

For Lease



Small North ABQ Warehouse

VERSATILE SUITE WITH SHARED YARD



±2,406 SF Available

8509 Paseo Alameda NE | Suite A | Albuquerque, NM 87113

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite A: $\pm 2,406$ SF
▪ Available October 1, 2026

LEASE RATE

\$13.00/SF + \$2.95/SF NNN
(\$3,200/Mo. Including NNN)

HIGHLIGHTS

- 16' warehouse ceiling height
- 12' wide x 14' tall grade-level, roll-up door
- One office and one restroom
- ± 294 SF mezzanine bonus space (Not included in total SF)
- Only five minutes from I-25
- 100-amp, 3-phase power
- Evaporative cooled

ZONING

- [NR-LM](#) & [NR-PO-C](#) 🗺️

LOCATION

SEQ 2nd St. &
Alameda Blvd. NE



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,470	47,727	177,228
Average HH Income	\$90,014	\$111,712	\$109,582
Daytime Employment	6,965	62,266	130,643

2025 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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FLOOR PLAN

SUITE A

Office: ±304 SF

Warehouse/Restroom: ±2,102 SF

Total: ±2,406 SF

Bonus Mezzanine Space: ±294 SF
(Not included in total SF)

