

**For
Lease**



Freestanding North I-25 Office/Warehouse

QUICK ACCESS TO I-25 VIA COMANCHE RD.



3701 Princeton Dr. NE | Albuquerque, NM 87107

±8,400 SF Available

Riley McKee CCIM, SIOR
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Alex Pulliam
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NA SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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 South On Ramp

 North On Ramp



PROPERTY

AVAILABLE

Total Building: $\pm 8,400$ SF

- Office: $\pm 1,571$ SF
- Warehouse: $\pm 6,869$ SF

LEASE RATE

\$7,800/Mo. (\$11.14/SF) + NNN

HIGHLIGHTS

- 10.5' – 14.5' clear to the truss (13' 10" – 16' 3" clear to the roof deck between trusses)
- 2 - 12' high overhead doors
- 1 - 12' high dock door
- Clear-span warehouse
- Fenced truck court
- Additional storage space available – See Advisors for details

ZONING

- NR-LM 

LOCATION

SEQ I-25 & Comanche Rd. NE

For Lease

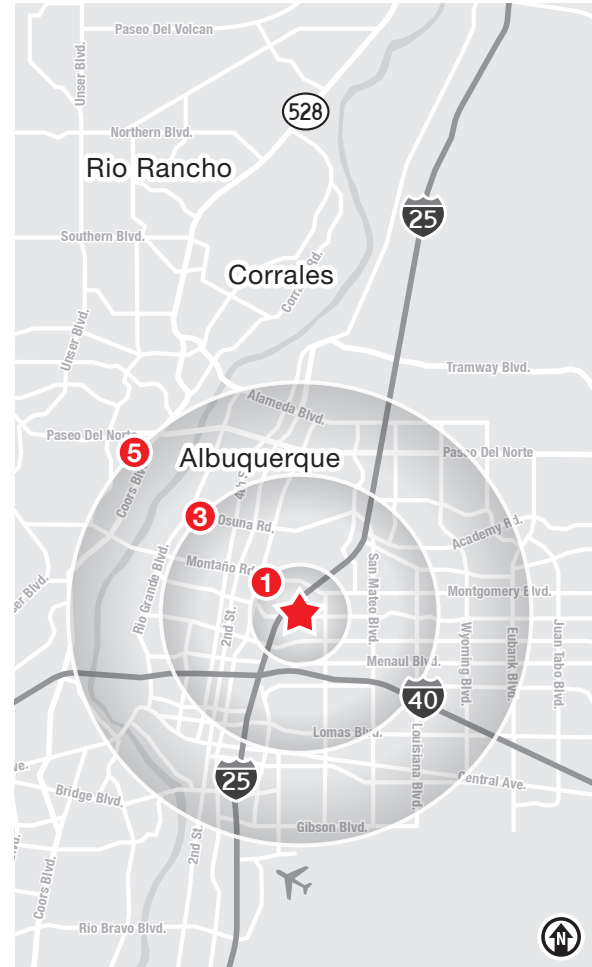
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,428	90,826	261,413
Average HH Income	\$49,957	\$87,827	\$85,937
Daytime Employment	14,862	106,489	222,112

2025 Forecasted by Esri



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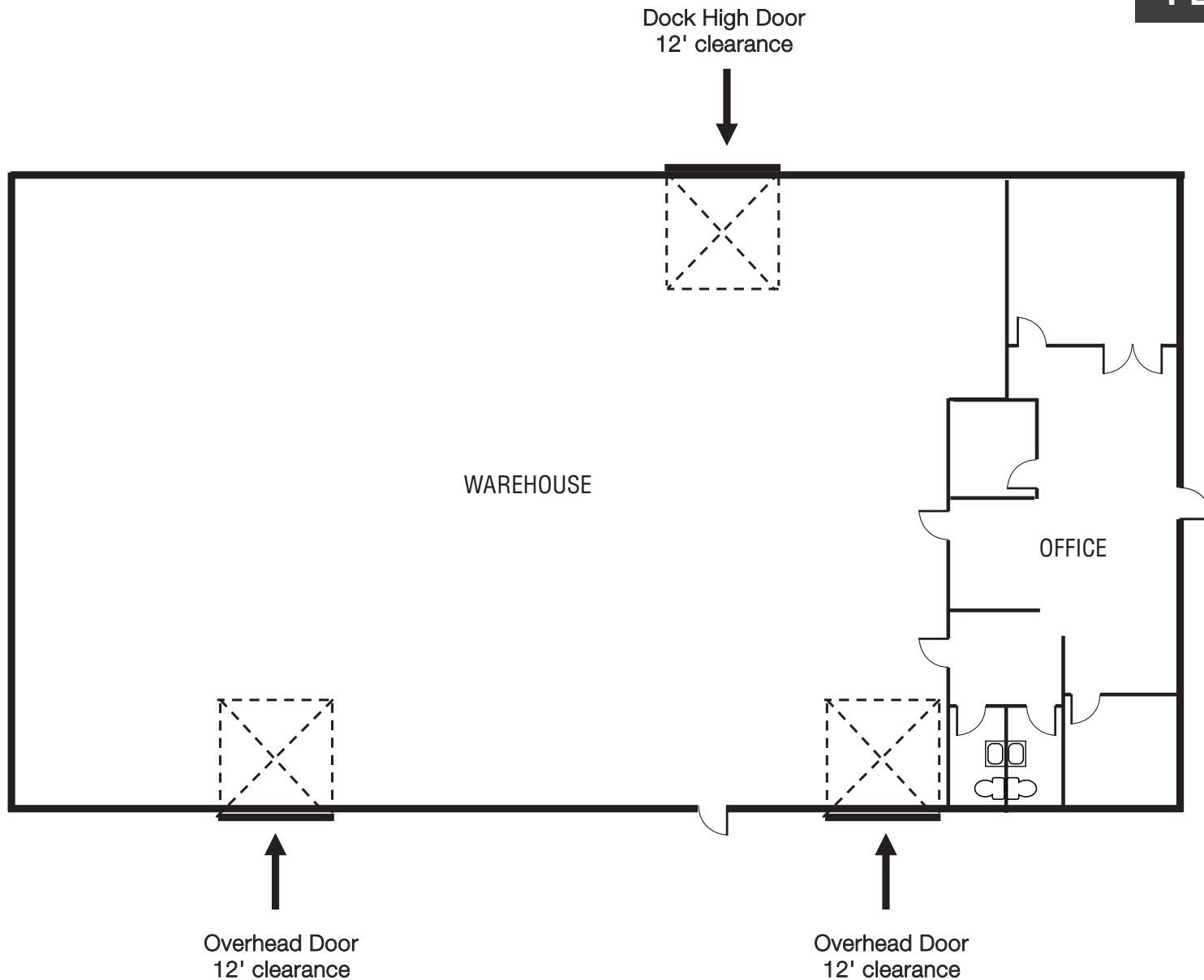
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FLOOR PLAN



AVAILABLE

Total Building: ±8,400 SF

▪ Office: ±1,571 SF

▪ Warehouse: ±6,869 SF

Floor plan not to scale.