

For
Lease



Small North ABQ Warehouse

VERSATILE SUITE WITH SHARED YARD



±2,333 SF Available

8509 Paseo Alameda NE | Suite B | 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

Suite B: ±2,333 SF

LEASE RATE

\$13.00/SF + \$2.95/SF NNN
(\$3,100.95/Mo. Including NNN)

HIGHLIGHTS

- 16' warehouse ceiling height
- 12' x 14' grade-level, roll-up door
- One office and one restroom
- ±325 SF mezzanine bonus space
- 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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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



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NAI SunVista

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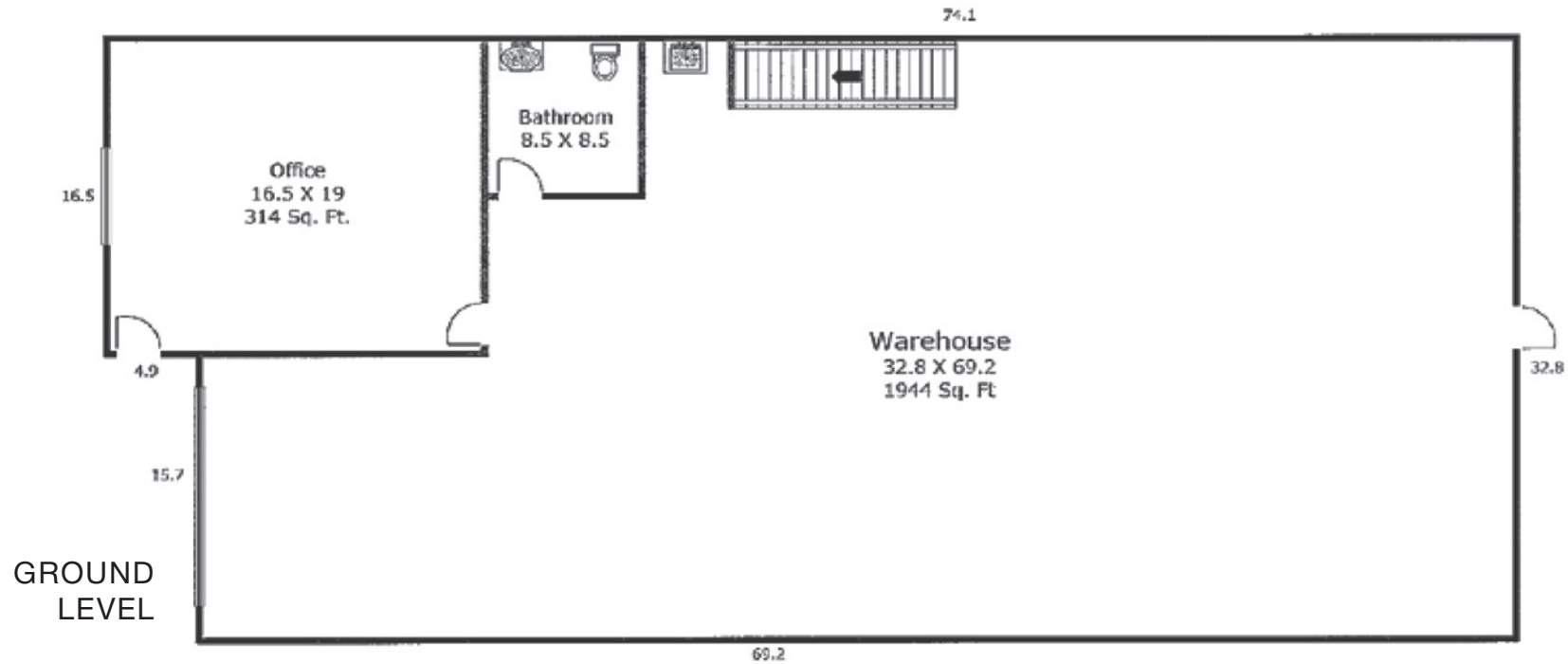
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FLOOR PLAN



GROUND LEVEL

SUITE B

Office: ±314 SF

Warehouse/Restroom: ±2,019 SF

Total: ±2,333 SF

Bonus Mezzanine Space: ±325 SF

MEZZANINE

