



OFFERING MEMORANDUM

**6119 HANOVER RD NW**

**ALBUQUERQUE, NM 87121**

- Versatile Industrial Facility with Yard and Equipment Included
- HVAC, 3-Phase Power, City Water, Odor Control

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

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**REALTY**

# PROPERTY OVERVIEW

6119 HANOVER RD NW ABQ, NM 87121

FEATURES	
Price	<b>\$1,099,990.00</b>
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	\$340.55/SF

- Municipal city water rights provide a meaningful advantage, particularly amid recent CCD and state restrictions on water hauling.
- The building is thoughtfully positioned at the front of the lot and secured with wrought-iron fencing, dual sliding gates, and locking pedestrian access, allowing efficient circulation and controlled entry to overhead doors.
- A secure rear yard offers protected outdoor storage, enclosed by chain-link fencing with barbed wire for added security and privacy.

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

- Interior warehouse improvements include fire-resistant plywood walls finished with ultra-bright white elastomeric paint to enhance reflectivity, visibility, and moisture resistance.
- The industrial concrete floor is professionally coated for durability and slip resistance, supporting heavy use and wet conditions.
- Substantial investments in HVAC, electrical capacity, and security systems make this facility truly move-in ready.
- 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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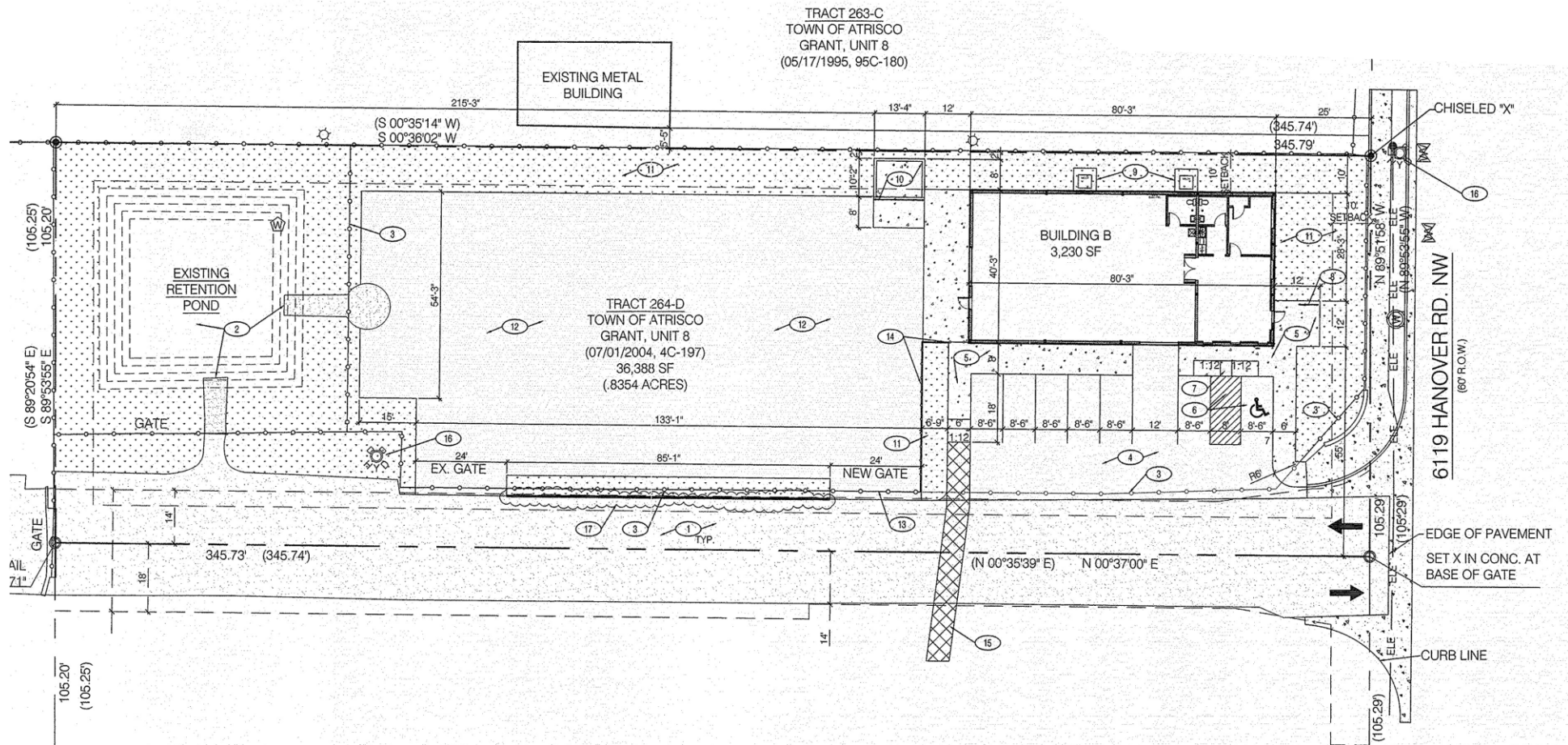
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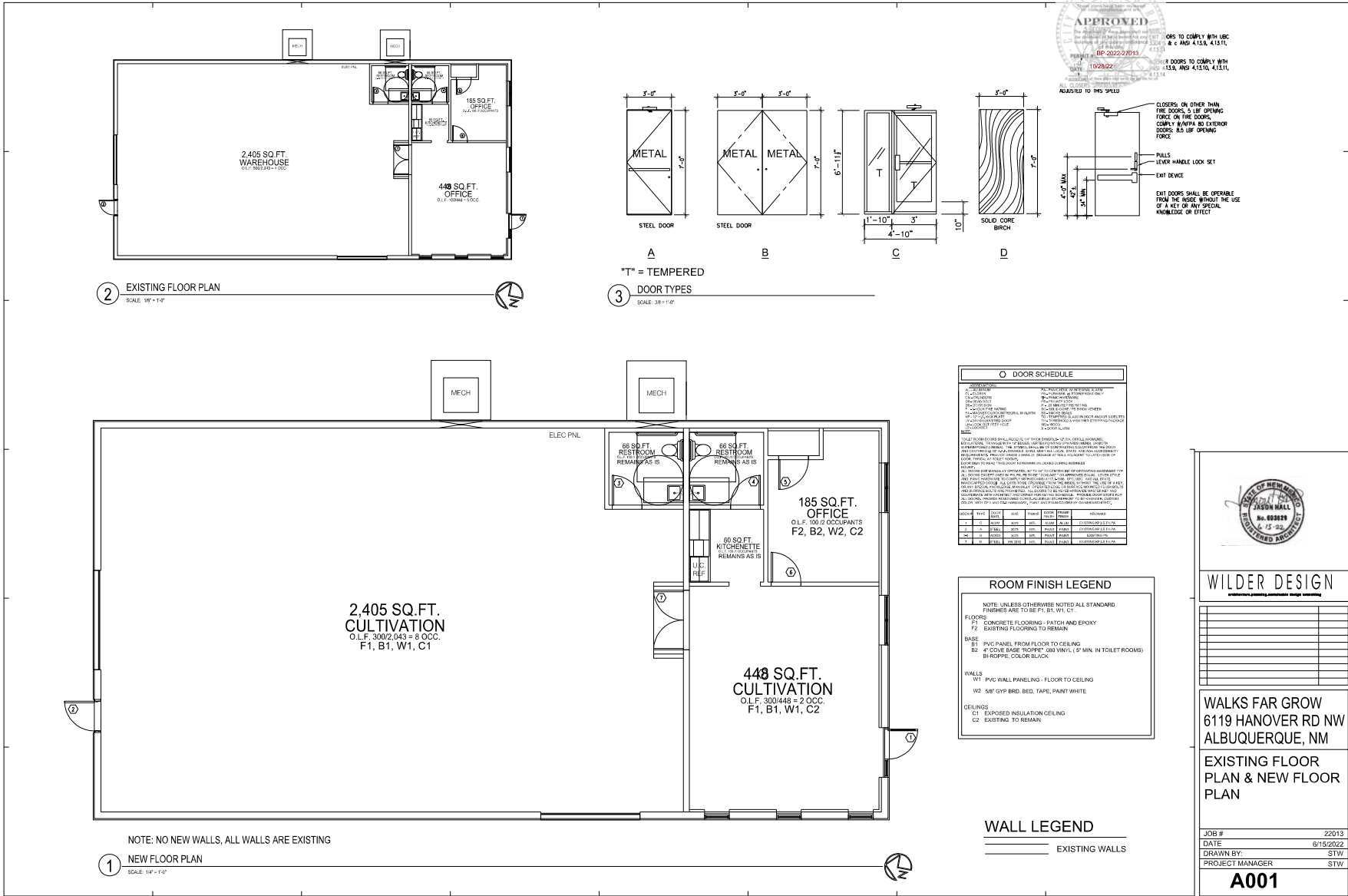


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FLOOR PLAN

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# AREA DEMOGRAPHICS

6119 HANOVER RD NW ABQ, NM 87121



## Total Population

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



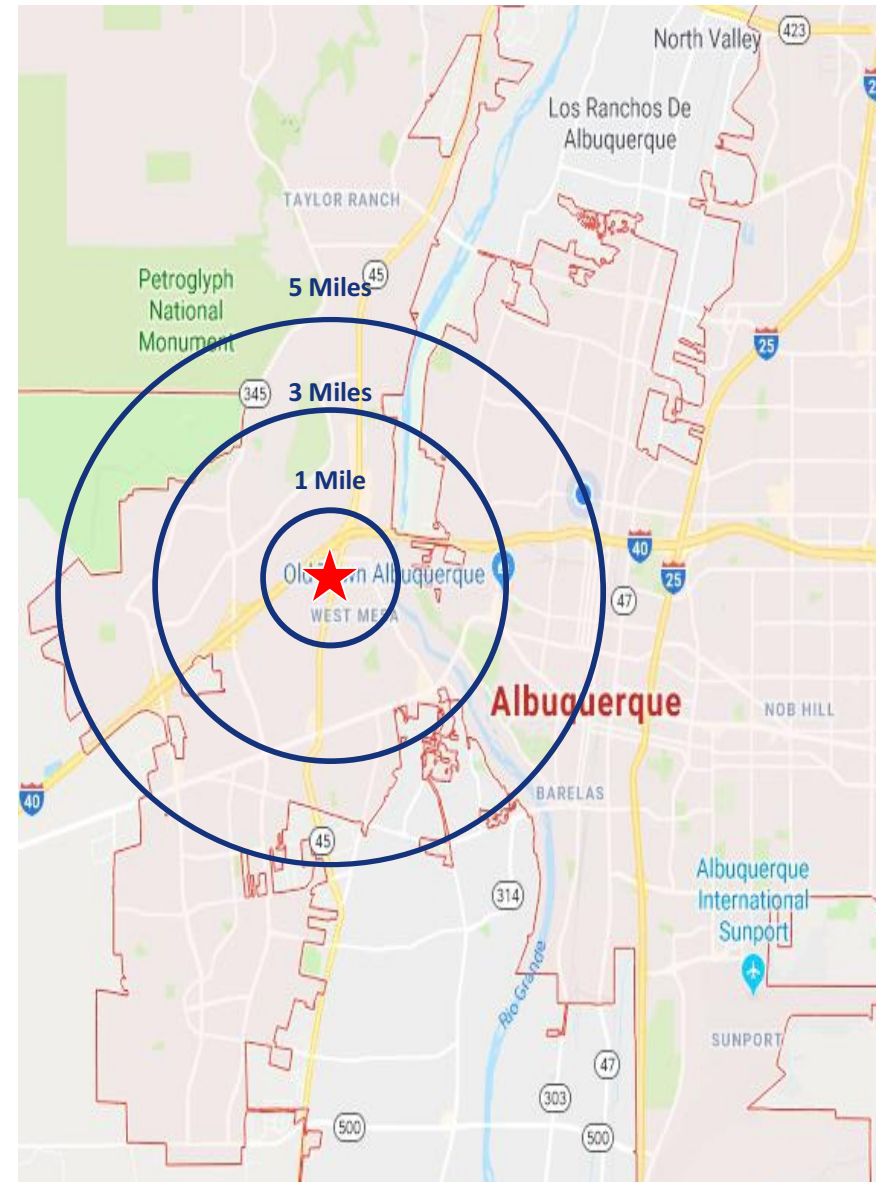
## Average Households

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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## PRESENTED BY



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## LISTING BROKERS



### 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.

### 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.