

**For
Lease**

Office/Warehouse in Multi-Tenant Building

IDEAL FOR WAREHOUSE, SHOWROOM, OFFICE, OR STORAGE



LEASE RATE

See Advisor

HIGHLIGHTS

- Gated access overnight
- Full access from Montano
- Reverse commute with 28,400 cars per day
- Underpass clearance at Rio Grande Blvd: 13'11"
- Covered parking available
- Fleet vehicle parking
- Building and monument signage available
- On walking and bike trails

ZONING

- C-1, Los Ranchos (Commercial use)

LOCATION

Montaño Rd. between Coors Blvd. and 4th St.

1776 Montaño Rd. NW | Los Ranchos de Albuquerque, NM 87107

±8,076 SF Available

NAISunVista **Got Space**

Opening the Door to Commercial Real Estate Excellence

Kate Potter

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For Lease

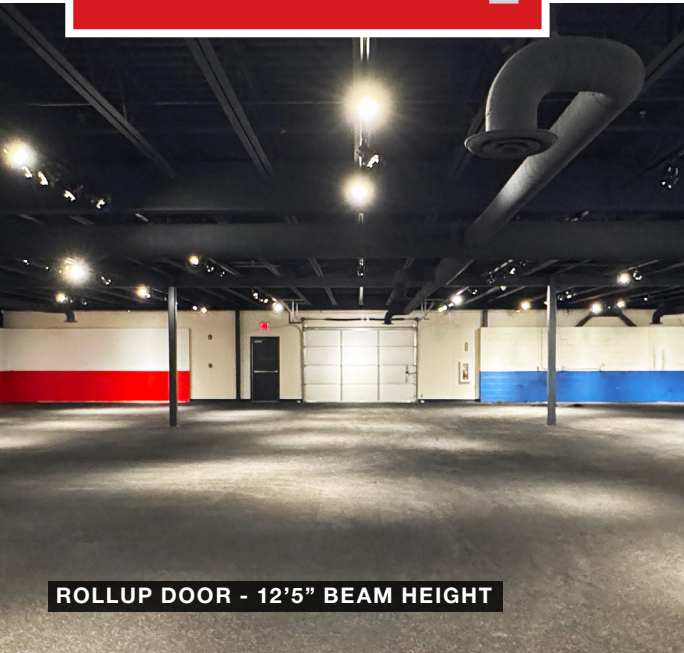
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BUILDING 3



For Lease

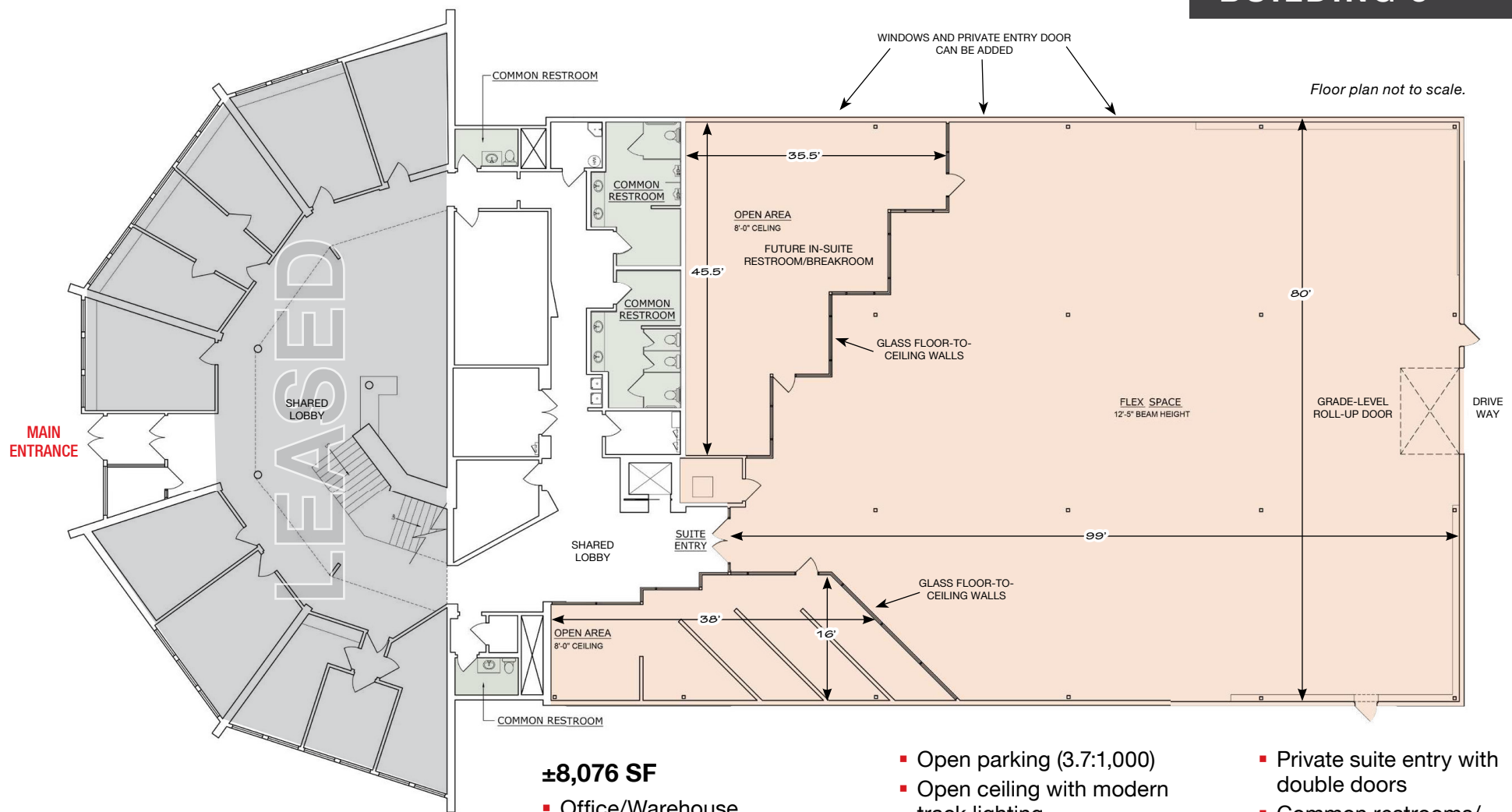
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BUILDING 3



±8,076 SF

- Office/Warehouse
- 12'-5" beam height
- One 12' x 10' grade-level roll-up door
- Phase 3 power
- Natural light accessible

- Open parking (3.7:1,000)
- Open ceiling with modern track lighting
- Glass walled areas
- Building conference area
- Shared building entry and lobby (private entry can be created)

- Private suite entry with double doors
- Common restrooms/ kitchenette (in-suite can be created)



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,964	70,212	220,665
Average HH Income	\$122,728	\$104,414	\$92,966
Daytime Employment	1,287	40,710	177,084

2025 Forecasted by Esri



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