

**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 - 3,000 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](#)

**NAISunVista** **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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# For Lease

## 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 2

Suite 202: ±2,250 SF

- Office/Warehouse
- \$14.00/SF (\$2,625/Month)

#### Building 5

Suite 508: ±1,500 SF

- Office
- \$14.00/SF (\$1,750/Month)

#### Building 6

Suite 603: ±3,000 SF

- Office/Warehouse
- \$14.00/SF (\$3,500/Month)

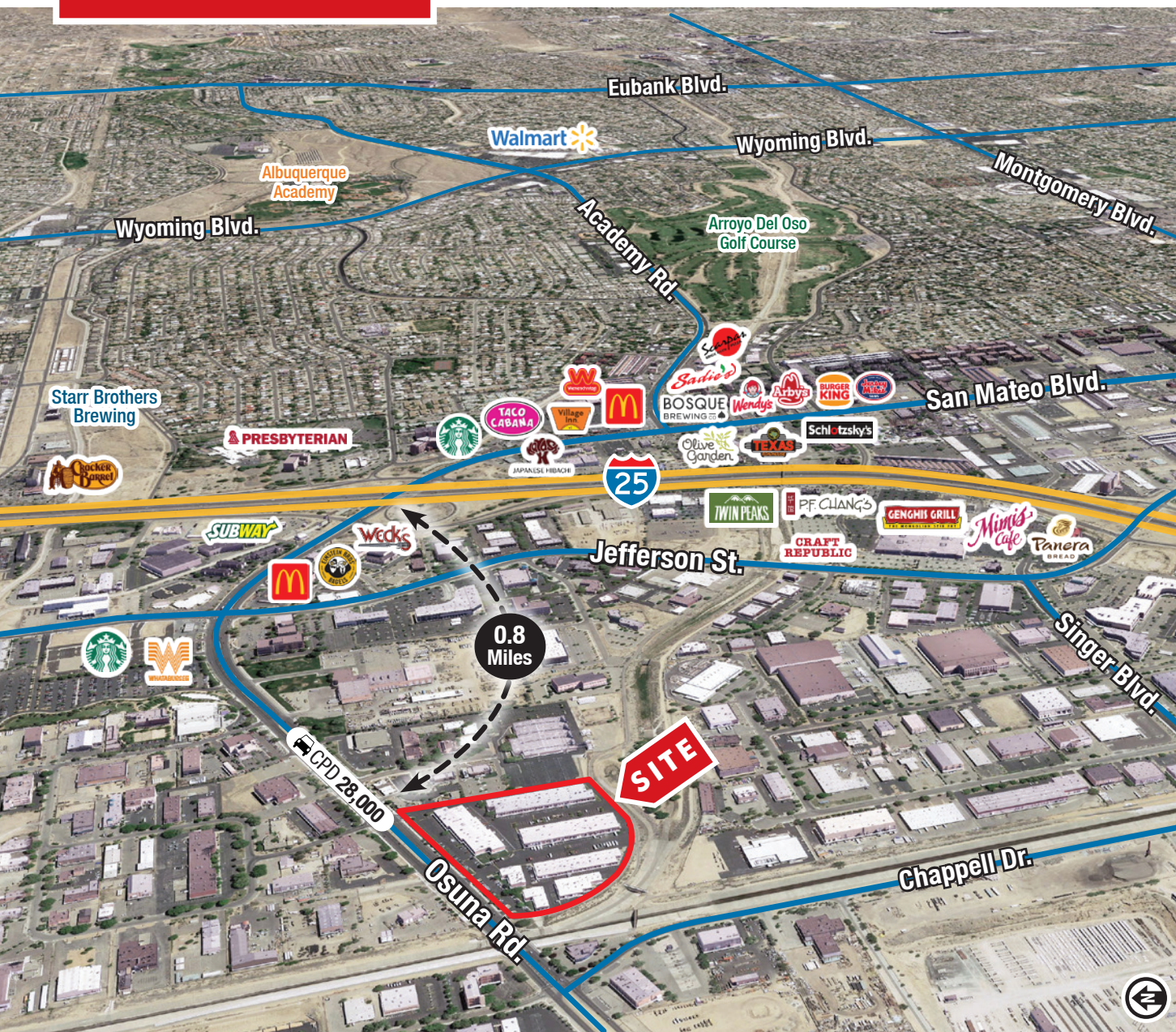




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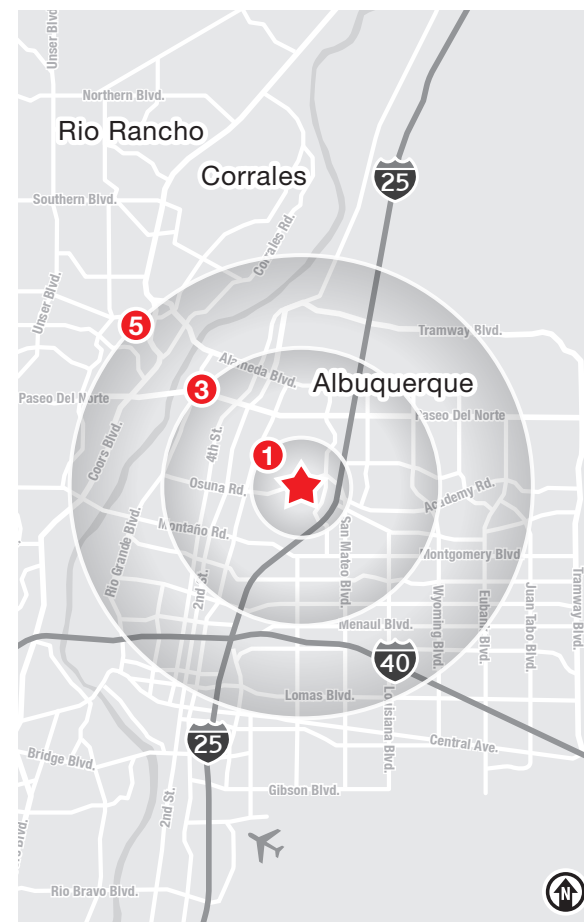
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### LOCATION

| 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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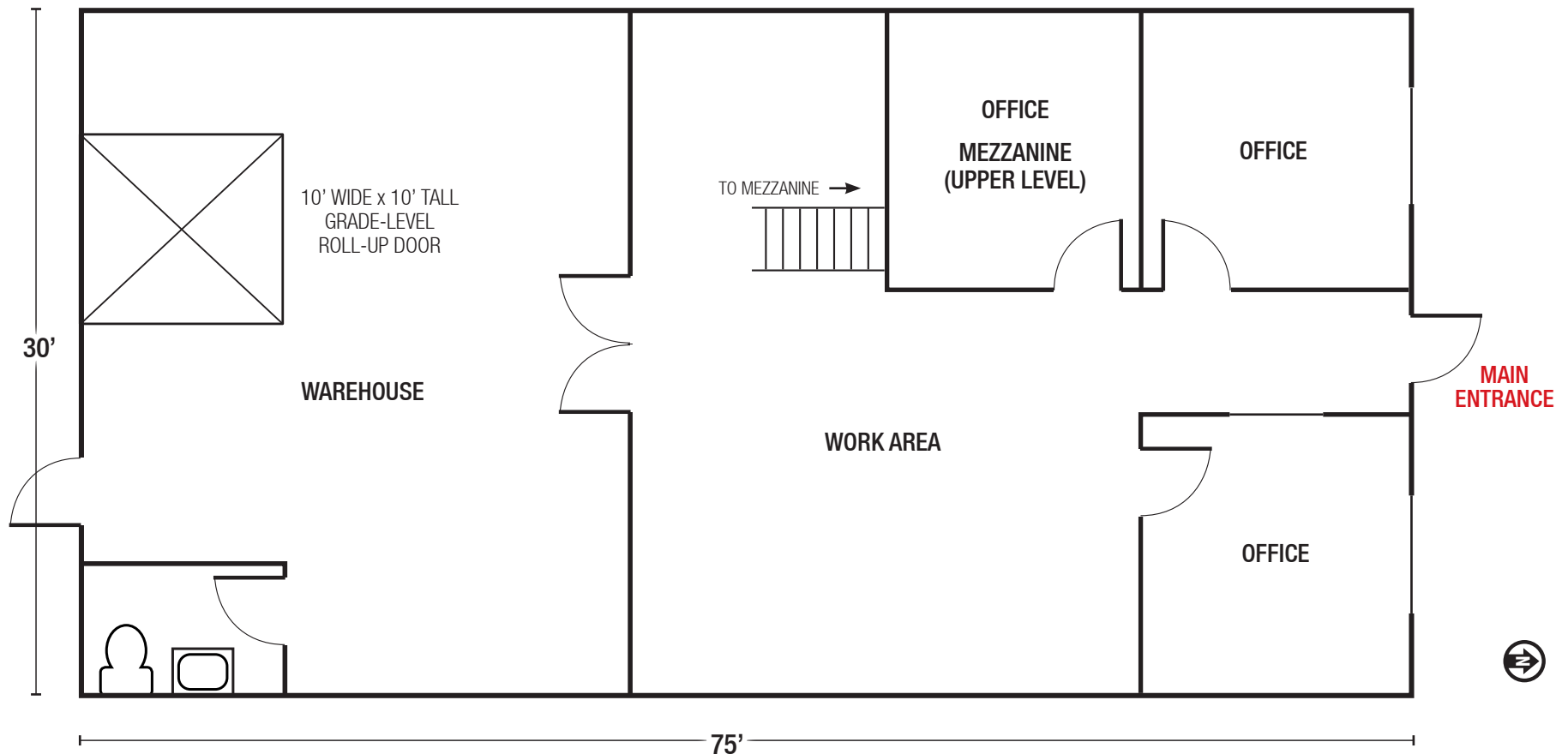
### WAREHOUSE/OFFICE

**Suite 202: ±2,250 SF**

\$14.00/SF Modified Gross (\$2,625/Month)

3-Year Lease

*Floor plan not to scale.*



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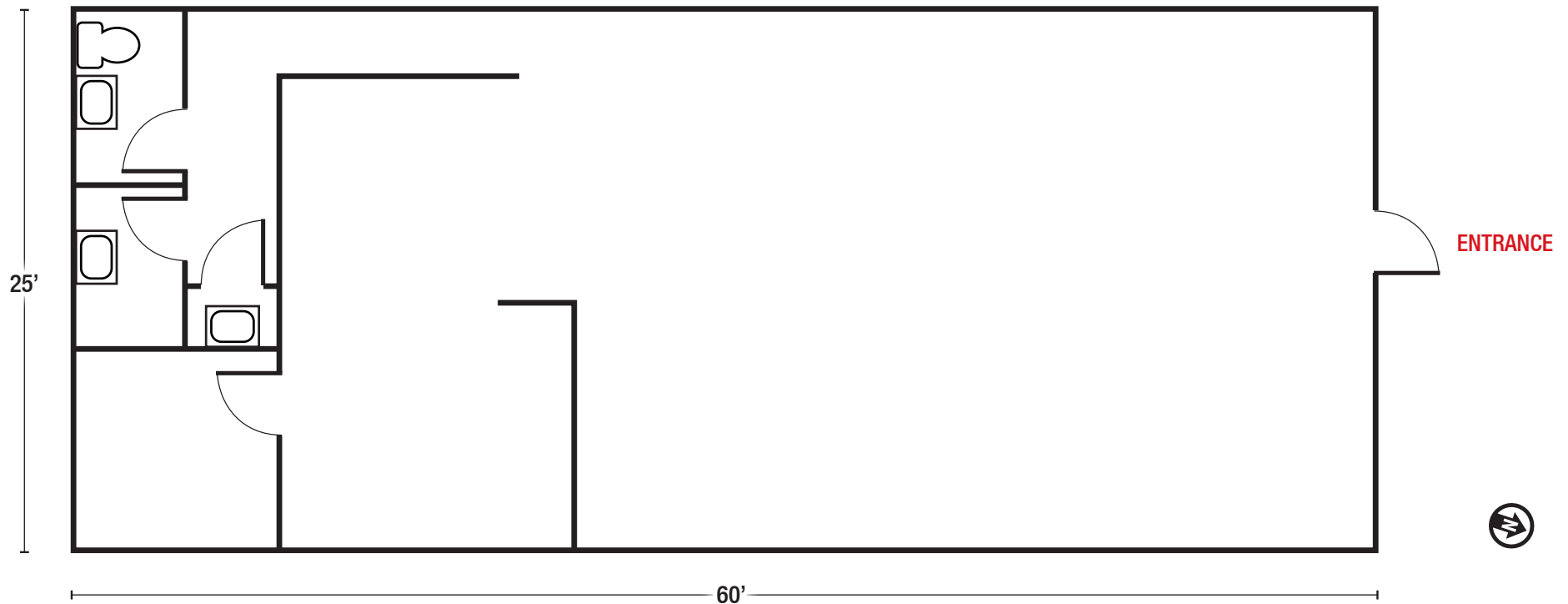
### OFFICE

**Suite 508: ±1,500 SF**

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

3-Year Lease

*Floor plan not to scale.*



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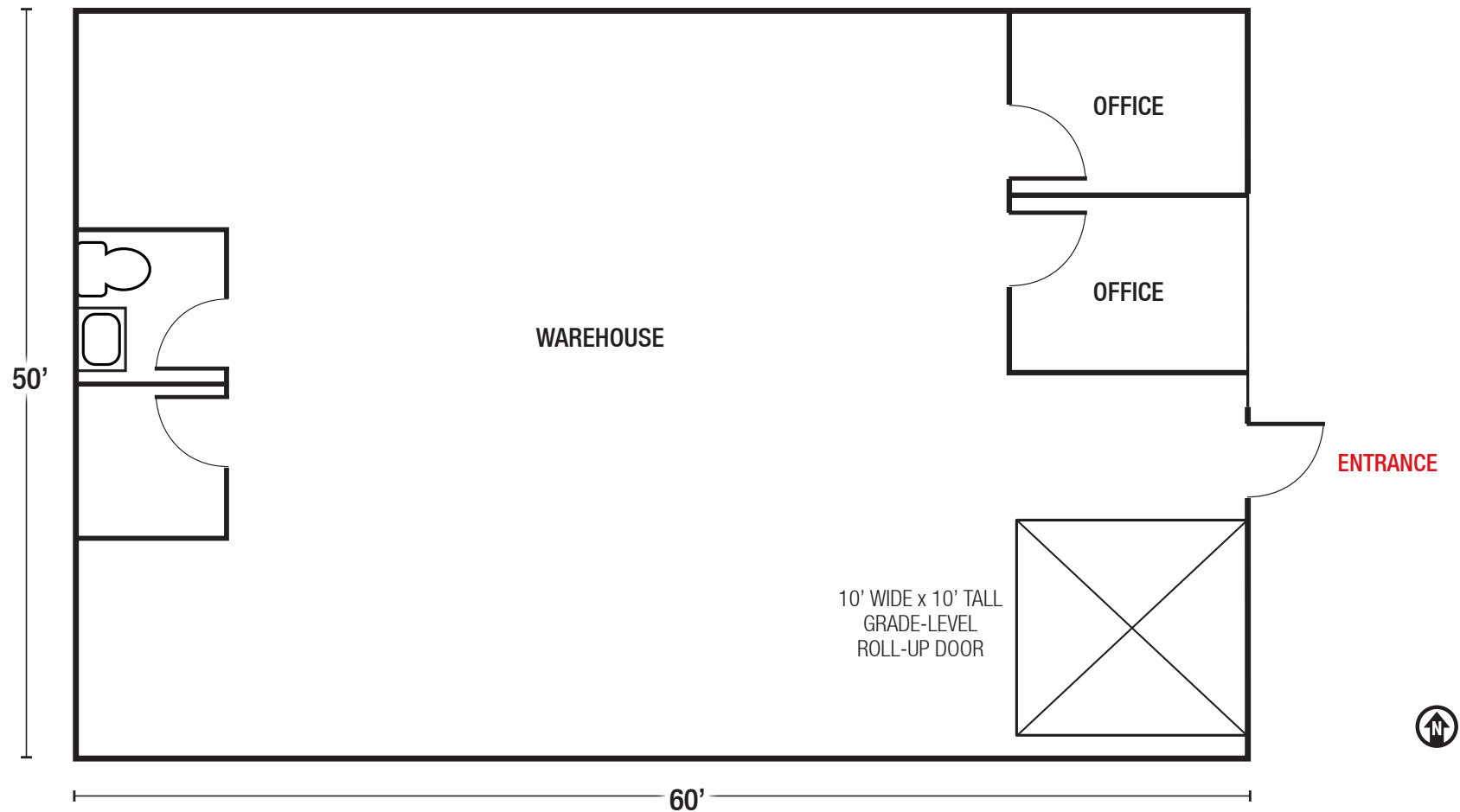
### WAREHOUSE/OFFICE

**Suite 603: ±3,000 SF**

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

3-Year Lease

*Floor plan not to scale.*



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