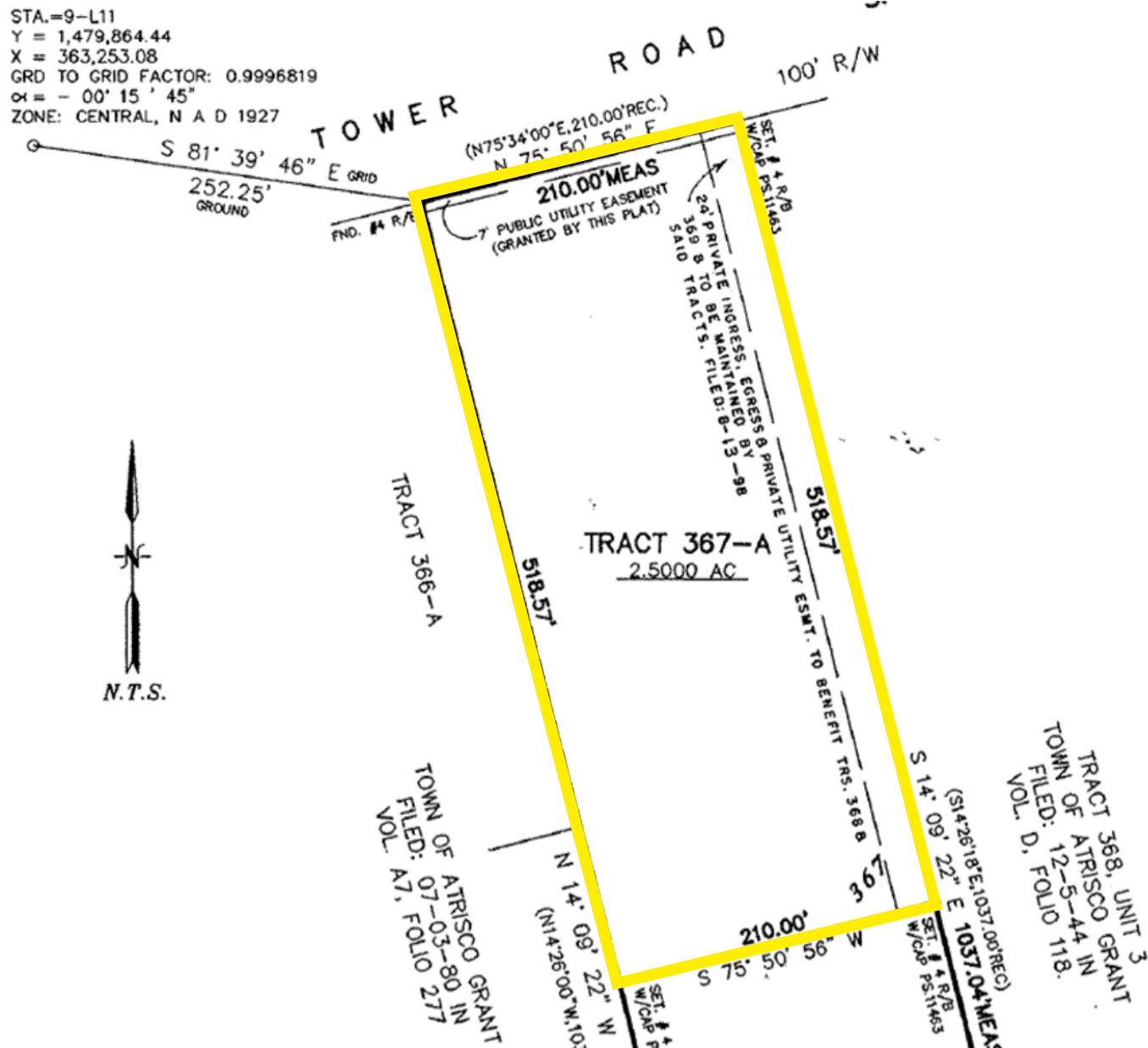
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Living Area		Area Calculation			
Warehouse Area	603.5 ft²	Warehouse Area			
Warehouse Area	2782.83 ft²	26' x	21' x	1.00 =	546 ft²
Warehouse Area		5' x	11' 6" x	1.00 =	57.5 ft²
Office Area	6168.67 ft²	Warehouse Area			
		29' 6" x	94' 4" x	1.00 =	2782.83 ft²
		Office Area			
		29' 6" x	26' 8" x	1.00 =	786.67 ft²
		147' x	35' 8" x	1.00 =	5218.5 ft²
		11' 6" x	3' 6" x	1.00 =	40.26 ft²
		14' 6" x	8' 6" x	1.00 =	123.26 ft²
Total Living Area (rounded):		9565 ft²			

18 ft

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2017 Estimated Population

12,140 Est. Population (1 Mile)

117,303 Est. Population (3 Mile)

207,770 Est. Population (5 Mile)

2017 Estimated Household Income

\$54,608 Household Income (1 Mile)

\$56,699 Household Income (3 Mile)

\$59,025 Household Income (5 Mile)

2017 Estimated Daytime Employees

1, 702 Daytime Employees (1 Mile)

19,712 Daytime Employees (3 Mile)

92,987 Daytime Employees (5 Mile)

2017 Estimated Households

4,028 Est. Households (1 Mile)

40,141 Est. Households (3 Mile)

76,668 Est. Households (5 Mile)