

**For
Lease**



Stand-Alone Flex Space With Yard

AT I-25 BETWEEN PASEO DEL NORTE AND ALAMEDA BLVD.



**±3,200 SF on
±0.426 Ac. Available**

5816 Signal Ave. NE | Albuquerque, NM 87113

Todd Strickland

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Rob Bridges CCIM

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NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Office:	±1,200 SF
Work/Warehouse:	±2,000 SF
Total Building:	±3,200 SF
Land:	±0.426 Acres

LEASE RATE

\$4,760/Mo. Including NNN

HIGHLIGHTS

- Ready-to-occupy with terrific access to I-25 from Paseo del Norte and Alameda Blvd.
- Five offices, two ADA restrooms, reception desk, break room and storage
- Warehouse with 10'x10' drive-in door
- Totally fenced yard with hard-wired security and additional storage within yard
- Immaculately kept
- 13 parking spaces in front with plenty of additional parking in yard
- Ready to move-in May 1, 2026

ZONING NR-LM 

LOCATION

SEQ I-25 & Alameda Blvd. NE

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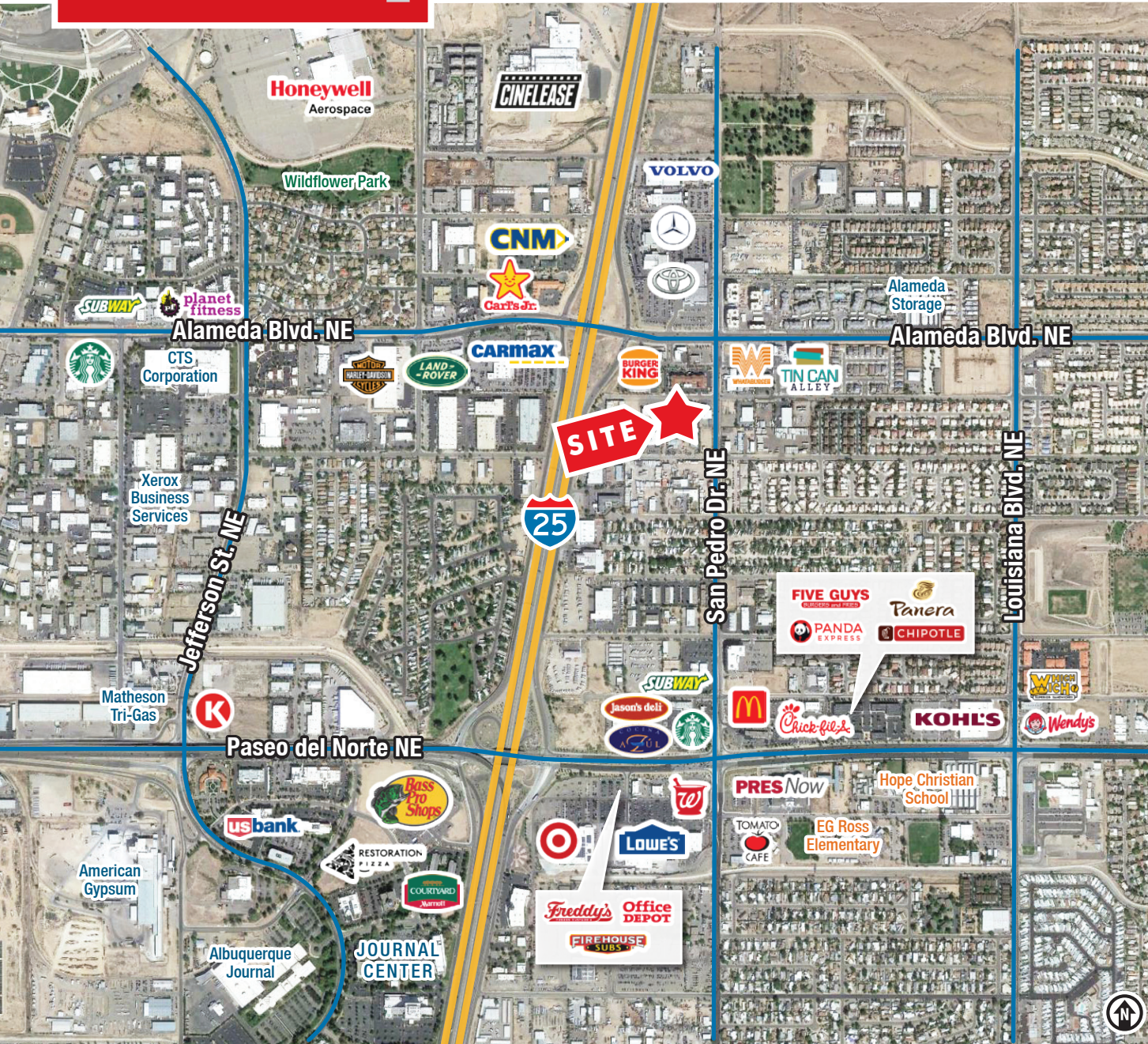
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,966	58,136	160,910
Average HH Income	\$143,717	\$125,049	\$117,080
Daytime Employment	13,684	56,182	113,703

2025 Forecasted by Esri



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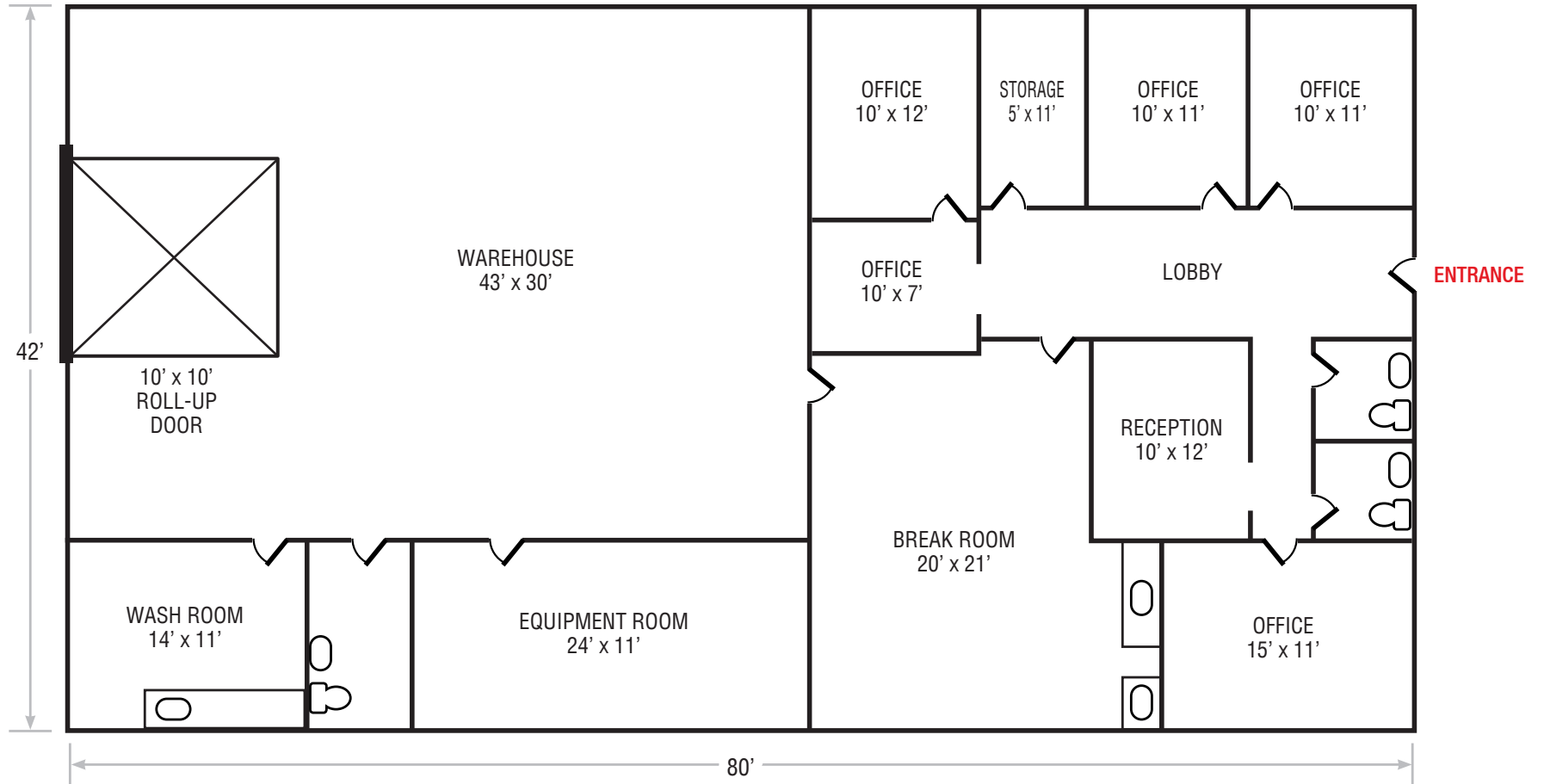
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FLOOR PLAN

Office: ±1,200 SF
Work/Warehouse: ±2,000 SF
Total Building: ±3,200 SF



Floor plan not to scale.

