



OFFERING MEMORANDUM

6119 Hanover Rd NW

Albuquerque, NM 87121

- Indoor Horticulture Nursery Space with Yard and Equipment Included

**NDA required for property tour, please contact brokers for any details and showing request



PROPERTY OVERVIEW

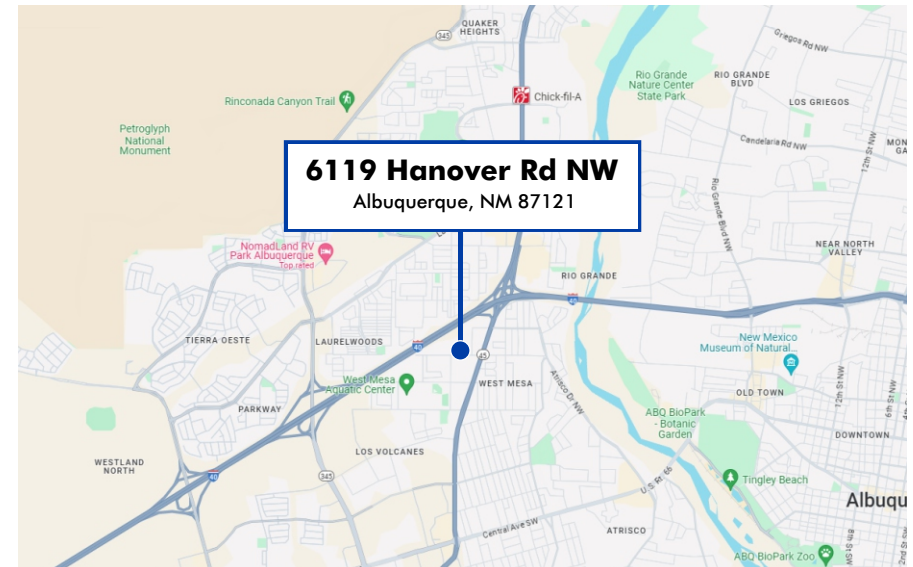
6119 HANOVER RD NW ABQ, NM 87121

FEATURES	
Price	\$1,350,000
Property Type	Industrial
Building Total	+/- 3230 SF
Warehouse	+/- 2,412 SF
Office	+/- 818 SF
Yard	+/- 12,650 SF
Land	+/- .84 Acres 36,388.824 SF
Price P/SF	\$417.95/SF

FEATURES	
Type	Class A
Zoning	NR-C
Construction Type	Metal
Year Built	2021
Drive- In	Doors 2 (10x10)
Restrooms	2
Kitchenette	1
Electricity	3 Phase 400 amp

- Building predominantly located at the front of the property, enclosed by wrought-iron fencing featuring two locking walk gates and 2 long sliding gates to access overhead doors.
- Back storage yard surrounded by chain link fence with barbed wire.
- Fire-resistant plyboards with super bright white elastomeric paint to repel water and reflect light in the warehouse.
- Concrete floor coated with an industrial coating for protection and slip prevention, even when wet.
- Significant upgrades to HVAC, Electrical and Security.

Full equipment list available upon request.



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



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PROPERTY PICTURES

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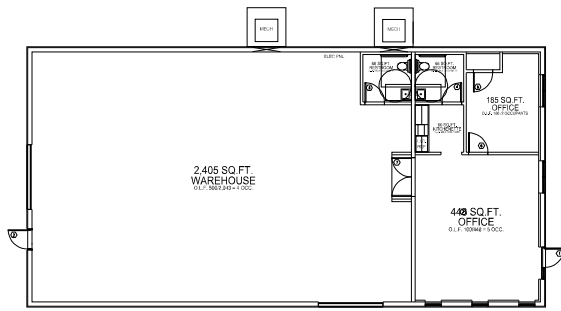
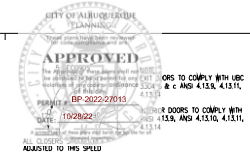


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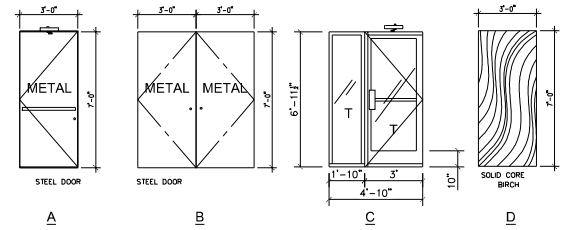


FLOOR PLAN

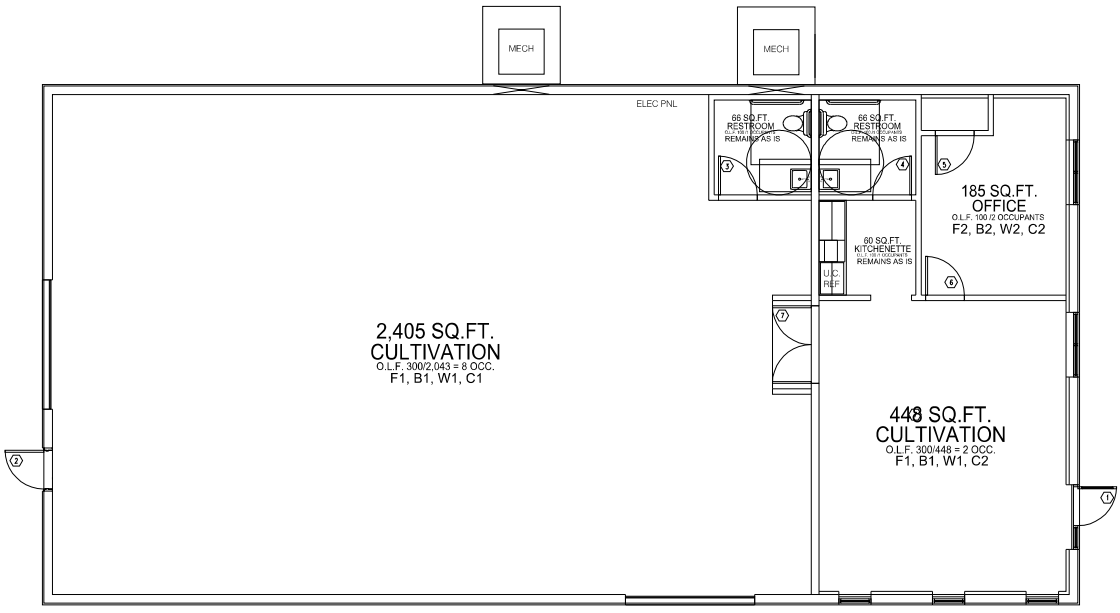
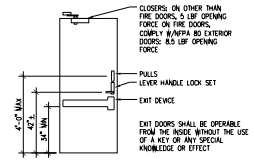
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2 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



"T" = TEMPERED
3 DOOR TYPES
SCALE: 3/8" = 1'-0"



NOTE: NO NEW WALLS, ALL WALLS ARE EXISTING
1 NEW FLOOR PLAN
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

NO.	TYPE	DOOR	FRAME	GLASS	FINISH	REMARKS
1	STEEL	STEEL	STEEL	GLASS	PAINT	EXISTING
2	STEEL	STEEL	STEEL	GLASS	PAINT	EXISTING
3	STEEL	STEEL	STEEL	GLASS	PAINT	EXISTING
4	STEEL	STEEL	STEEL	GLASS	PAINT	EXISTING
5	STEEL	STEEL	STEEL	GLASS	PAINT	EXISTING
6	STEEL	STEEL	STEEL	GLASS	PAINT	EXISTING

ROOM FINISH LEGEND

NOTE: UNLESS OTHERWISE NOTED ALL STANDARD FINISHES ARE TO BE F1, B1, W1, C1

FLOORS:
F1 CONCRETE FLOORING - PATCH AND EPOXY
F2 EXISTING FLOORING TO REMAIN

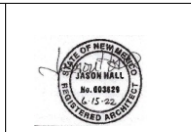
BASE:
B1 PVC PANEL FROM FLOOR TO CEILING
B2 4" COVE BASE TOPSIDE: 600 W/ 1/2" MIN. IN TOILET ROOMS
B3 BROPPE, COLOR BLACK

WALLS:
W1 PVC WALL PANELING - FLOOR TO CEILING
W2 5/8" GYP BMD. BED. TAPE, PAINT WHITE

CEILINGS:
C1 EXPOSED INSULATION CEILING
C2 EXISTING TO REMAIN

WALL LEGEND

EXISTING WALLS



WILDER DESIGN

WALKS FAR GROW
6119 HANOVER RD NW
ALBUQUERQUE, NM

EXISTING FLOOR PLAN & NEW FLOOR PLAN

JOB # 22013
DATE 6/15/2022
DRAWN BY: STW
PROJECT MANAGER: STW

A001



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AREA DEMOGRAPHICS

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Total Population

1.00 MILE	3.00 MILE	5.00 MILE
677	9,644	79,756



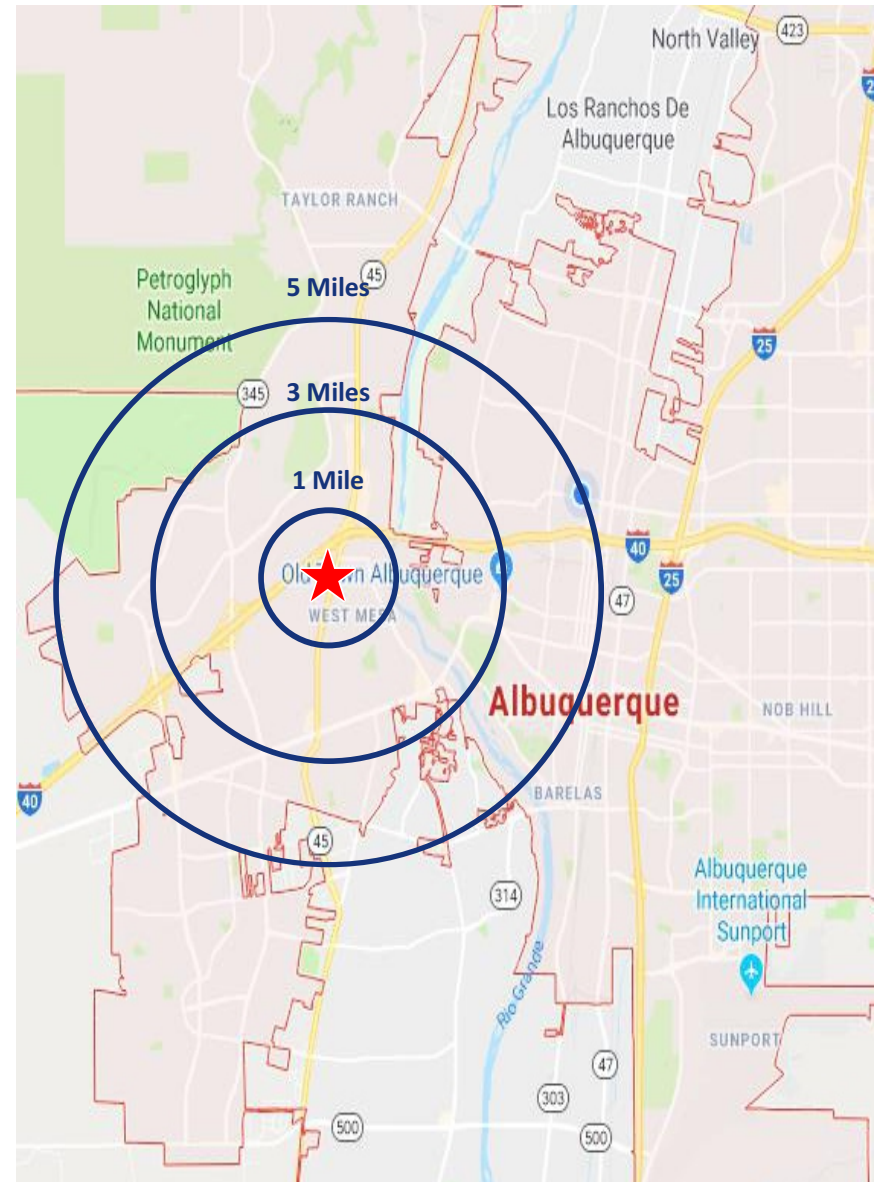
Average Households

1.00 MILE	3.00 MILE	5.00 MILE
196	2986	25,728



Average Household Income

1.00 MILE	3.00 MILE	5.00 MILE
\$52,540	\$78,700	\$77,408



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RETAIL AREA MAP

6119 HANOVER RD NW ABQ, NM 87121

Area Highlights:

- Growing Albuquerque distribution hub.
- 10,400 VPD on Central Ave, Route 66.
- Located between I-40 exits at Atrisco Vista and 98th Street with two turn access to I-40 from both exits.
- Close to West Central Route 66 Visitor Center.



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LISTING BROKERS



Alexis Pinter

Alexis Pinter, a UNM Alumni, has channeled her family's entrepreneurial legacy into a thriving real estate career since 2013. Known for her dedicated client service, she brings a wealth of experience and a deep connection to the Albuquerque community, particularly the South Valley. Delving into commercial real estate, Alexis is driven by her passion for supporting small businesses. Recognizing the need for specialized assistance among Spanish-speaking entrepreneurs, she has become a trusted resource in guiding and advocating for their needs.

Fluent in Spanish, Alexis ensures inclusive service for all clients. Beyond being a real estate broker holding an associate and qualifying broker license, she actively mentors new brokers and serves as the co-state leader for New Mexico's EXP Young Professionals.

Outside of her professional endeavors, Alexis and her husband enjoy doing life together with their two pups, who are their world. Together, they have embarked on growing their real estate portfolio, aligning with their shared love for travel and plans for the future, envisioning a retirement surrounded by real estate investments and both their personal businesses they have jointly funded.

Andrea Hankins

Andrea Hankins, a native of New Mexico, has dedicated over 14 years to advocating for small businesses and implementing expansive sales and networking strategies. Her forte lies in forging strong partnerships, a skill honed through a sophisticated communication framework.

She holds a BA in Mass Communication and Journalism (Public Relations) from the University of New Mexico, where she developed her unique ability to foster environments of engagement and loyalty.

Beyond her professional pursuits, Andrea is deeply committed to giving back to her community. She serves as an active board member for PINK "ME," a breast cancer nonprofit, and the Carrie Tingley Hospital Foundation.

Outside of work and philanthropy, Andrea finds joy in cooking, attending live music events, and cherishing moments with her husband and their three children.

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