

**For
Lease**



Freestanding Warehouse with Yard

CONVENIENT LOCATION NEAR I-25 & I-40



±3,090 SF Available

3810 Commercial St. NE | Albuquerque, NM 87107

NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Building: ±3,090 SF
Land: ±0.25 Acres

LEASE RATE

\$3,100/Mo. + NNN

HIGHLIGHTS

- ±2,660 SF warehouse
- ±430 SF office
- Fully-fenced and gated yard
- 11'-7" - 12'-8" clear height
- 3-phase, 400-amp electric service
- 10' x 10' ramp-access, roll-up door
- Features a covered half-dock loading area
- Robust M-1 Industrial Zoning
- Functional move-in ready layout supports a variety of users like contractors, suppliers, distributors and light manufacturing

ZONING

- M-1, Bernalillo County

LOCATION

NWQ Candelaria Rd. &
Edith Blvd. NE

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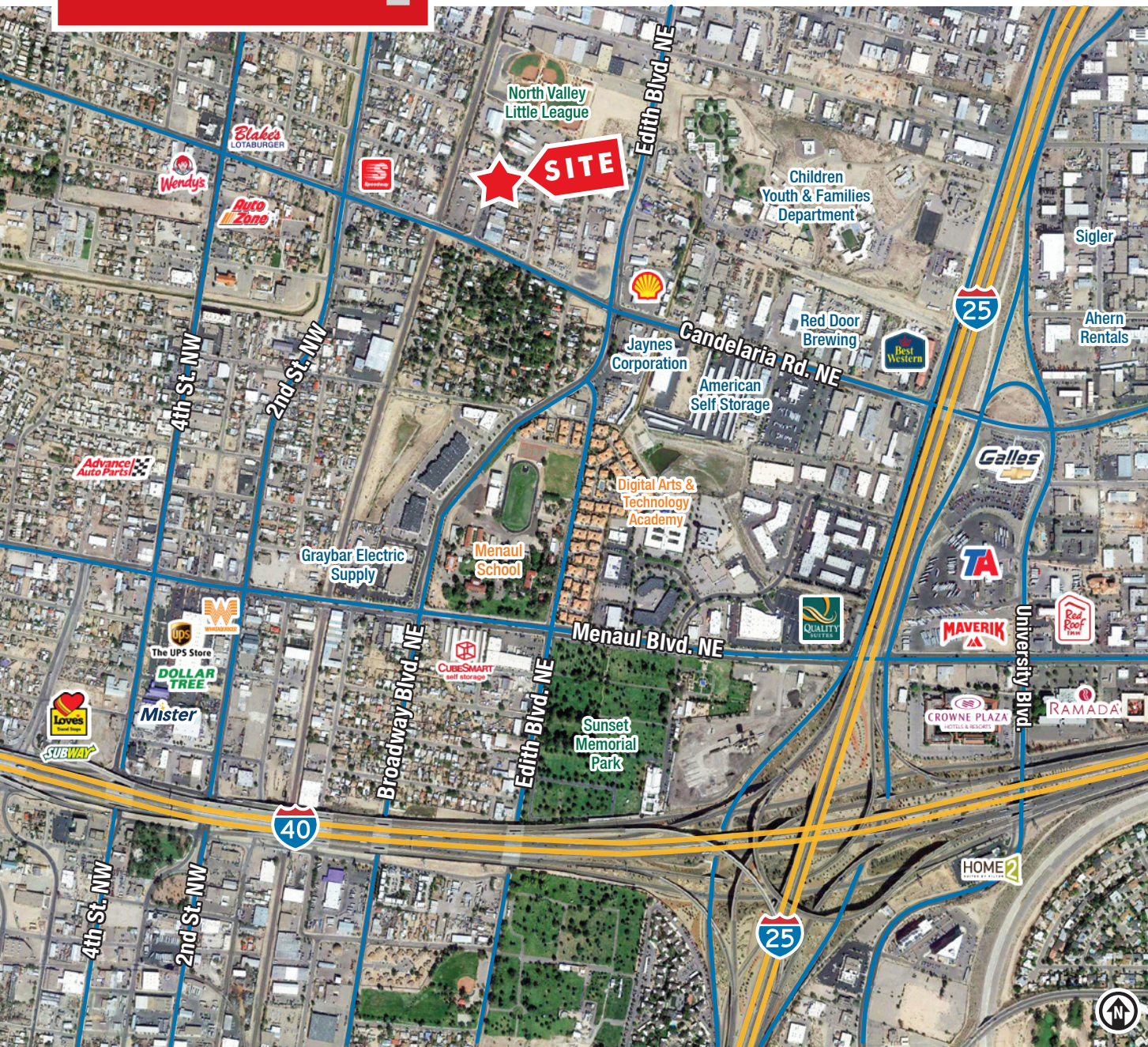
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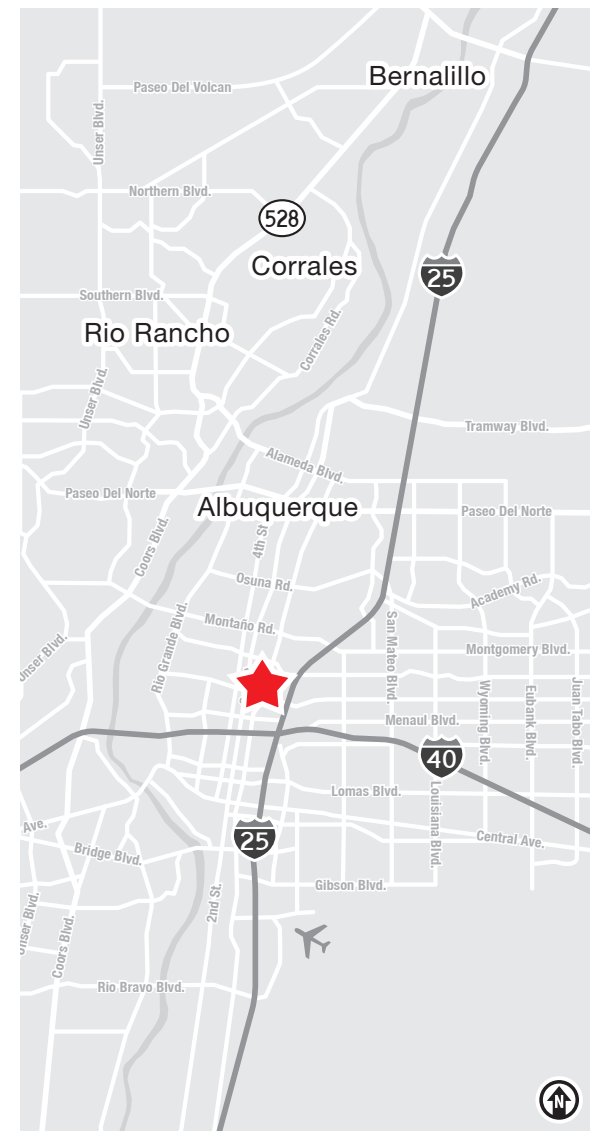
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LOCATION

- HUB Zone** [MORE INFO](#)
- Opportunity Zone** [MORE INFO](#)



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SITE SURVEY

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