

**For
Lease**



New-Construction Warehouse

I-40 VISIBILITY JUST MINUTES EAST OF ALBUQUERQUE



±2,400 SF Available

1376 N.M. Hwy. 333 | Bldg. A | Tijeras, NM 87059

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NAI SunVista] **Got Space**™

Opening the Door to Commercial Real Estate Excellence

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Building A



PROPERTY

AVAILABLE

Building A: ±2,400 SF

LEASE RATE

\$3,400/Month NNN + Utilities
(Rate Includes NNN)

HIGHLIGHTS

- Quick access to I-40
- 14'-17' ceiling heights
- One 12' x 12' grade-level roll-up door
- Fully-insulated warehouse
- Landlord open to discuss tenant-specific office buildout
- Intersection rebuild of NM Highways 333 & 217 to [break ground in 2027](#) 🚧

ZONING

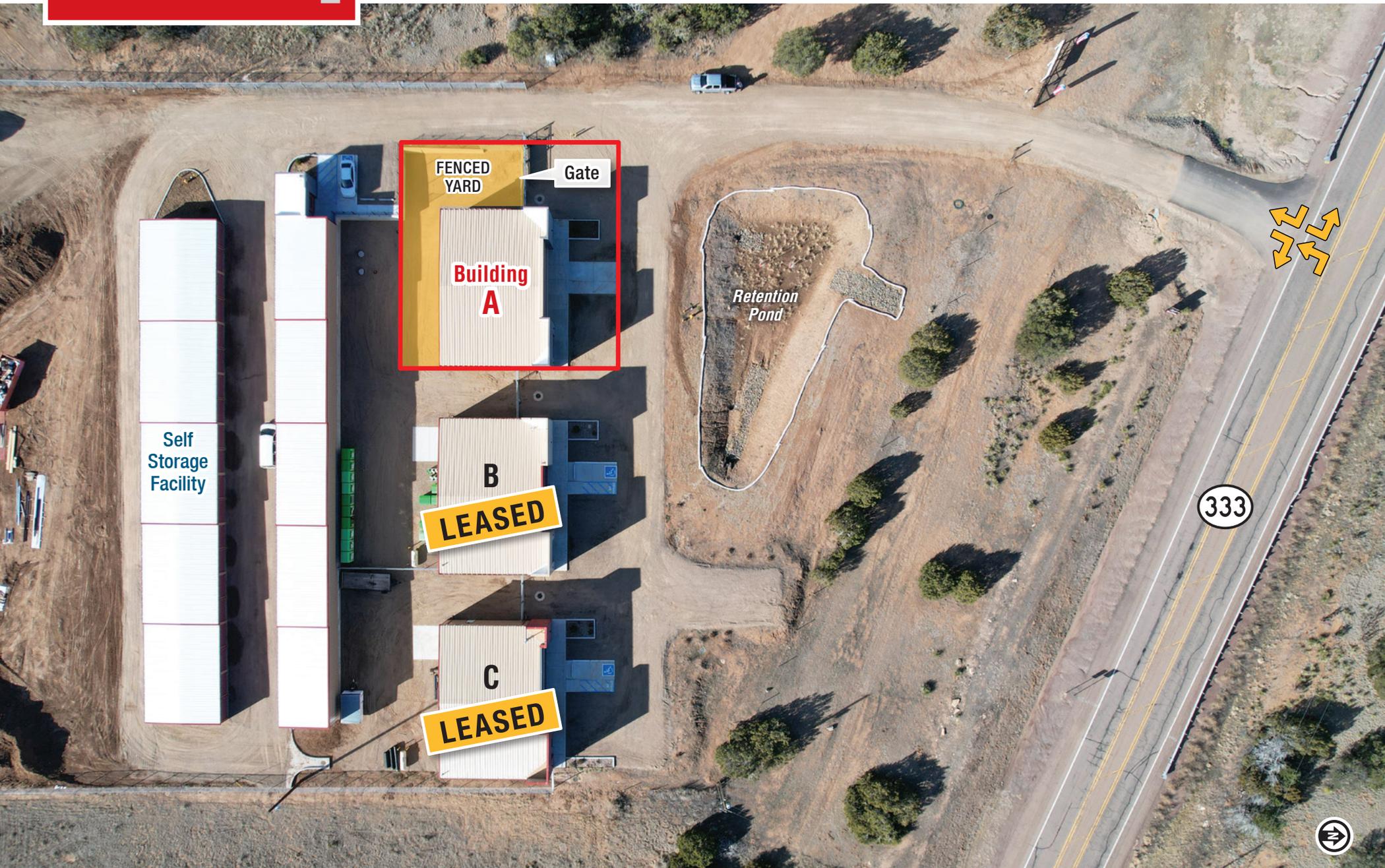
- [SD-E66-CC](#) 🚧

LOCATION

SEQ I-40 & Sedillo Hill Rd.

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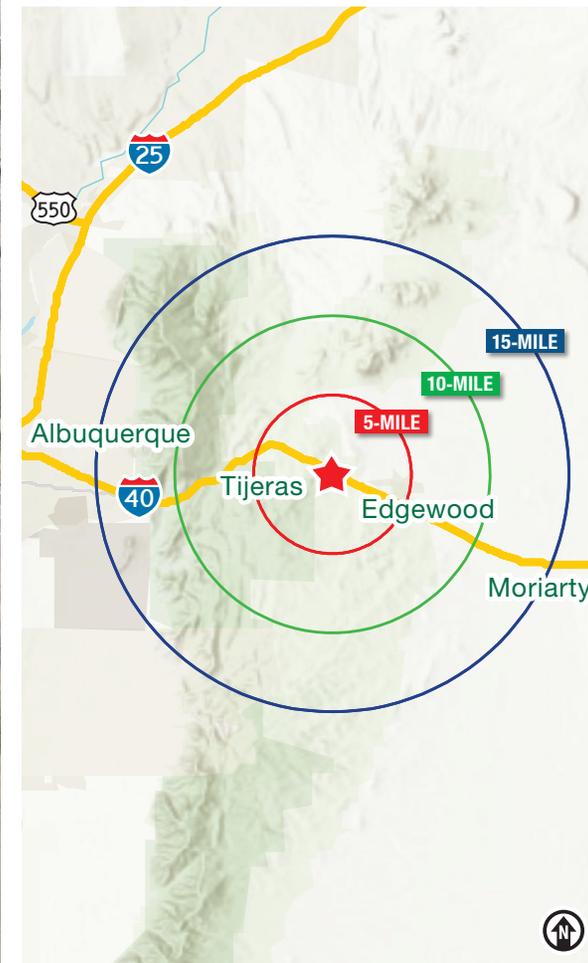
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LOCATION

Demographics	5 Mile	10 Mile	15 Mile
Total Population	12,918	29,223	118,540
Average HH Income	\$124,681	\$120,801	\$116,267
Daytime Employment	1,801	4,110	19,733

2025 Forecasted by Esri



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FLOOR PLAN

BUILDING A

±2,400 SF

