

**For
Lease**

Industrial & Office Space Available

CONVENIENTLY LOCATED NEAR I-25 NORTH



3600-3700 Osuna Rd. NE | Albuquerque, NM 87109

SWC Osuna Rd. & Academy Parkway NE



AVAILABLE

±1,500 - 5,950 SF



LEASE RATE

\$14.00/SF Modified Gross
with 3-Year Lease Term

- Less than a mile west of I-25
- Flexible floor plans
- On-site property management/maintenance
- Dusk-to-dawn security patrol
- Very close to restaurants & amenities
- Zoning: [NR-BP](#)

NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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NORTH I-25 INDUSTRIAL AND OFFICE SPACE

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AVAILABLE

All lease rates are modified gross and reflect a 3-year lease term.

Building 3

- Suite 318 & 319: ±3,000 SF
- Office/Warehouse
 - \$14.00/SF (\$3,500/Month)

Building 5

- Suite 500: ±1,675 SF
- Retail/Office
 - \$14.00/SF (\$1,954/Month)

- Suite 508: ±1,500 SF
- Office
 - \$14.00/SF (\$1,750/Month)

Building 6

- Suite 607: ±5,950 SF
- Warehouse
 - \$14.00/SF (\$6,942/Month)

- Suite 630: ±1,500 SF
- Warehouse
 - \$14.00/SF (\$1,750/Month)

Building 7

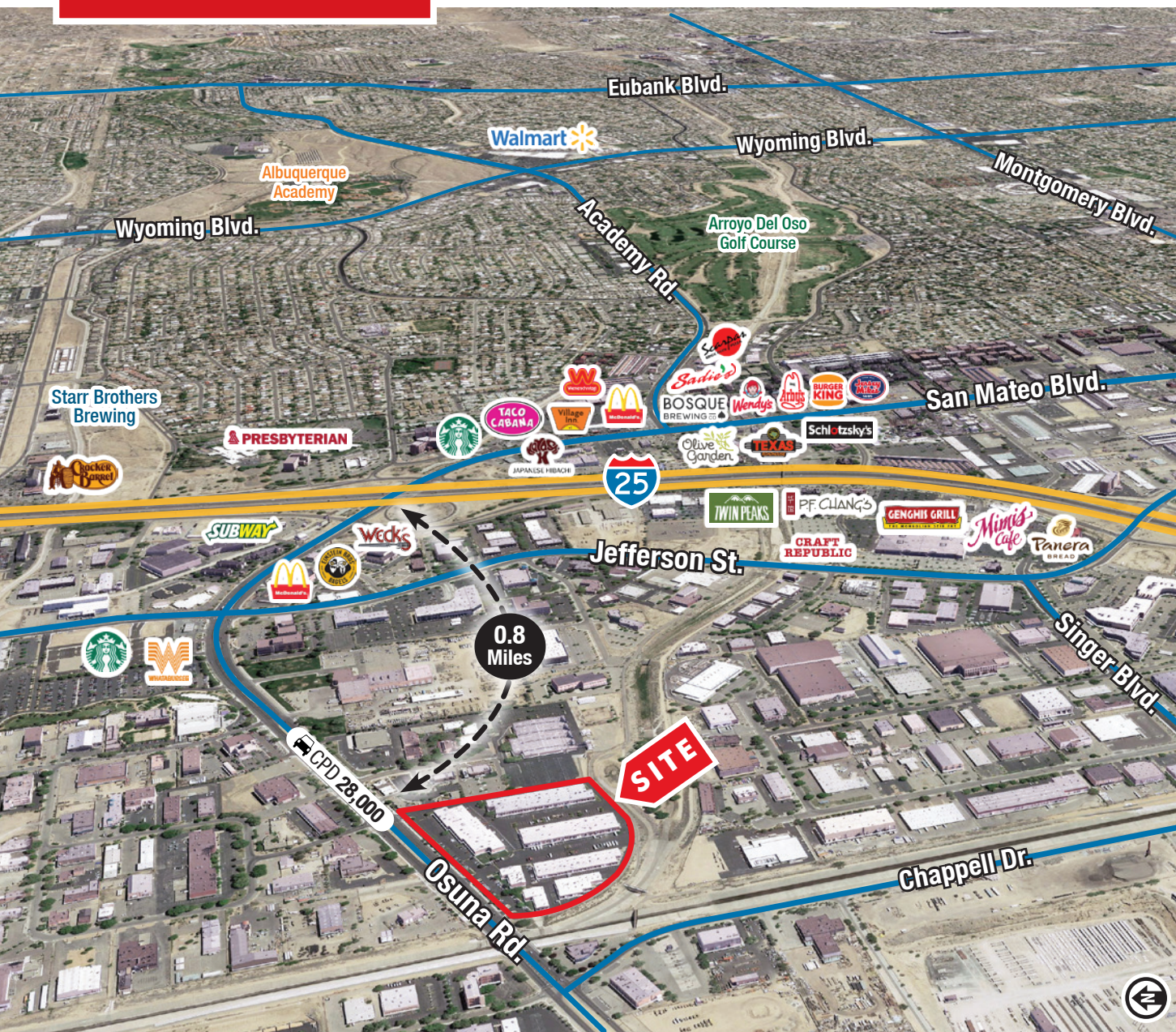
- Suites 708 & 709: ±4,500 SF
- Office/Warehouse
 - \$14.00/SF (\$5,250/Month)



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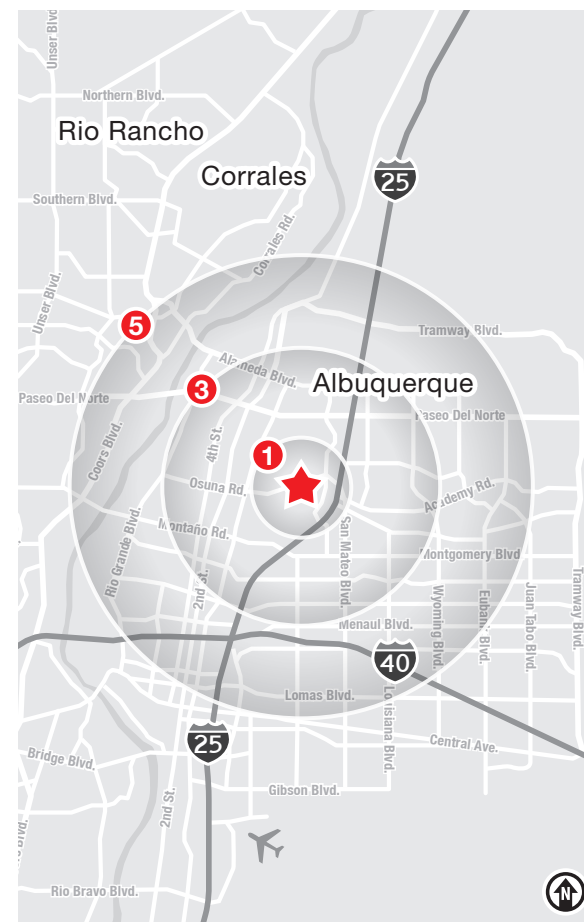
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	3,552	79,894	225,270
Average HH Income	\$108,275	\$86,987	\$100,483
Daytime Employment	19,337	95,533	190,329

2024 Forecasted by Esri



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2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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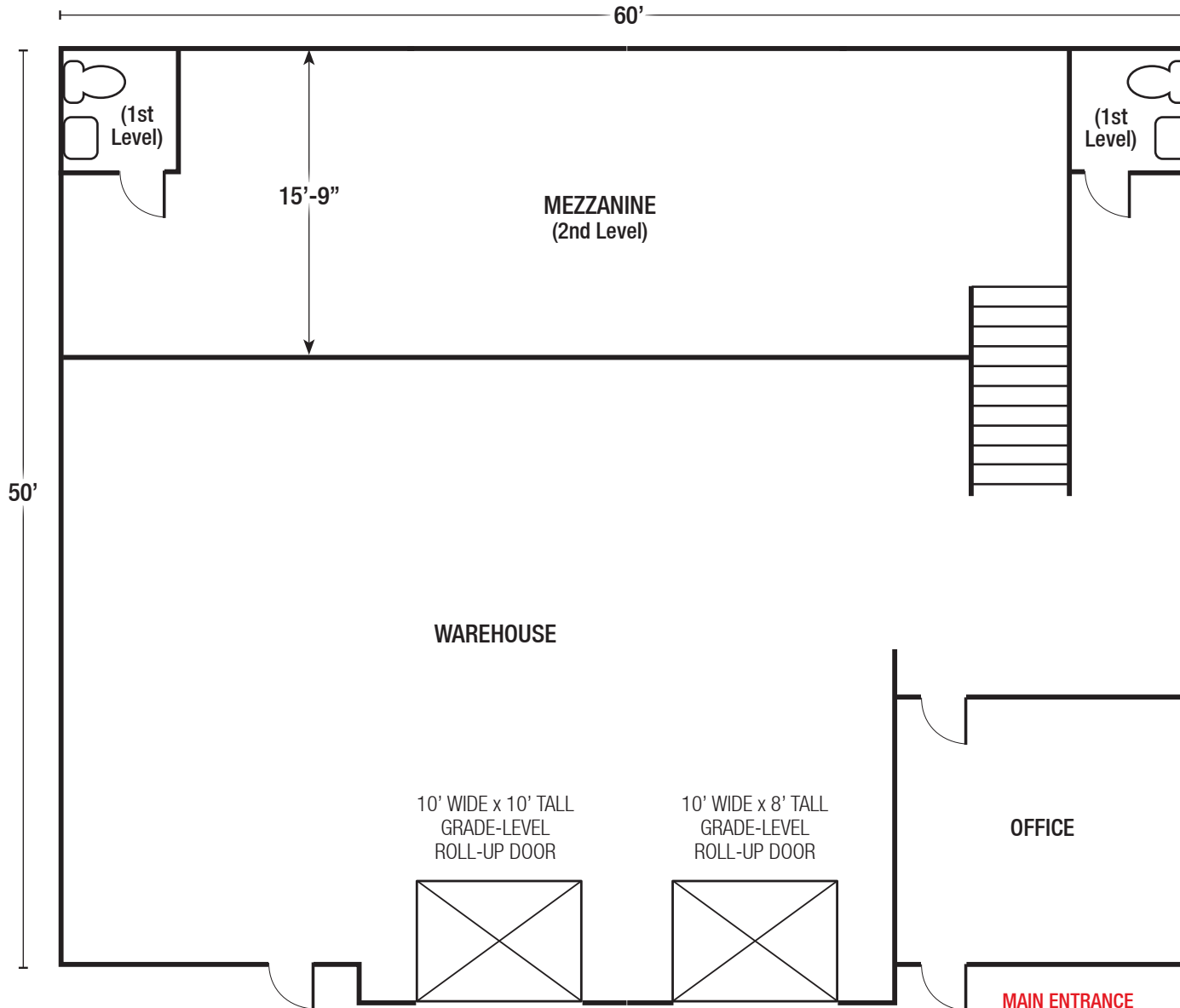
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OFFICE/ WAREHOUSE

Suites 318 & 319:
±3,000 SF

\$14.00/SF Modified Gross
(\$3,500/Month)

3-Year Lease

Floor plan not to scale.



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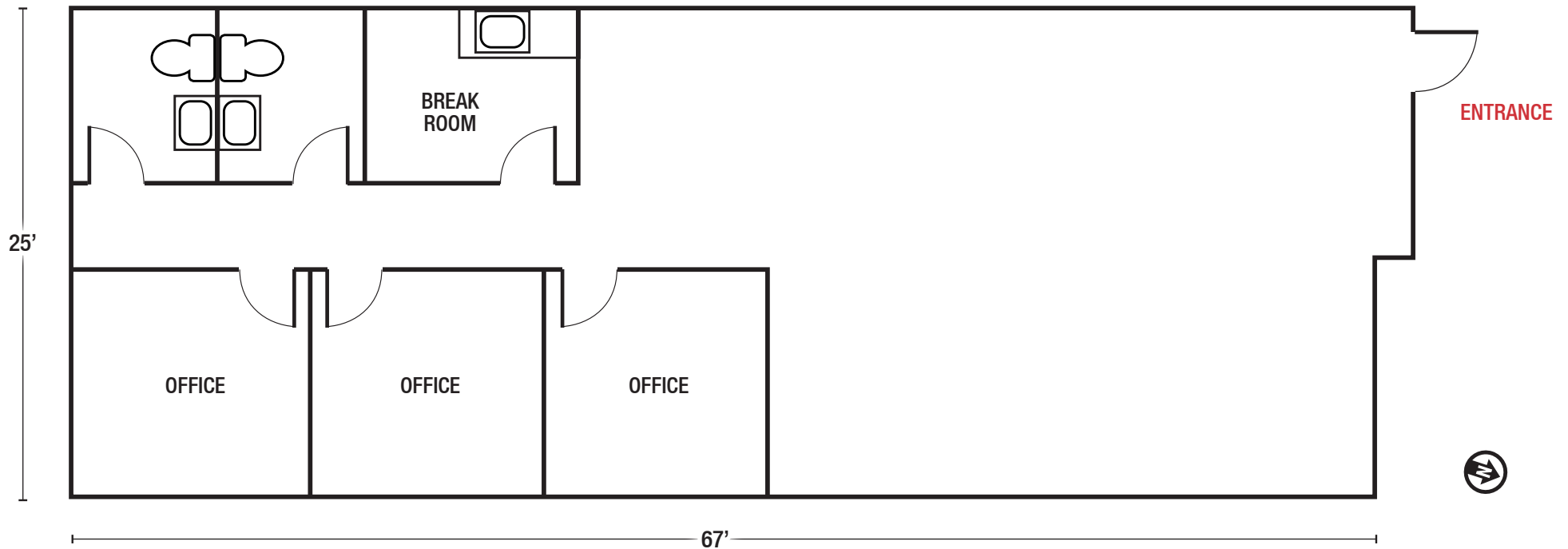
RETAIL/OFFICE

Suite 500: ±1,675 SF

\$14.00/SF Modified Gross (\$1,955/Month)

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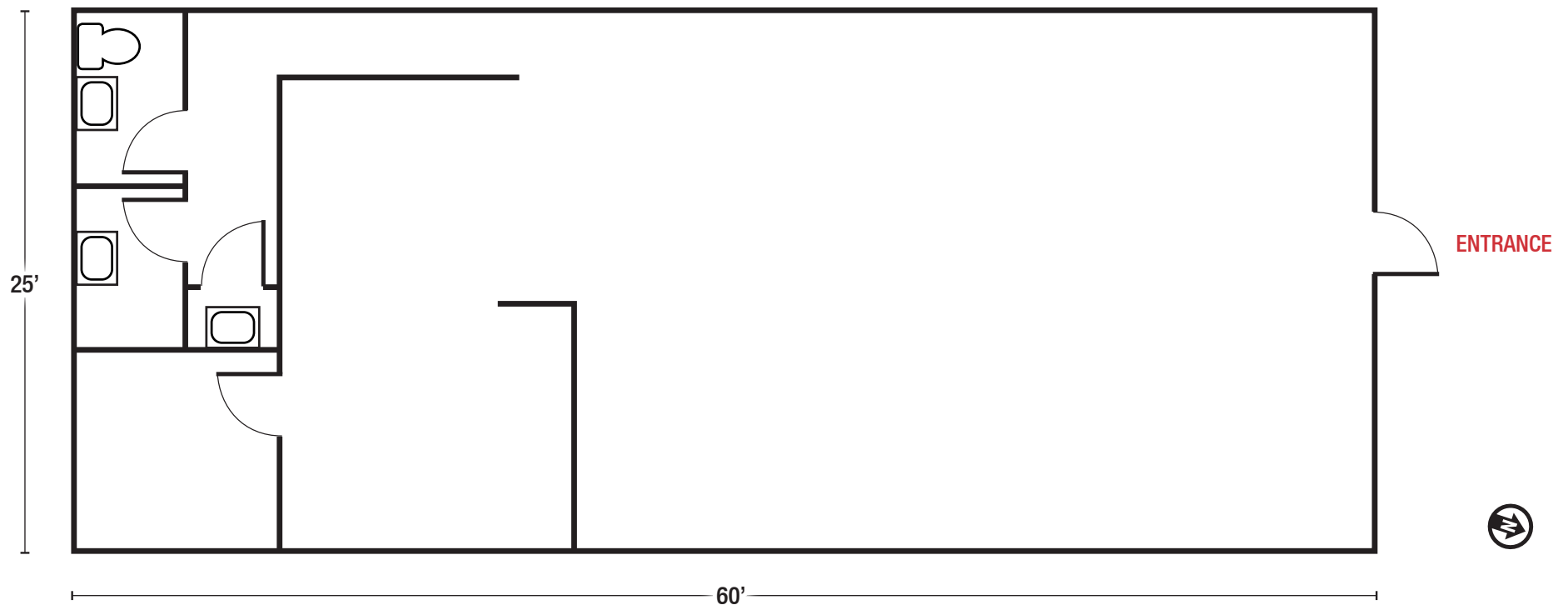
WAREHOUSE/OFFICE

Suite 508: $\pm 1,500$ SF

\$14.00/SF Modified Gross (\$1,750/Month)

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WAREHOUSE

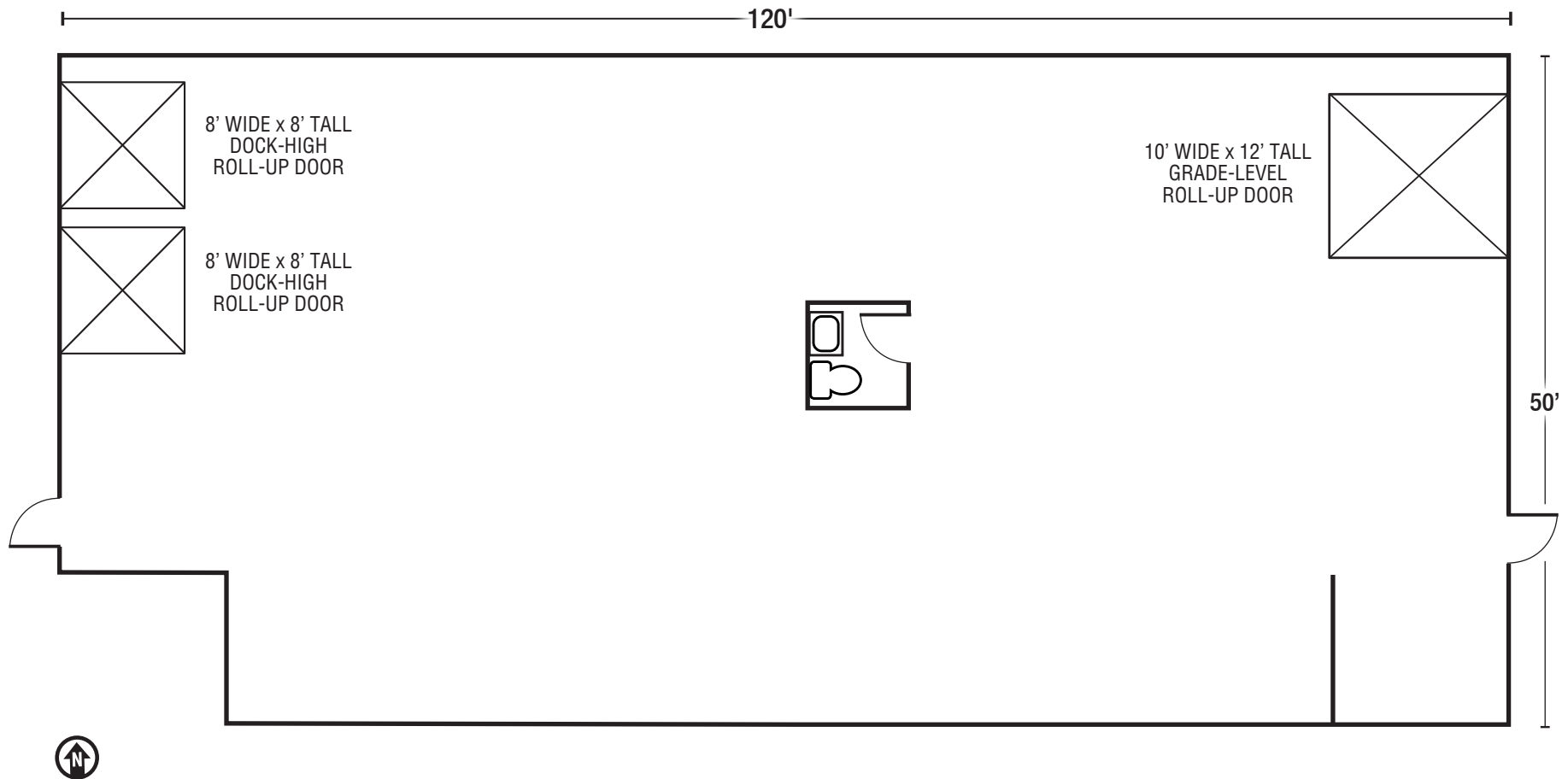
Can be demised into two $\pm 3,000$ SF spaces.

Suite 607: $\pm 5,950$ SF

\$14.00/SF Modified Gross (\$6,942/Month)

3-Year Lease

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WAREHOUSE

Suite 630: ±1,500 SF

\$14.00/SF Modified Gross (\$1,750/Month)

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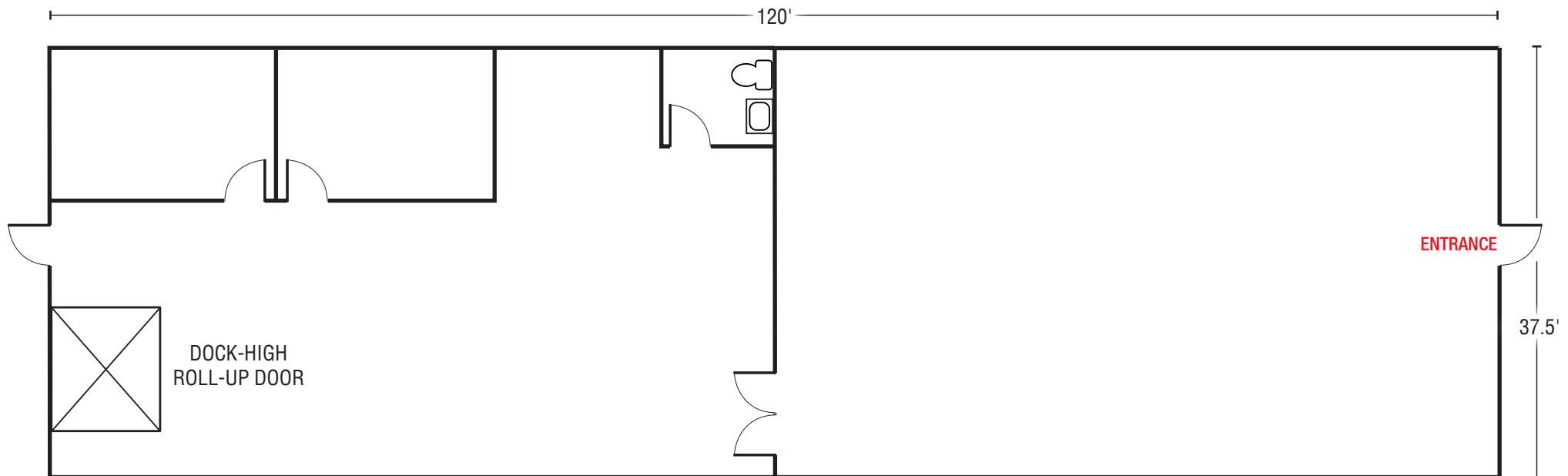
OFFICE/WAREHOUSE

Suites 708 & 709: ±4,500 SF

\$14.00/SF Modified Gross
(\$5,250/Month)

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