

**For
Lease**



Centrally-Located Warehouse/Office

EASY ACCESS TO BOTH I-25 AND I-40



**±8,250 SF on ±0.37 Ac.
Available**

3448 Girard Blvd. NE | Albuquerque, NM 87107

Shelly Branscom CCIM

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NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Building: ±8,250 SF
Land: ±0.37 Acres

LEASE RATE

\$12.00/SF + NNN

ZONING [NR-LM](#)

HIGHLIGHTS

- ±8,250 SF of usable space:
 - Warehouse: ±6,000 SF
 - Office: ±1,500 SF
 - 2nd Level Office: ±750 SF
- Mezzanine: ±200 SF (Not Included In Overall SF)
- Ideally located between Comanche Rd. and Candelaria Rd. with easy access to both I-25 & I-40
- Fenced yard
- 1 - 14' roll-up door with dock-high well
- 2 - 14' grade-level roll-up doors with a pull-thru feature
- 1 - 12' grade-level roll-up door
- Power: 3-phase, 200-amp plus additional 240-volt single-phase 200-amp

LOCATION

SEC Girard Blvd. & Aztec Rd. NE

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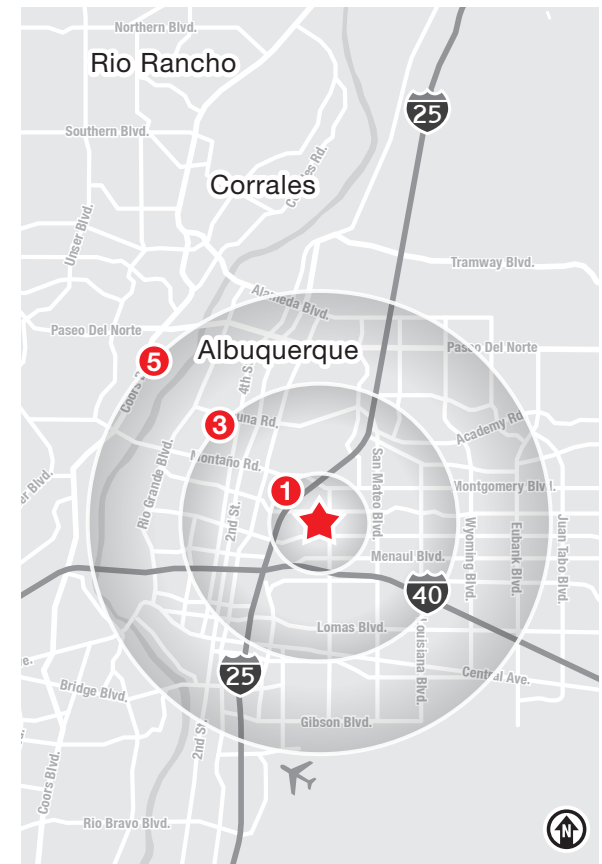
LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,449	96,677	265,732
Average HH Income	\$60,055	\$84,357	\$85,448
Daytime Employment	14,916	111,079	223,897

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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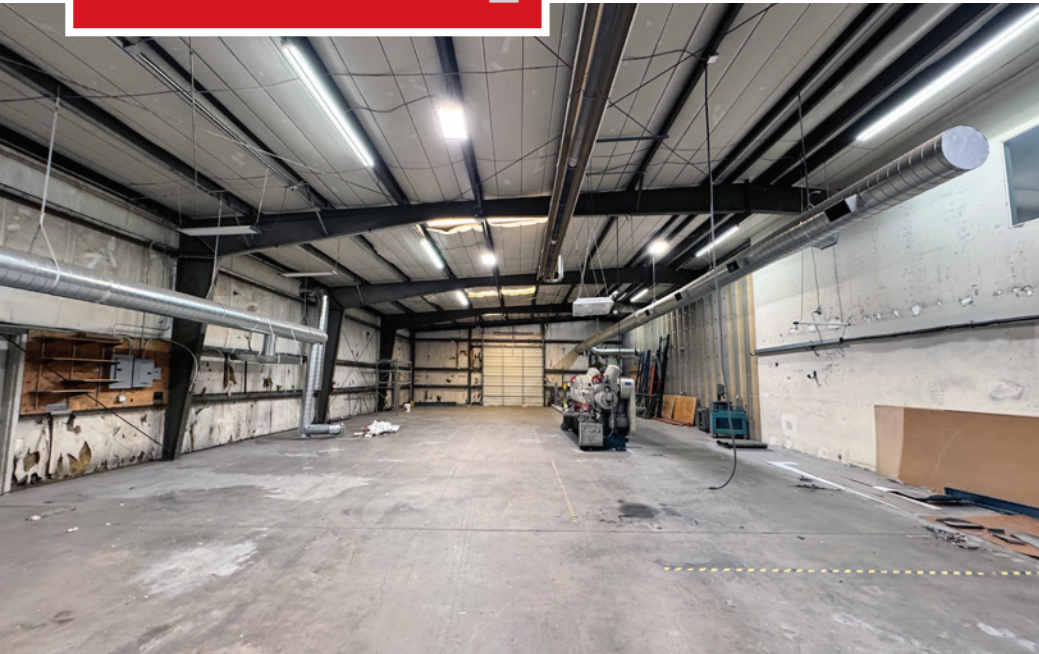
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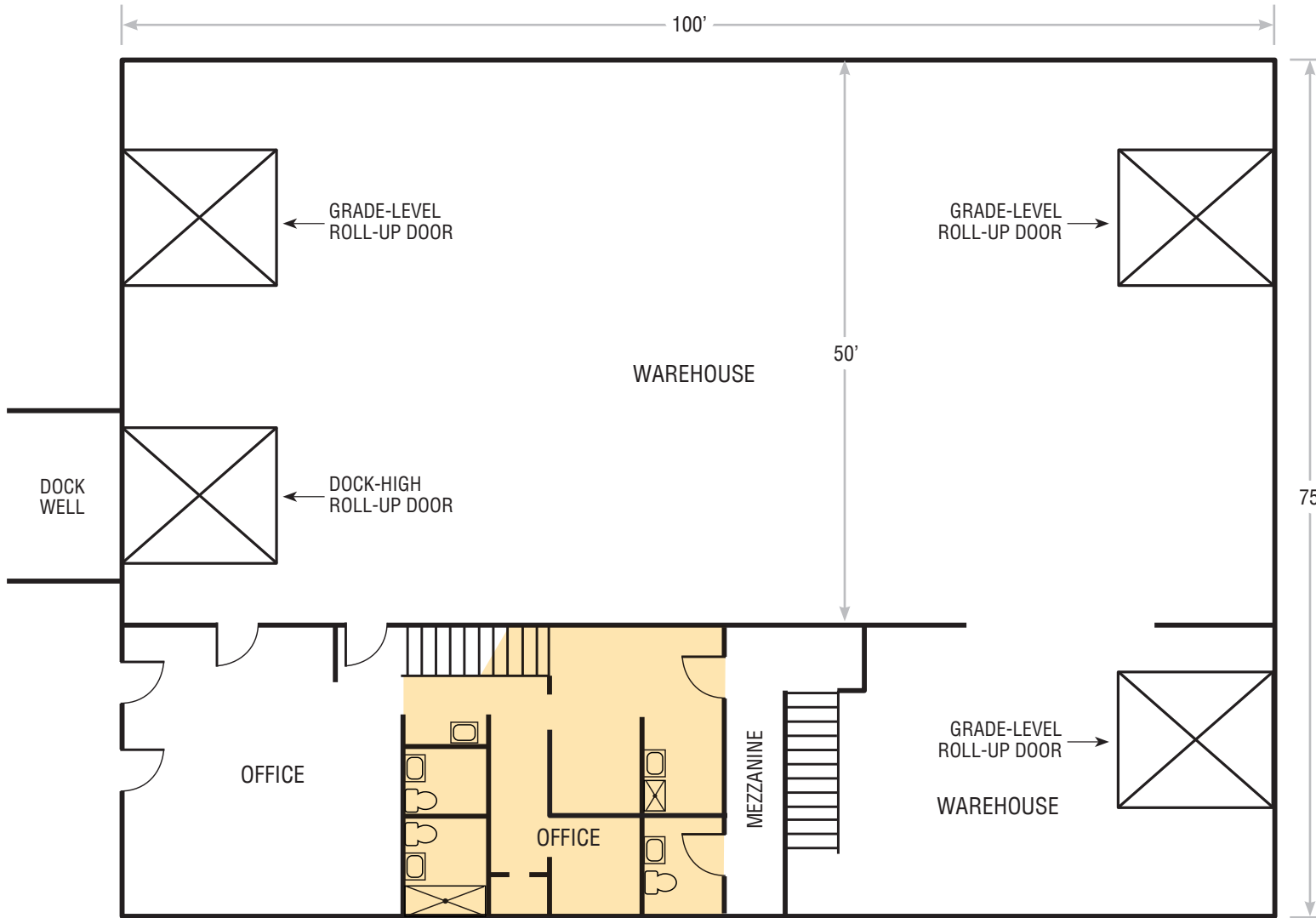


2ND LEVEL OFFICE

For Lease

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FLOOR PLAN



AVAILABLE

Warehouse:	±6,000 SF
Office:	±1,500 SF
2nd Level Office:	±750 SF
Total:	±8,250 SF
Mezzanine:	±200 SF
(Not Included In Overall SF)	

Floor plan not to scale.

■ 2ND LEVEL OFFICE

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SITE SURVEY

Aztec Rd. NE

Girard Blvd. NE

