



OFFERING MEMORANDUM

FOR SALE

1501 12TH ST NW, ALBUQUERQUE, NM 87104

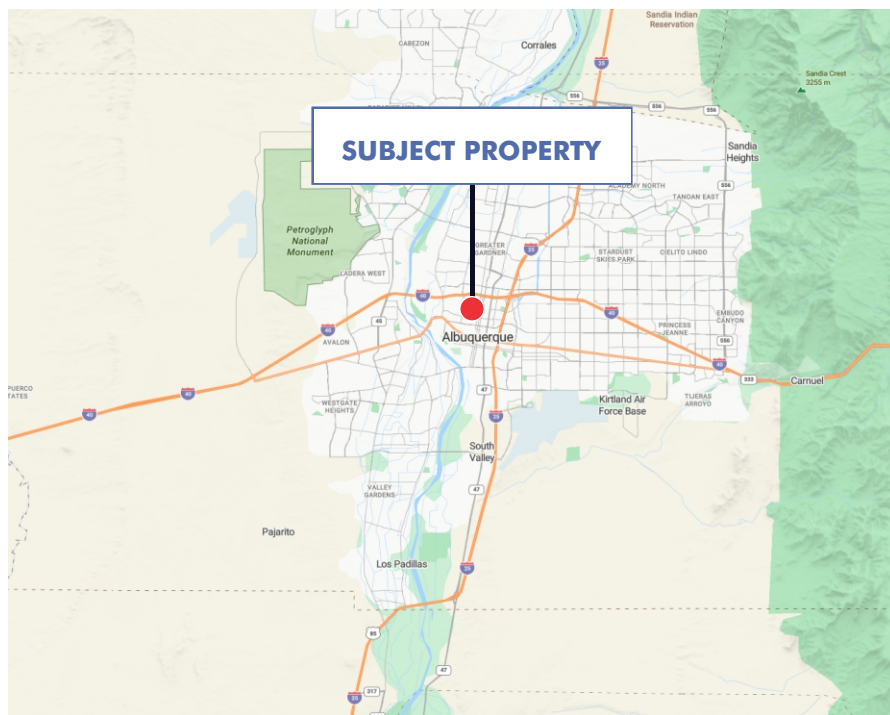
- Price: \$4,800,000
- +/- 45,220 of Warehouse Space

exp[®]
REALTY

PROPERTY OVERVIEW

FEATURES

Price:	\$4,800,000
Property:	FOR SALE
Address:	1501 12th St NW, Albuquerque, NM 87104
Size:	+/- 45,220
Property Type	Warehouse
Type	Class C
Zoning	NR-BP
Land	1.15 acres
Power	3 phase • 1,600 amps / 240V • 600 amps / 480V



- 1 loading dock and 8 roll-up doors
- Ample shared surface parking (overflow parking available)
- Versatile industrial space with close proximity to I-40, ideal for distribution, manufacturing or storage.
- This property sits in an Opportunity Zone, proving potential tax benefits and growth opportunities.
- Floor drains installed and glycol chilled cooling available

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



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Alexis Pinter

505-261-4969

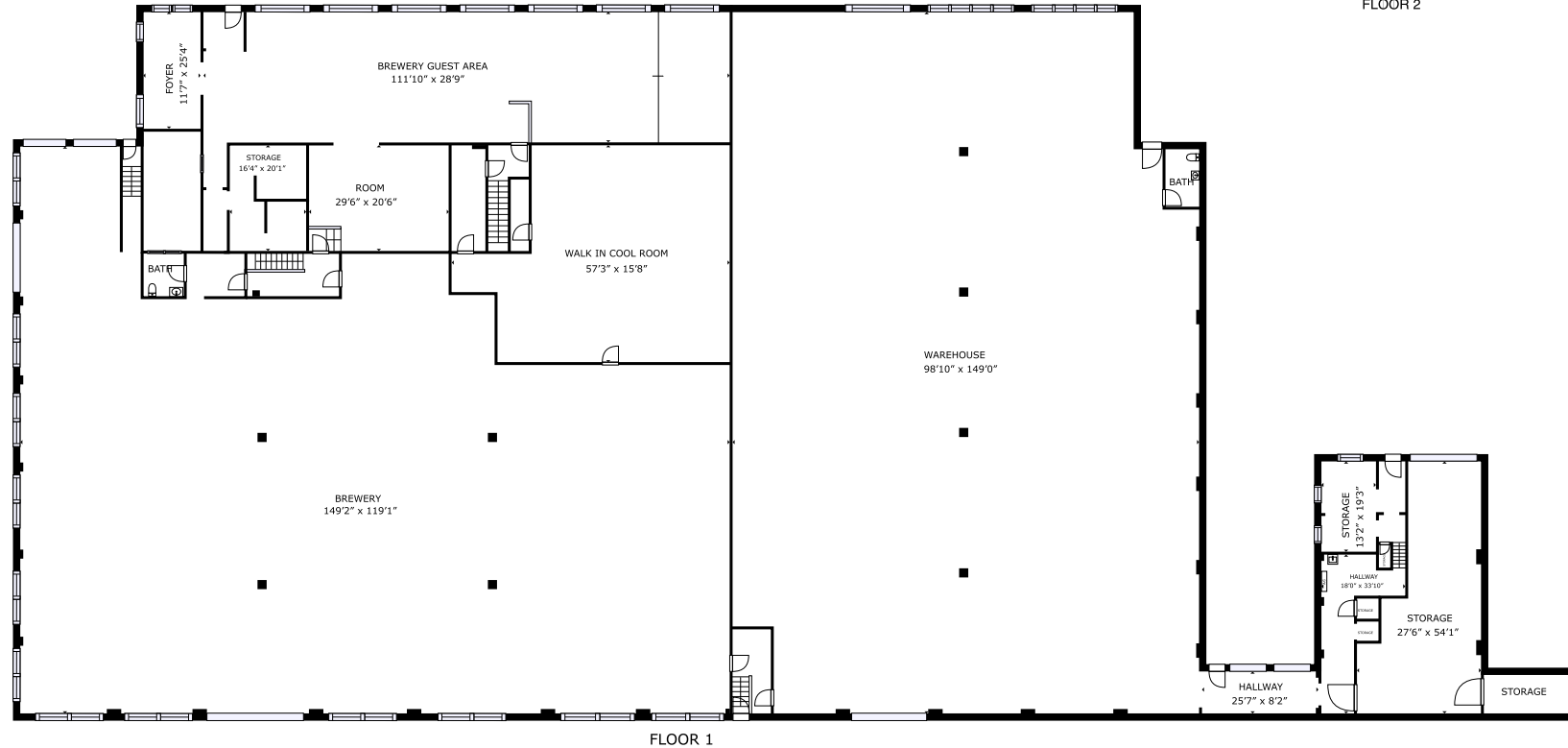
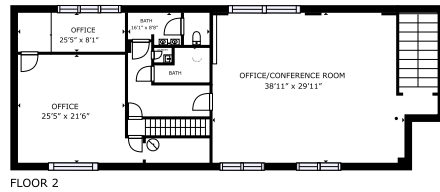
alexis.pinter@exprealty.com



FLOOR PLAN

FOR SALE

1501 12TH ST NW, ALBUQUERQUE, NM 87104



1501 12th Street NW, Albuquerque, NM, 87104

FLOOR 1: 41,815 sq.ft
FLOOR 2: 3,405 sq.ft
TOTAL: 45,220 sq.ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

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PROPERTY PICTURES

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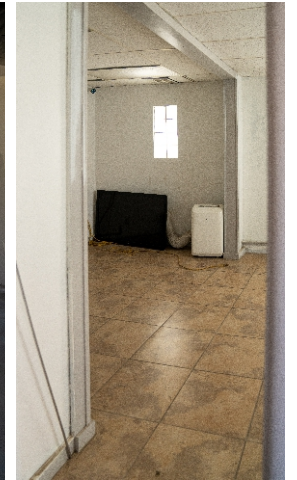
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ADDITIONAL PICTURES

FOR SALE

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ALTA/NSPS LAND TITLE SURVEY

SURVEY LEGAL DESCRIPTION:

A tract of land situated in the City of Albuquerque, Bernalillo County, New Mexico, being and comprising Tract 341-A-2-A-1-A-1-A-2-B, as the same is shown and designated on the Middle Rio Grande Conservancy District Property Map No. 35, and being more particularly described as follows:

Beginning in the Southwest corner, a point on the Eastern line of a public street known as Twelfth Street, NW, whence the Northeast corner of said Tract 10 North, Range 3 East, N.M.P.M., as shown on Bernalillo County Survey Sheet No. 24, bears N. 53° 23' 00" E., 294.89 feet distant, and as shown on plan of Santa Fe Land Improvement Co., bears N. 52° 37' 20" E., 336.25 feet distant, running from said beginning point N. 13° 37' 00" E., 160.88 feet along said Eastern line of Twelfth Street NW, to the Northeast corner of the tract herein set forth, thence S. 76° 23' 00" E., 203.76 feet to the intersection of said line with the quarter of the A.T. & S.F. Railway Company's Spur Tract No. 47, thence S. 38° 14' 40" W., 128.03 feet along said quarter to a point of curve, thence southerly and to the left, following a 15° curve through a central angle of 02° 35' 40", a distance of 17.35 feet measured along the arc, to the Southwest corner, thence N. 76° 23' W., 130.59 feet to the place of beginning.

AND

Tract 341-A-2-A-1-A-1-A-2-B, being a Replot of Tract 341-A-2-A-1-A-1-A-2-B, M.R.G.C.D. Map No. 35, together with 10 feet of excess Right-of-Way of Aspen Avenue, NW, being adjacent to Tract 341-A-2-A-1-A-1-A-2-B, M.R.G.C.D. Map No. 35, in the City of Albuquerque, New Mexico, as the same is shown and designated on said Replot, filed and recorded in the Office of the County Clerk of Bernalillo County, New Mexico, on January 15, 1978, in Flat Book C12, Folio 184.

SURVEYOR'S CERTIFICATION:

TO:

(BUYER), 1501 12th St., LLC, a New Mexico limited liability company (LENDER), EN National Bank (TITLE COMPANY), Fidelity National Title Company (UNDERWRITER), Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2016, and includes items 1, 2, 3, 4, 6, 7(c), 7(d), 7(e), 8, 9, 10, & 11(a) (location of utilities per visible, above-ground, on-site observation) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ASCM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Thomas D. Johnson, NPS 14269
MARCH 31, 2020



WAYJOHN SURVEYING, INC.

NOTES CORRESPONDING TO SCHEDULE B:

- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMPANY NUMBER:
SP000076565 EFFECTIVE DATE: MARCH 6, 2020 AT 8:00 A.M.
1. Easements, whether municipally owned, or privately owned, reserved by the City of Albuquerque, which may be necessary for public use and benefit at the present time or in the future as set forth in recording ordinance V-77-12, filed February 16, 1978 in Book Misc. 588, page 142 as Document No. 78-11233, records of Bernalillo County, New Mexico. Item affects the north 10 feet of subject property. Item is plotted hereon.
 2. Encroachment Agreement filed for record January 19, 1987 in Book Misc. 443A, page 29 as Document No. 87-5692, records of Bernalillo County, New Mexico. Item does not affect subject property. Item is plotted hereon. Purported encroachment of chain link fence is north of subject property.

SURVEYOR'S NOTES:

1. INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY 12TH STREET, NW, AND ASPEN AVENUE, NW, DEDICATED AND ACCEPTED RIGHTS-OF-WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.
2. THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.
3. THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.
4. MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID, BASED ON ALBUQUERQUE CONTROL SYSTEM MONUMENTATION. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

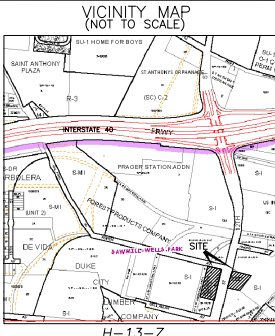
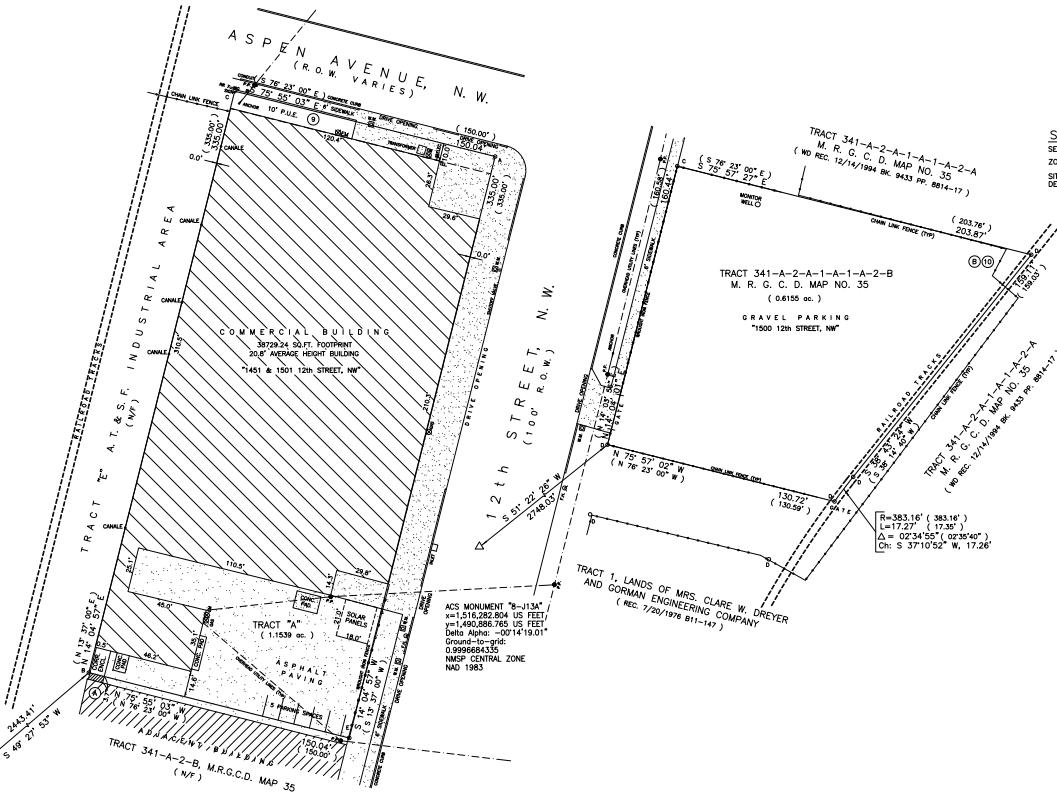
FLOOD INFORMATION:

THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (NO Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0331H; EFFECTIVE DATE: AUGUST 16, 2012.

STATEMENT OF ENCROACHMENTS:

1. CORRUGATED DOCK ENCLOSURE ENCROACHES INTO TRACT 341-A-2-B, M.R.G.C.D. MAP 35 BY 3.7' AS SHOWN.
2. CHAIN LINK FENCE ENCROACHES ONTO SUBJECT PROPERTY AS SHOWN. SEE ITEM 10 FOR ENCROACHMENT AGREEMENT.

ACS MONUMENT "B-113A"
x=1518.262,264 US FEET
y=1490.886,765 US FEET
MAPPING ANGLE: -0014°19.01'
Ground-to-rod:
0.999968435
NAD 1983



SITE RESTRICTIONS:

SETBACKS (MINIMUM/MAXIMUM):
ZONE: NR-BP NON RESIDENTIAL - BUSINESS PARK
SITE RESTRICTIONS ARE AVAILABLE FROM CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3860.

LEGEND:

- W.M. WATER METER
- L.P. LIGHT POLE
- G.M. GAS METER
- E.M. ELECTRIC METER
- W.V. WATER VALVE
- F.H. FIRE HYDRANT
- S.M. SLOTTED SEWER MANHOLE
- T.S. TELEPHONE RISER
- O.H.U. OVERHEAD UTILITY POLE
- S.C. SINKER CLEANOUT
- M.W. MONITOR WELL
- C.L.F. CHAIN LINK FENCE
- B.W. BLOCK WALL
- W.I.F. WROUGHT IRON FENCE

AREA:

77,075.10 sq. ft.

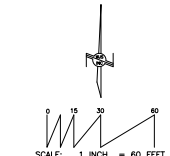
1.7684 Acres

PARKING:

5 STANDARD SPACES

5 HANDICAPPED SPACES

5 TOTAL SPACES



- FOUND/SET MONUMENT LEGEND:
- A. FOUND CHISEL "X" IN CONCRETE
 - B. FOUND 1/2" STEEL PIPE
 - C. FOUND #4 REBAR AND "WAYJOHN PS 14269"
 - D. FOUND #5 REBAR - NO CAP
 - E. SET PK NAIL AND DISK "PS 14269"



1609 2nd Street, N.W., Albuquerque, NM 87102
Phones (505) 255-5052 Fax (505) 255-2887

Date of Survey: 3/30/2020 Draftsman: J.T.K.
Date of Last Revision: N/A Job No.: ALTA-3-03-2020

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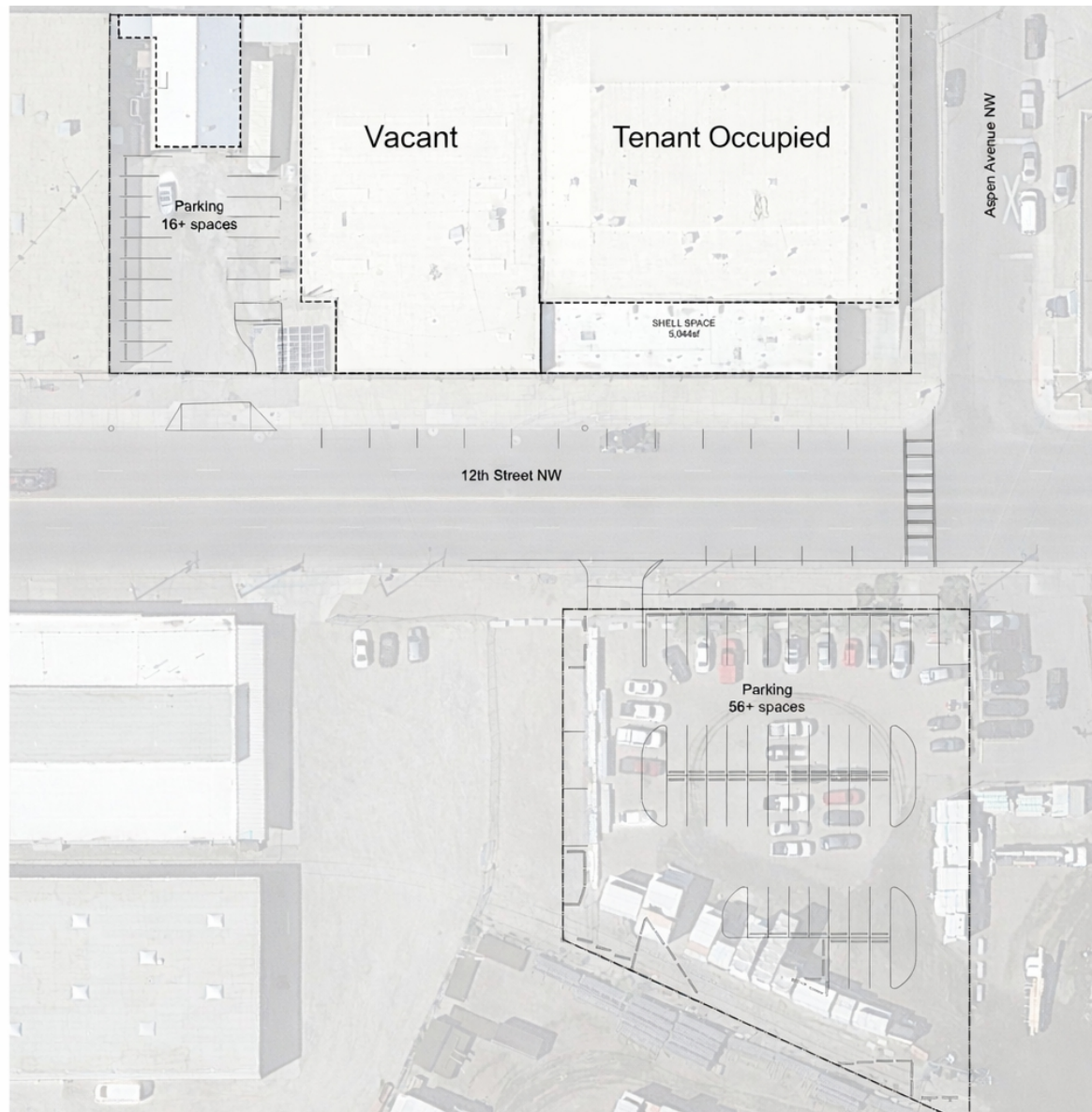
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PARKING

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RAIL TRAIL MAP

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AREA MAP

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REALTY

PRESENTED BY



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Office Phone: **505-554-3873**

Address: **100 Sun Ave NE
Suite 650 ABQ, NM 87109**



LISTING BROKERS



Andrea Hankins

Andrea Hankins is a licensed real estate broker with eXp Realty, proudly serving communities throughout New Mexico. A native of Albuquerque, she brings more than 14 years of experience in business development, strategic communication, and relationship-driven sales.

With a BA in Mass Communication and Journalism (Public Relations) from the University of New Mexico, Andrea developed a strong foundation in storytelling, outreach, and strategic engagement. Today, she leverages that background to craft tailored marketing strategies, negotiate with confidence, and guide clients through complex real estate decisions with clarity and care.

Andrea is deeply committed to community service. She is a former board member of both PINK "ME", a breast cancer nonprofit, and the Carrie Tingley Hospital Foundation, where she supported initiatives benefiting New Mexico families. She now serves as a commissioner on the Planning and Zoning Board for the City of Rio Rancho, contributing her expertise to thoughtful community growth and development.

Outside of work and civic leadership, Andrea enjoys cooking, attending live music events, and cherishing time with her husband and their three children. Her passion for people, her hometown, and her craft continues to shape her mission: to serve with integrity, elevate her community, and create lasting impact through real estate.

Alexis Pinter

Alexis Pinter, a proud UNM alumna, has transformed her family's entrepreneurial legacy into a successful real estate career since 2013. With a client-first approach and strong ties to the Albuquerque community—especially the South Valley—she brings both experience and heart to her work.

At eXp Realty, Alexis has established herself as a dependable and results-driven broker, guided by a genuine passion for helping small businesses thrive. She is a trusted resource for Spanish-speaking entrepreneurs seeking clarity, representation, and advocacy. As a fluent Spanish speaker, she provides inclusive, accessible service to all clients.

Alexis holds both Associate Broker and Qualifying Broker licenses, underscoring her commitment to professionalism, integrity, and continual growth.

Outside of her professional endeavors, Alexis and her husband enjoy doing life together with their two pups, who are truly their world. Together, they've begun growing their real estate portfolio, blending their shared love for travel with thoughtful planning for the future. They envision a retirement surrounded by real estate investments and the personal businesses they have jointly built and funded.



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