

For Lease

North I-25 Office/Warehouse with Large Yard

FREESTANDING BUILDING IN THE ACADEMY PKWY. BUSINESS PARK



**±3,928 SF on ±0.89 Ac.
Available**

3815 Academy Pkwy. North NE | Albuquerque, NM 87109

Alex Pulliam SIOR

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NA SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Building: ±3,928 SF
Land: ±0.89 Acres

LEASE RATE

\$4,600/Mo. + NNN

HIGHLIGHTS

- ±2,628 SF Office
 - 8 hard-wall offices
 - Conference room
 - Break room
 - Storage space
- ±1,300 SF Warehouse
 - 14' clear height
 - 3 - 10'x12' roll-up doors
- Large, fenced and partially-paved yard with electronic gate access
- Covered parking
- Outdoor seating areas
- Well-maintained landscaping
- Monument signage available

ZONING [NR-LM](#)

- Allows for a broad range of light industrial uses including warehouse, fabrication, distribution, and service-oriented operations

LOCATION

NEQ Osuna Rd. &
Academy Pkwy. NE

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FLOOR PLAN

OFFICE

±2,628 SF

Floor plan not to scale.

