

**For Sale
or Lease**



North I-25 Multi-Bay Industrial

5 BAY DOORS | FENCED YARD | 400-AMP 3-PHASE POWER



SELLER FINANCING AVAILABLE

3425 Girard Blvd. NE | Albuquerque, NM 87107

**±4,600 SF on ±0.34 Ac.
Available**

NASunVista] **Got Space™**

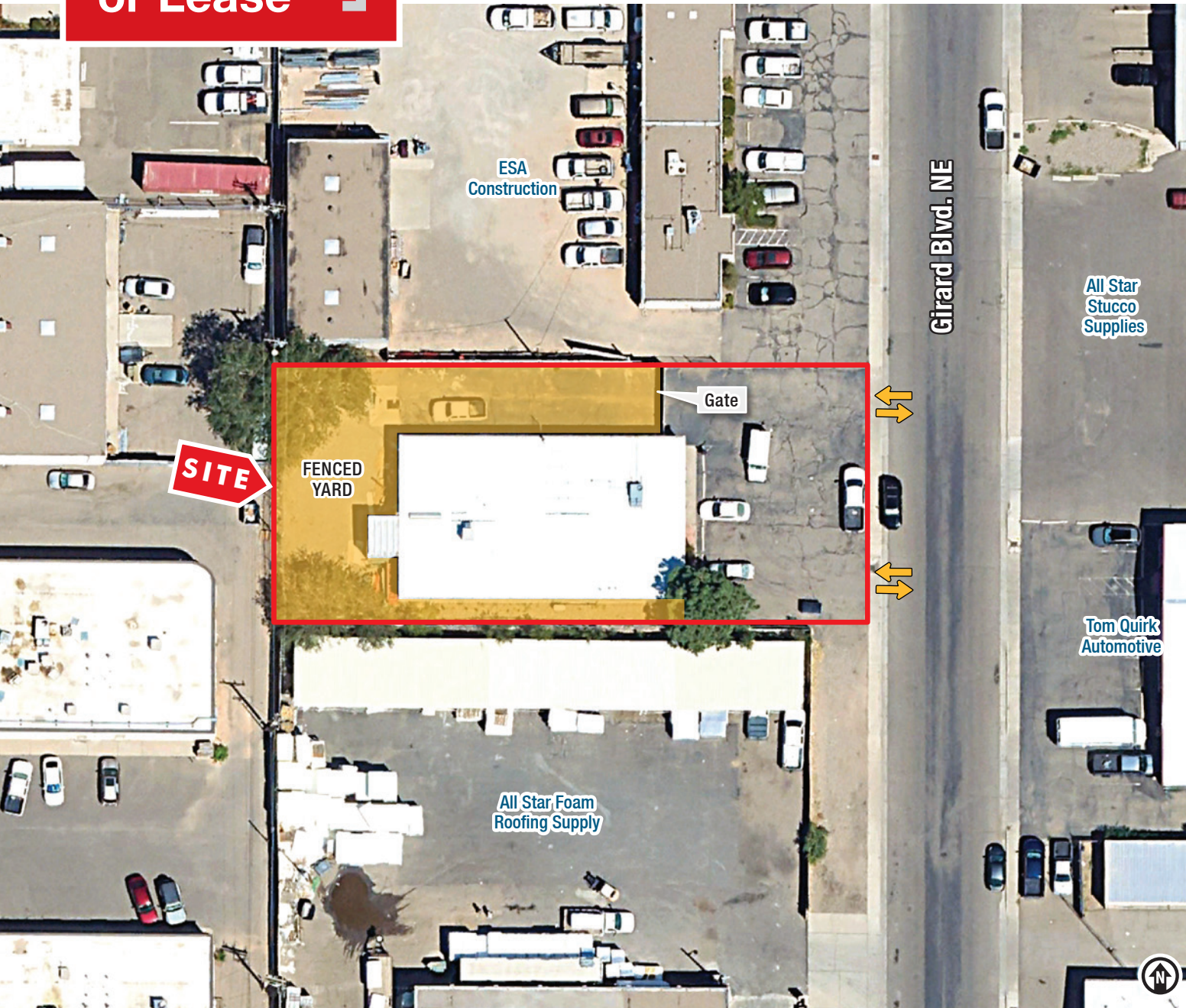
Opening the Door to Commercial Real Estate Excellence

Ben Nolte CCIM

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PROPERTY

AVAILABLE

Building: ±4,600 SF
Land: ±0.34 Acres

SALE PRICE

\$763,000 (\$160.00/SF)
▪ Seller financing available

LEASE RATE

\$12.00/SF + NNN

ZONING [NR-LM](#)

HIGHLIGHTS

- 5 - 10'x10' grade-level bay doors
- 10'-12' clear heights
- 400-amp, 120/208V 3-phase power
- Fenced yard
- Private office, 2 additional rooms and 2 restrooms
- Ideal location between Comanche Rd. and Candelaria Rd. with easy access to both I-25 & I-40
- Opportunity Zone and HUB Zone designated

LOCATION

SWQ Girard Blvd. &
Aztec Rd. NE

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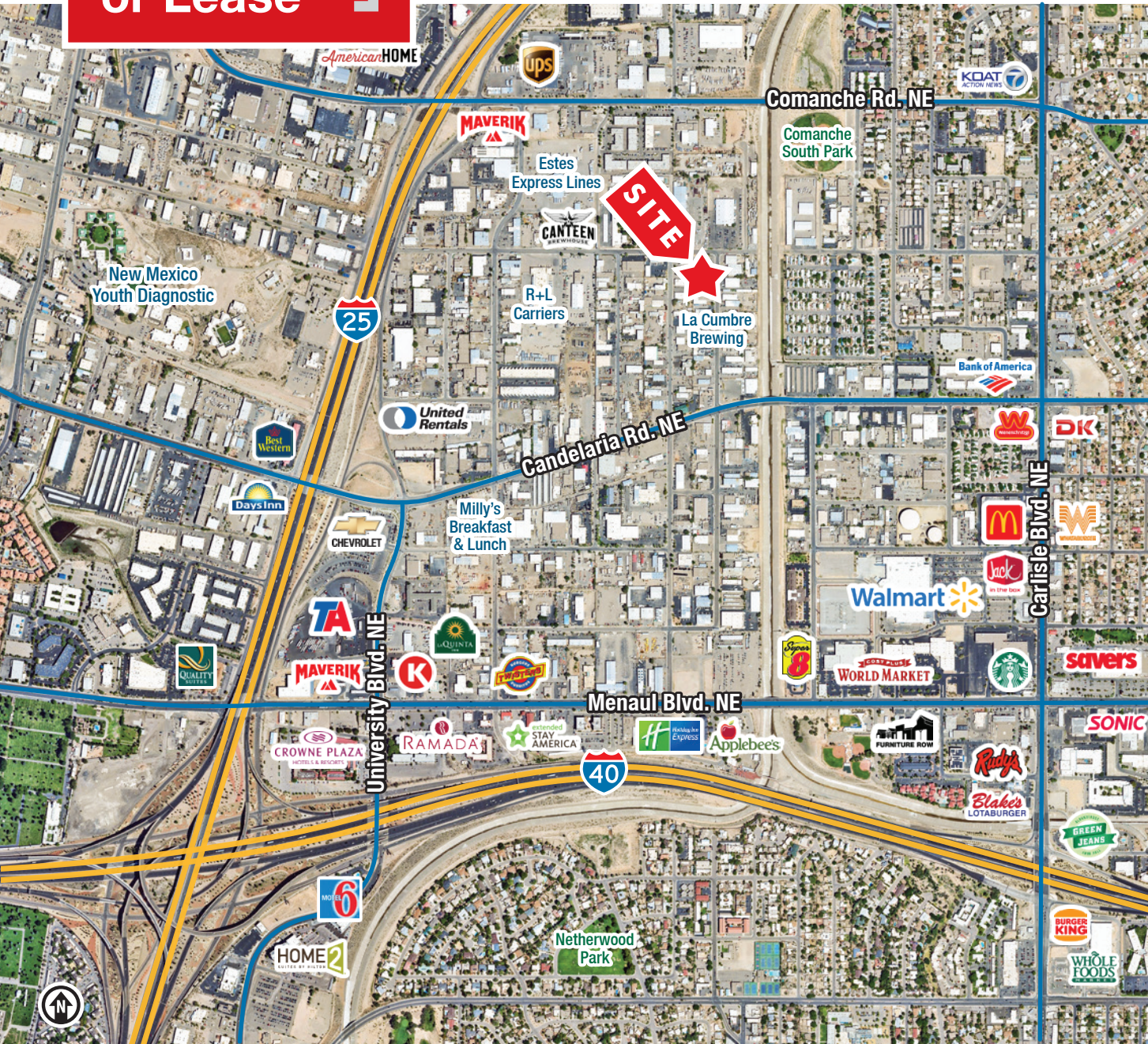
NAI SunVista

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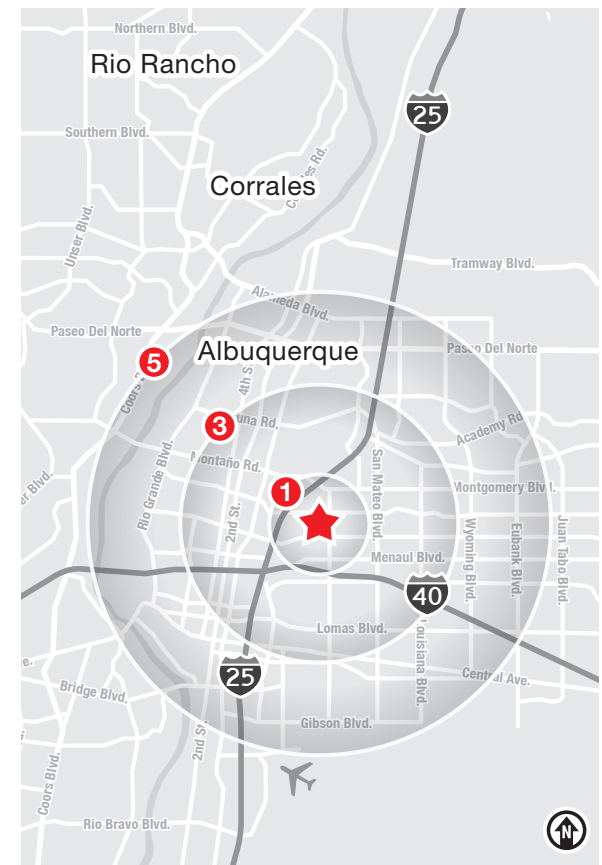
LOCATION

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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FLOOR PLAN

±4,600 SF

Floor plan not to scale.

