

**For
Lease**



Bite-Sized Industrial with Terrific Utility

LOCATED IN THE CANDELARIA INDUSTRIAL AREA



2 MONTHS FREE RENT!
WITH A 4-YEAR LEASE

Limited time offer, see Advisors for details.

**±2,107 SF on ±0.31 Ac.
Available**

3009 Aztec Rd. NE | Albuquerque, NM 87107

NAISunVista **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

For Lease

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PROPERTY

AVAILABLE

Building: $\pm 2,107$ SF

Land: ± 0.31 Acres

LEASE RATE

\$2,458.17/Mo. Including NNN
(\$14.00/SF + \$3.00/SF NNN)

HIGHLIGHTS

- Reception, one office and private restrooms
- Shared fenced yard
- Angled dock-high access for ease of deliveries and loading
- Single-phase, 200-amp power (3-phase power is also available)
- Ceiling heights in warehouse:
 - 12'-8" to deck
 - 10'-9" to rafters
- .75 miles from I-25 & Comanche Rd.

ZONING NR-C 

LOCATION

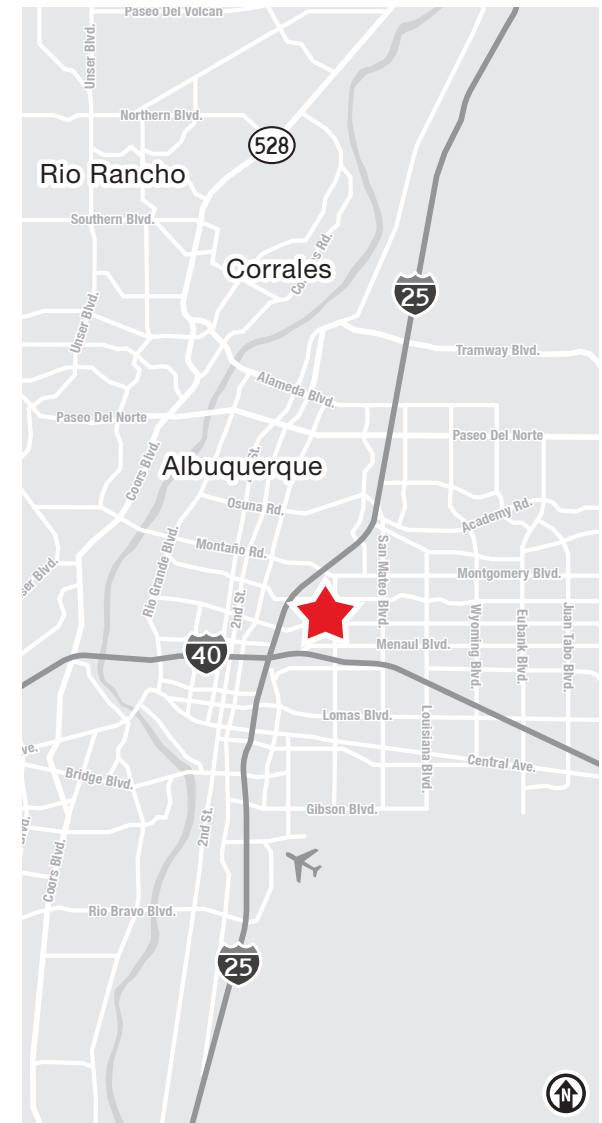
- SWQ Carlisle Blvd. & Comanche Rd. NE

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LOCATION



NAI SunVista

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

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FLOOR PLAN

AVAILABLE

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