

**For
Lease**

Stand-Alone Clear-Span Warehouse

FUNCTIONAL SPACE IN A CONVENIENT LOCATION



±7,500 SF Available

3221 Vassar Dr. NE | Albuquerque, NM 87107

NAISunVista | **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Building: ±7,500 SF

LEASE RATE

\$10.50/SF + NNN

HIGHLIGHTS

- 5 - 12'x12' grade-level roll-up doors
- Clear-span warehouse with 12'-14' clear height
- 3 offices and open work area
- 2 restrooms
- Small mezzanine
- Single-phase power
- Fully-fenced property
- Easy access to I-25 and I-40
- Available January 1, 2026

ZONING NR-LM 

LOCATION

NWQ Candelaria Rd. &
Vassar Dr. NE



For Lease

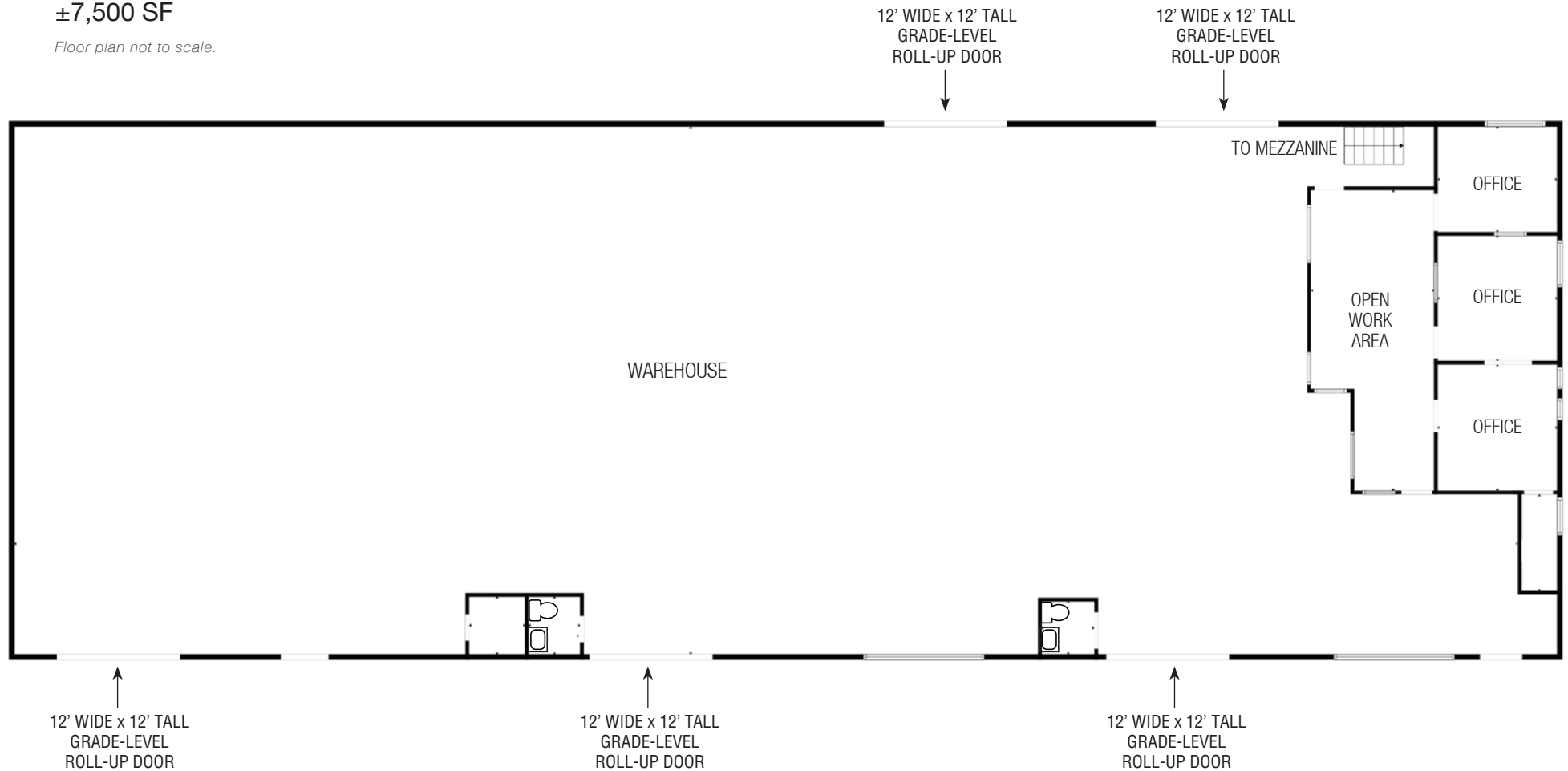
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FLOOR PLAN

AVAILABLE

±7,500 SF

Floor plan not to scale.



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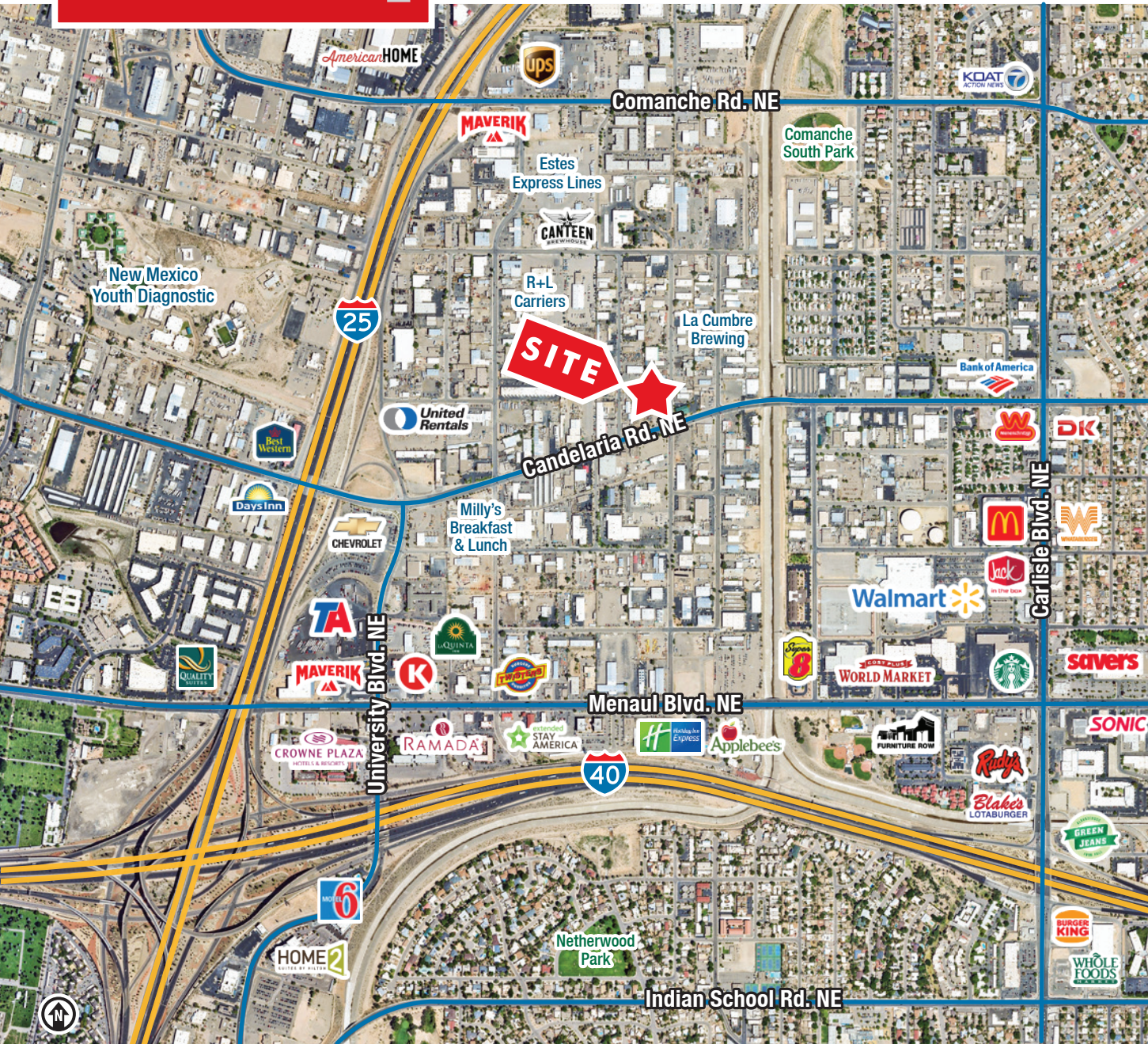
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,859	99,555	262,841
Average HH Income	\$62,086	\$83,682	\$84,167
Daytime Employment	15,308	121,976	223,401

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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