



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	\$1,200,000.00
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	\$371.52/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

- Municipal City Water Rights – a valuable asset, especially in light of recent CCD and state restrictions on water hauling
- Strategic Building Placement – structure positioned toward the front of the lot, enclosed by wrought-iron fencing with two locking walk gates and dual sliding gates providing access to overhead doors
- Secure Rear Storage Yard – enclosed by chain-link fencing topped with barbed wire for added protection and privacy
- Warehouse Interior Enhancements – fire-resistant plyboard walls coated with ultra-bright white elastomeric paint to enhance reflectivity and moisture resistance
- Durable Flooring – industrial-coated concrete floor designed for long-term protection and slip resistance, even in wet conditions
- Modernized Systems – significant investments made in HVAC, electrical, and security infrastructure for turnkey operational readiness



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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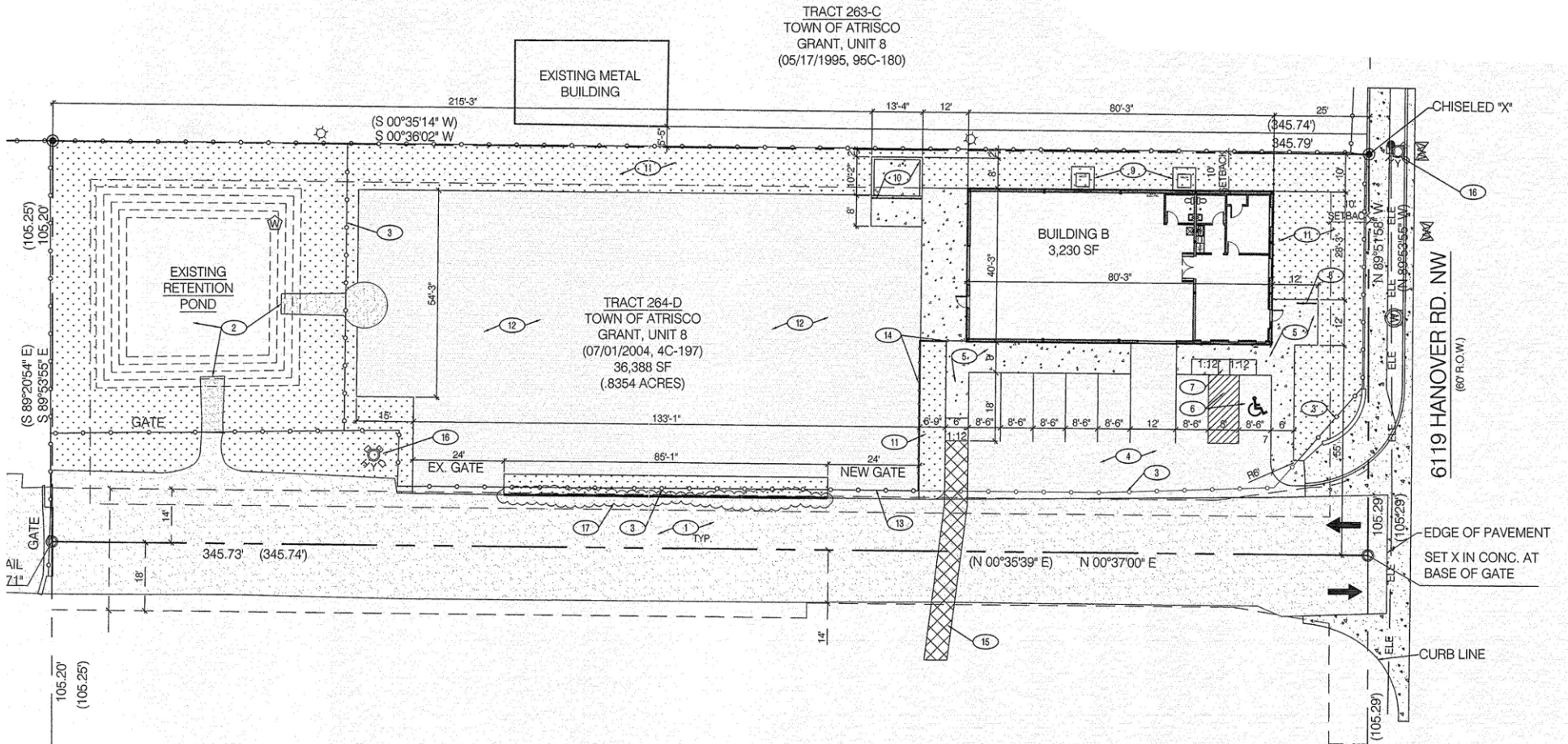
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SITE PLAN

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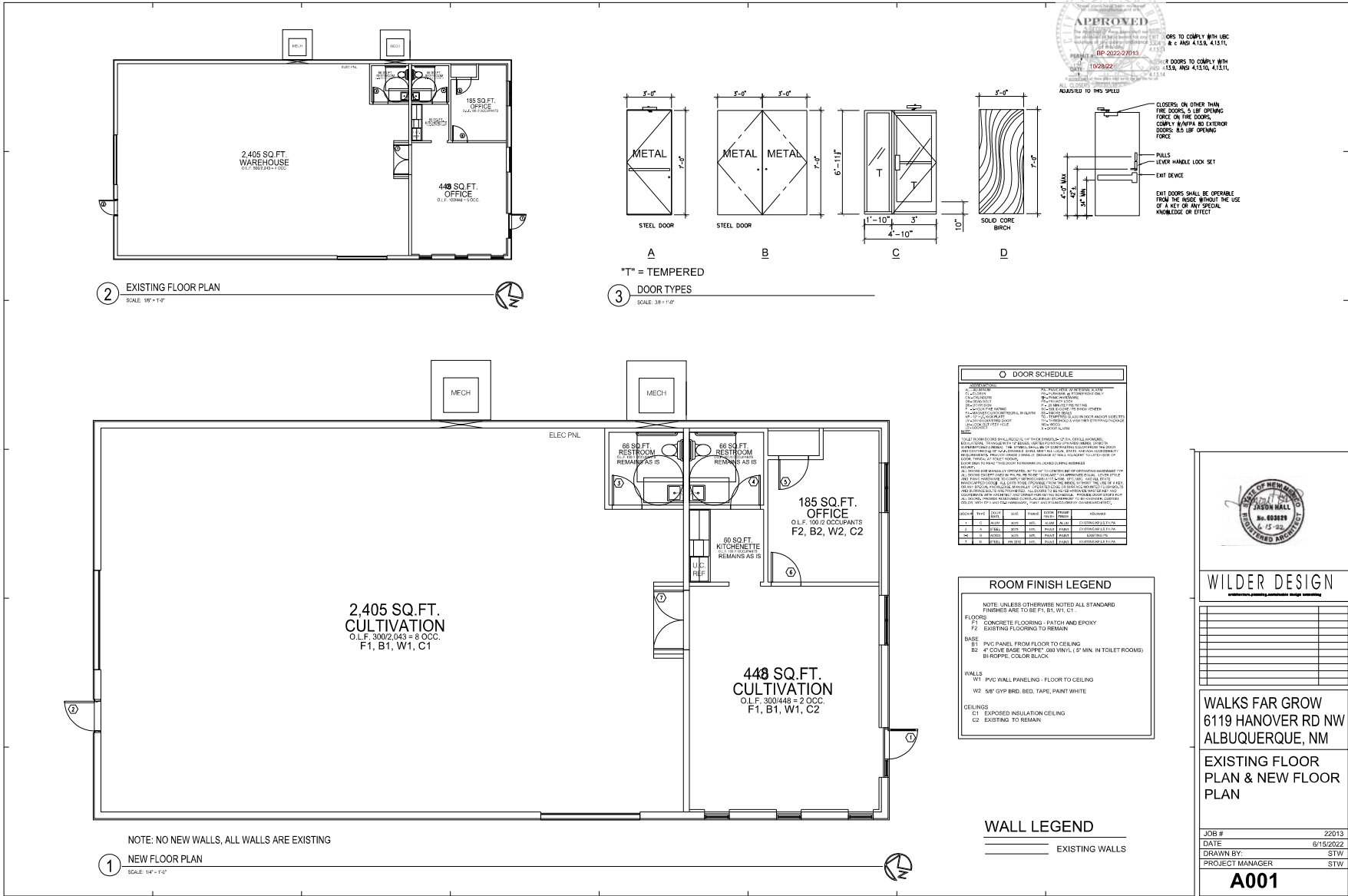
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FLOOR PLAN

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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



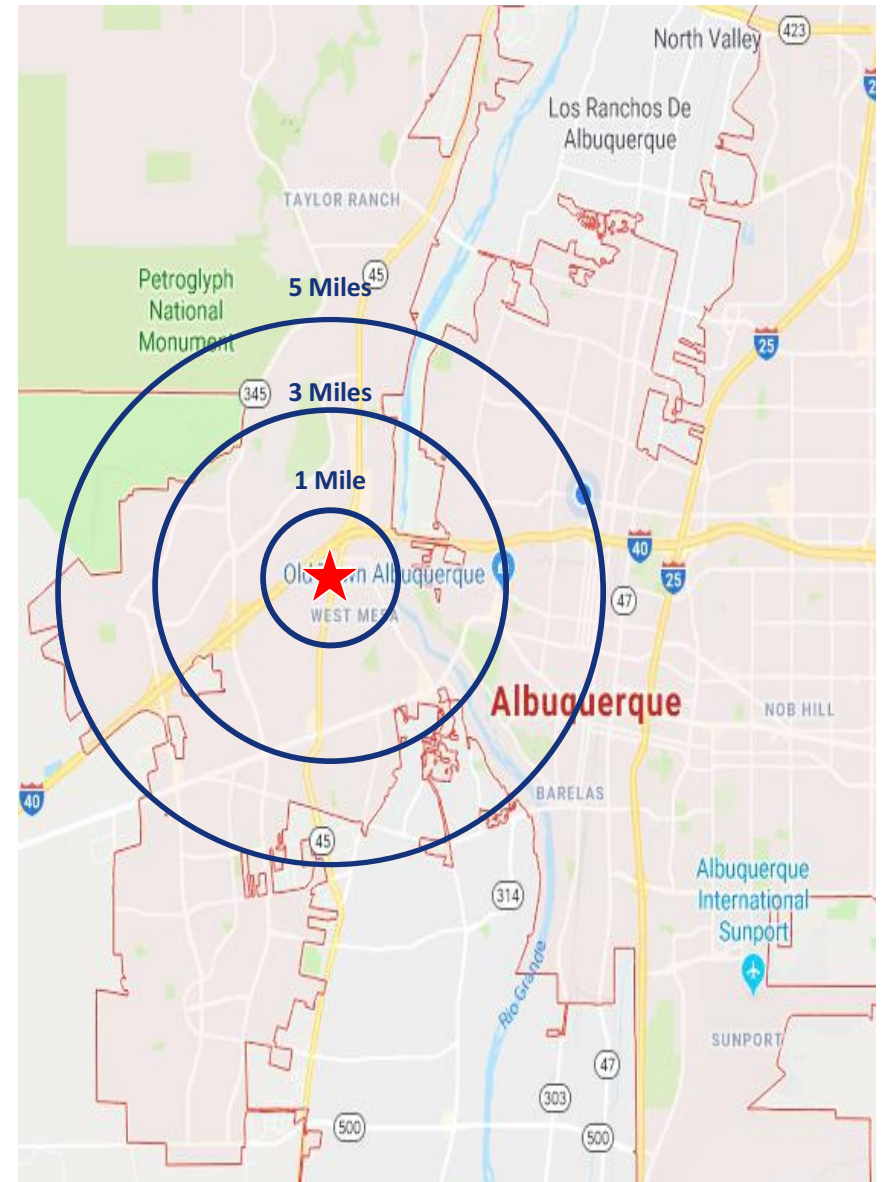
Average Households

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

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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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