

For Lease



North I-25 Industrial Space

EXCELLENT VISIBILITY FROM
PASEO DEL NORTE



4901 Paseo del Norte NE | Unit A | Albuquerque, NM 87113

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

±13,867 SF Available
\$12.50/SF + NNN

DJ Brigman SIOR, CCIM

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Dave Hill CCIM, SIOR

dave@sunvista.com | 505 238 6413

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**AVAILABLE**

Warehouse: ±9,017 SF

Total: ±13,867 SF

Available March 1, 2027

LEASE RATE

\$12.50/SF + NNN

HIGHLIGHTS

- 18' 6" clear height
- 2 - 12' x 10' grade-level, roll-up doors
- Fully sprinklered
- Easy access to I-25
- Concrete tilt-up construction
- Evaporative coolers and space heaters in warehouse
- Office space is conditioned with roof top units

ZONING

- NR-LM 

LOCATION

NWQ I-25 & Paseo del Norte NE



505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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Office:	±4,850 SF
Warehouse:	±9,017 SF
Total:	±13,867 SF
Available March 1, 2027	

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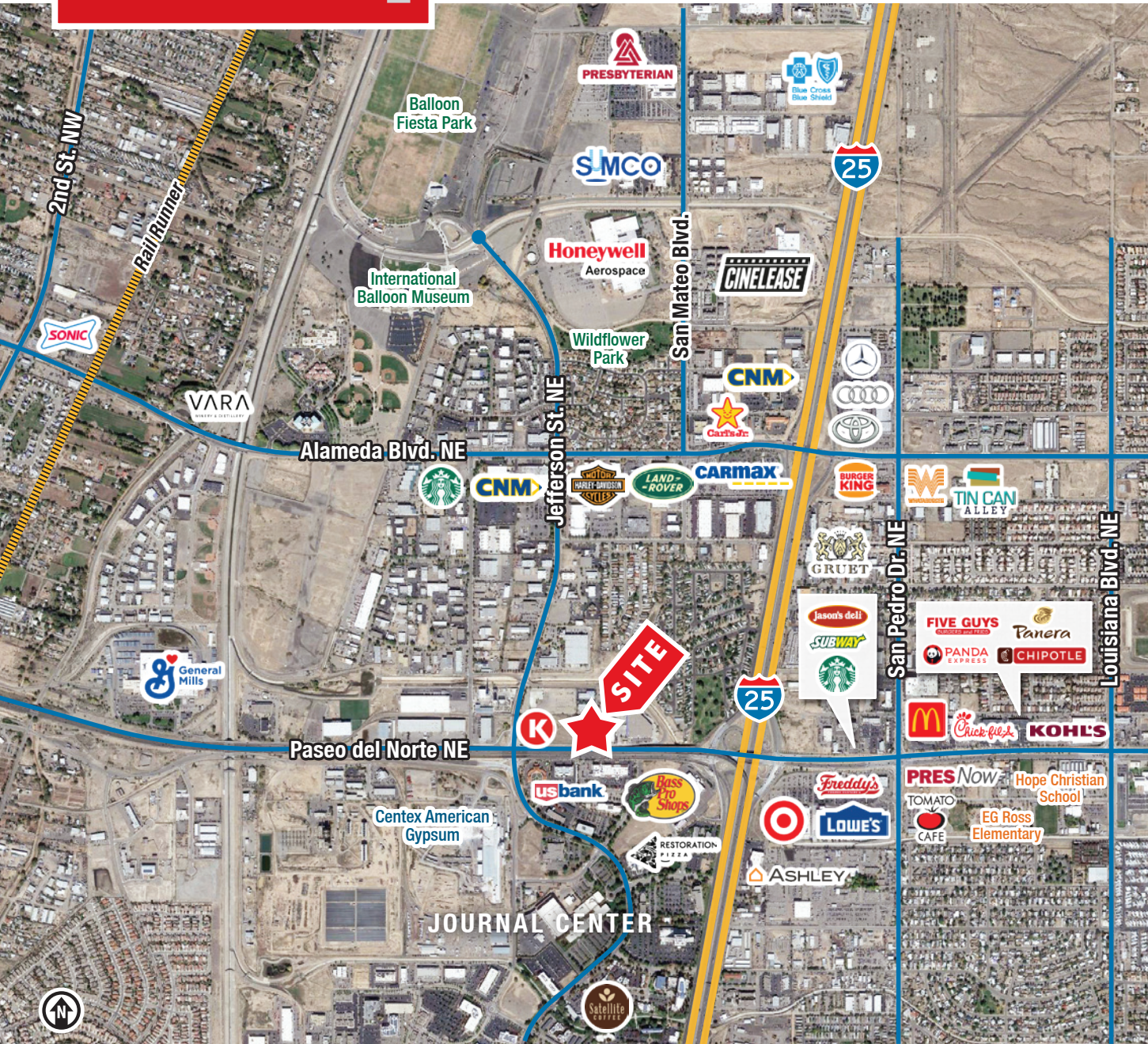
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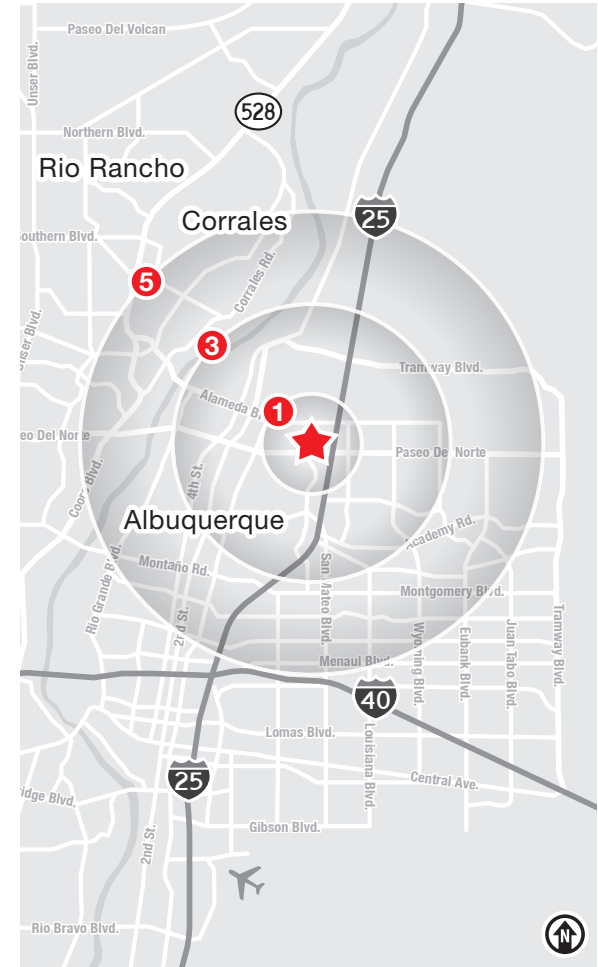
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,427	58,898	169,269
Average HH Income	\$100,973	\$115,100	\$111,552
Daytime Employment	16,187	63,252	123,981

2025 Forecasted by Esri



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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