

# UNSER CROSSING INDUSTRIAL

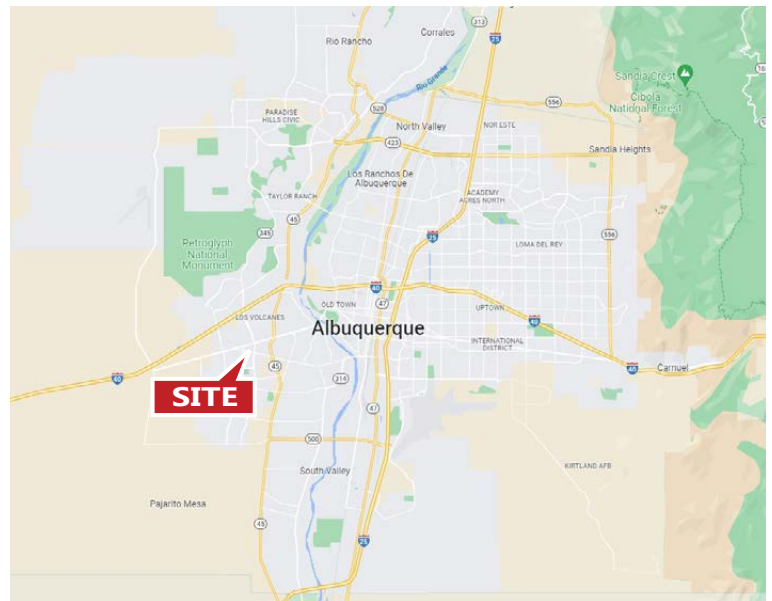
SWQ Central Ave SW & Unser Blvd SW, Albuquerque, NM



## INDUSTRIAL SPACE FOR LEASE

### PROPERTY INFORMATION

- ▶ Industrial opportunities
  - ▶ ±107,190 SF
  - ▶ ±150,350 SF
- ▶ Excellent location in the West Mesa corridor
- ▶ Approximately 1.5 miles from I-40
- ▶ Two (2) grade-level doors per building
- ▶ 25-39 dock-high doors per building
- ▶ ESFR Fire Sprinklers
- ▶ 32' clear height in warehouse
- ▶ 3-phase, 277/480 volt



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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## PROPOSED SITE PLAN



## DEMOGRAPHICS (2023 Est)

	POPULATION	MED. HH INCOME	AVE. HH INCOME	MED AGE
<b>1-MILE</b>	13,531	\$41,139	\$58,920	33.03
<b>3-MILE</b>	109,152	\$55,828	\$71,486	34.14
<b>5-MILE</b>	190,626	\$54,154	\$72,302	35.90

## TRAFFIC COUNTS

Central Avenue	19,214 ADT
Unser Blvd	11,050 ADT

Source: MRCOG

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