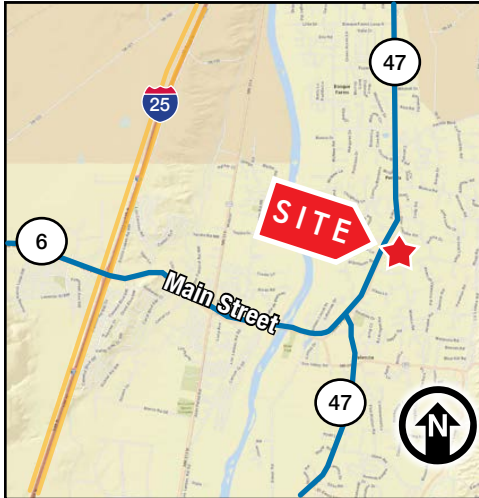


North of "The Y" Intersection ±1.4 Acre Fully Leased Industrial Property

3485 Main Street | Los Lunas NM 87031

FOR SALE

SEQ NM Hwy. 47 & Valencia Rd.



SALE PRICE:

- \$283,500 (\$4.65/SF)

BUILDING SIZE:

- ±2,000 SF

LOT SIZE:

- ±1.4 Acres /±60,921 SF

ZONING

- C-2

BENEFITS:

- Excellent visibility
- Growing trade area
- Currently leased to a local concrete and gravel company
- ±2,000 SF Manager's Office on-site
- Close proximity to schools, shopping, employment and amenities
- Water and sewer stubbed in through City Water and well available
- Over 26,000 cars per day on Main St./Hwy. 47
- Priced to sell

NAI Maestas & Ward

6801 Jefferson NE, Suite 200 Albuquerque, NM 87109
www.gotSPACEUSA.com

505.878.0001

GANNON COFFMAN
gannon@gotSPACEUSA.com
505 340 9373

North of "The Y" Intersection ±1.4 Acre Fully Leased Industrial Property

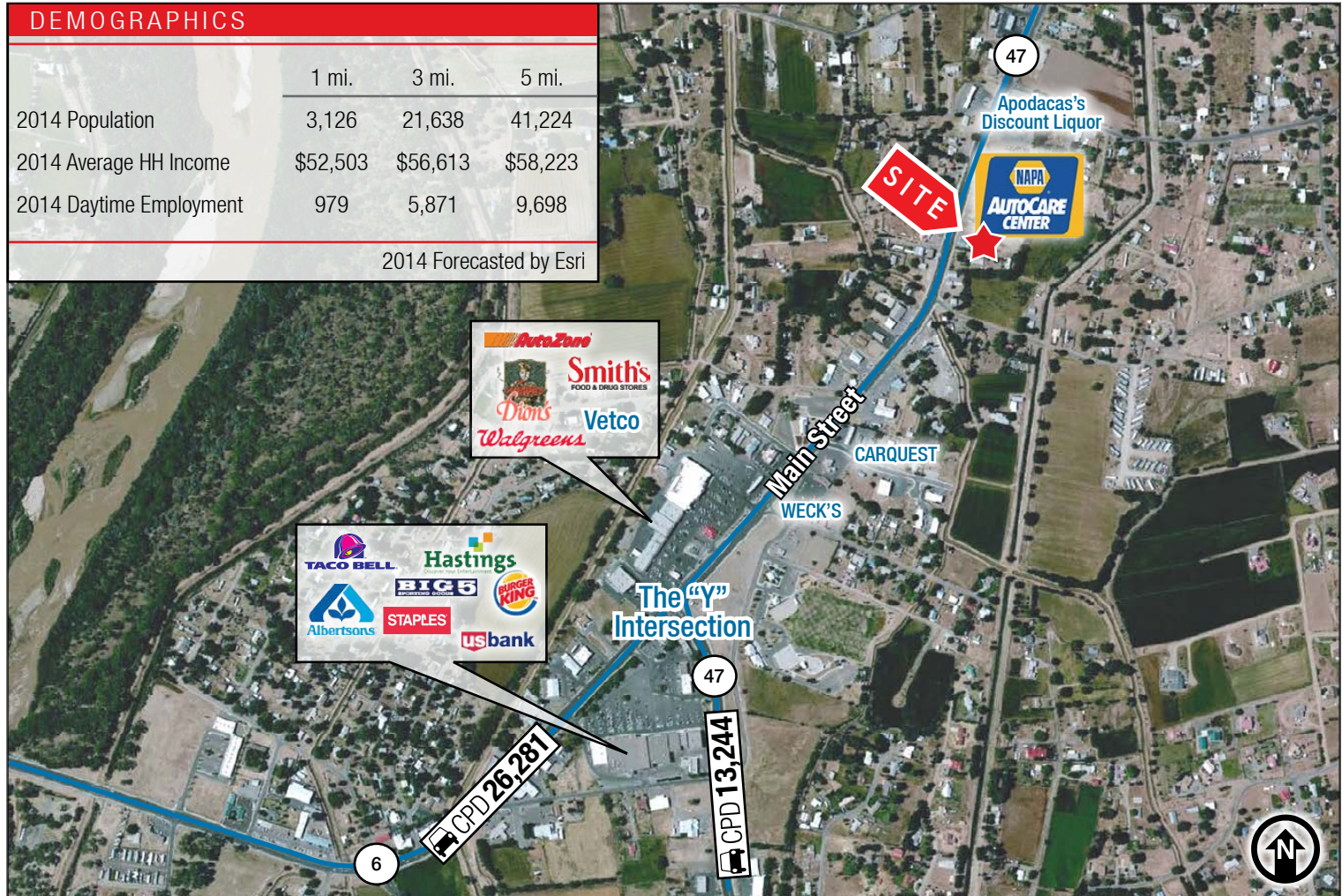
3485 Main Street | Los Lunas NM 87031

LOCATION

SEQ NM Hwy. 47 & Valencia Rd.



DEMOGRAPHICS			
	1 mi.	3 mi.	5 mi.
2014 Population	3,126	21,638	41,224
2014 Average HH Income	\$52,503	\$56,613	\$58,223
2014 Daytime Employment	979	5,871	9,698
2014 Forecasted by Esri			



NAI Maestas & Ward

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

505.878.0001

GANNON COFFMAN

gannon@gotspaceusa.com

505 340 9373