Bite-Sized North I-25 Industrial Space

GREAT LOCATION WITH FANTASTIC UTILITY

For Lease



4805 Jefferson St. NE | Suite B | Albuquerque, NM 87109

±2,559 SF Available

Todd Strickland
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Rob Bridges CCIM
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Austin Famiglietta
austin@sunvista.com | 505 933 4937

NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite B: ±2,559 SF

- Available 12/15/2026

LEASE RATE

$13.00/SF + $3.00/SF NNN
($3,412/Mo. Including NNN)

HIGHLIGHTS

- ±467 SF Office:
  - Lobby
  - Two offices
  - Restroom
- ±2,092 SF Warehouse
  - Ceiling heights: 12’
  - Dock-high loading access
  - Roll-up door height: 10’x10’
  - 400-amp, 3-phase power
- 0.4 miles from I-25
- Five parking spaces
- Pylon signage available

ZONING

NR-LM

LOCATION

SWQ I-25 & Jefferson St. NE

NAI SunVista

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

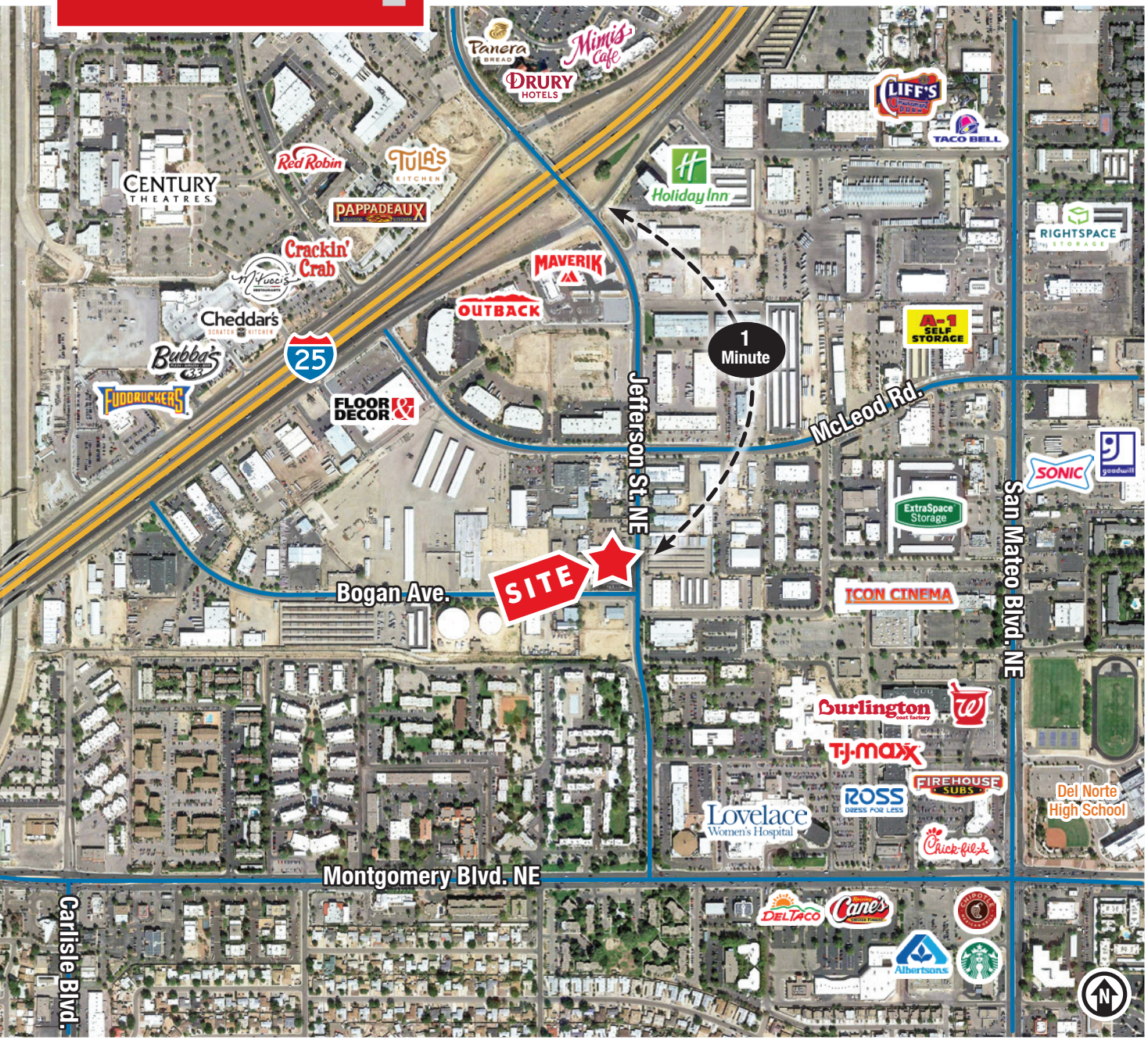
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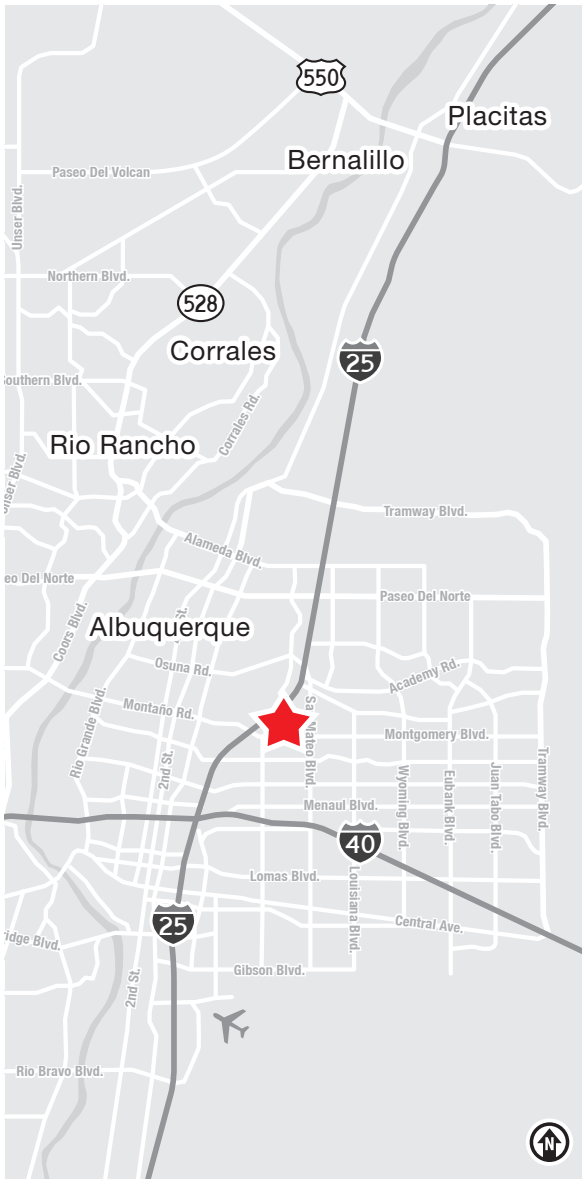
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LOCATION

HUB Zone MORE INFO



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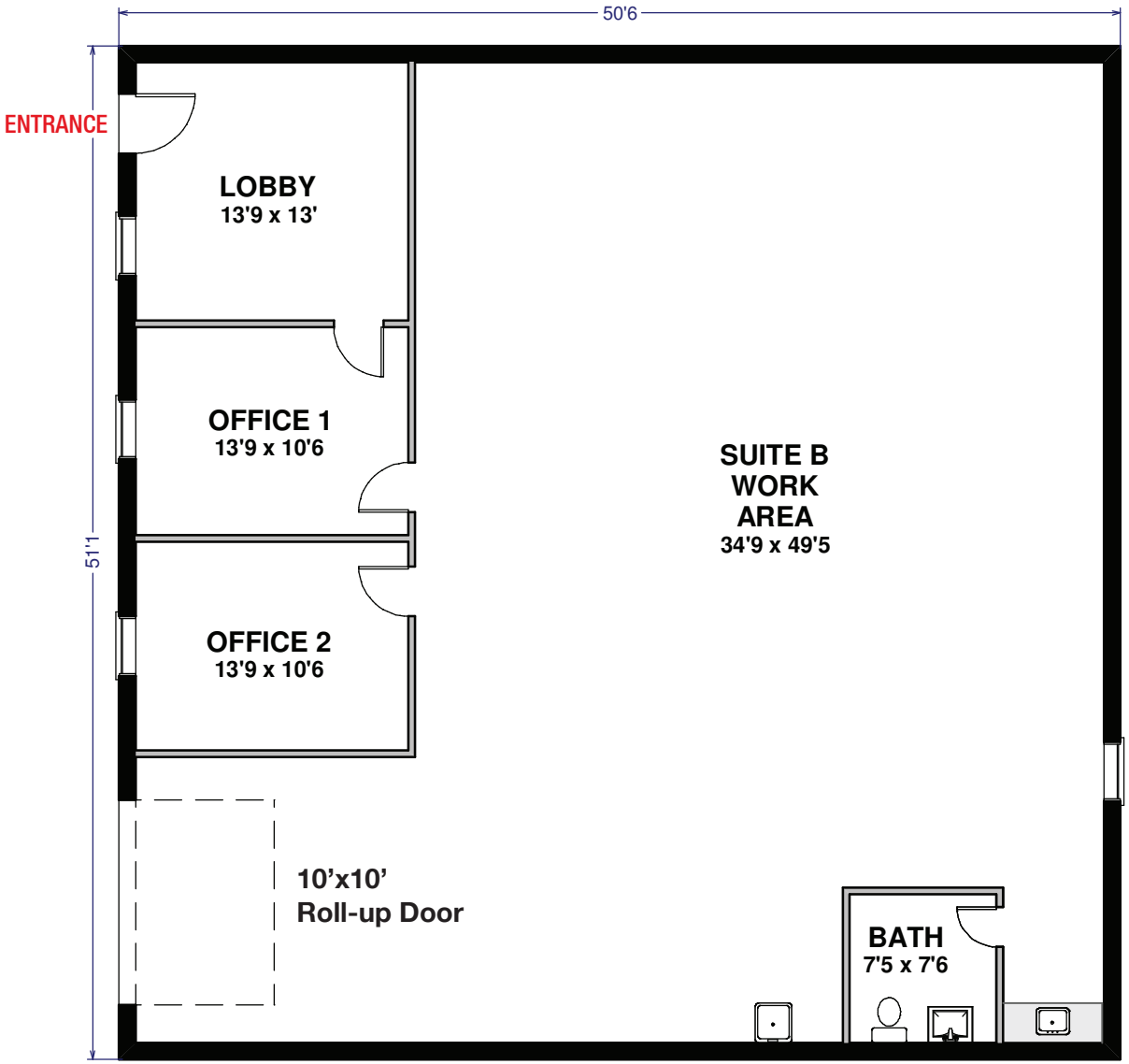
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FLOOR PLAN



SUITE B

Lobby:	±179 SF
Office 1:	±144 SF
Office 2:	±144 SF
Warehouse:	±2,092 SF
Total:	±2,559 SF

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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