

Freestanding Industrial Building

±31,622 SF on 3.27 Acres
For Lease

3711 PASEO DEL NORTE NE
ALBUQUERQUE, NM



Brecken Mallette, SIOR

Vice President

+1505 837 4914

brecken.mallette@cbre.com

Jim Smith, CCIM, SIOR

First Vice President

+1505 837 4923

jsmith@cbre.com

Minority Owner/Broker

Cindy Campos

Associate

+1505 837 4969

cindy.campos@cbre.com

CBRE

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

+1505 837 4999

www.cbre.com/abq

CBRE



Property Overview

Available

- ±31,622 SF Freestanding Building
- ±3.27 Acres

Lease Rate

- \$12.50/SF/Yr NNN

Highlights

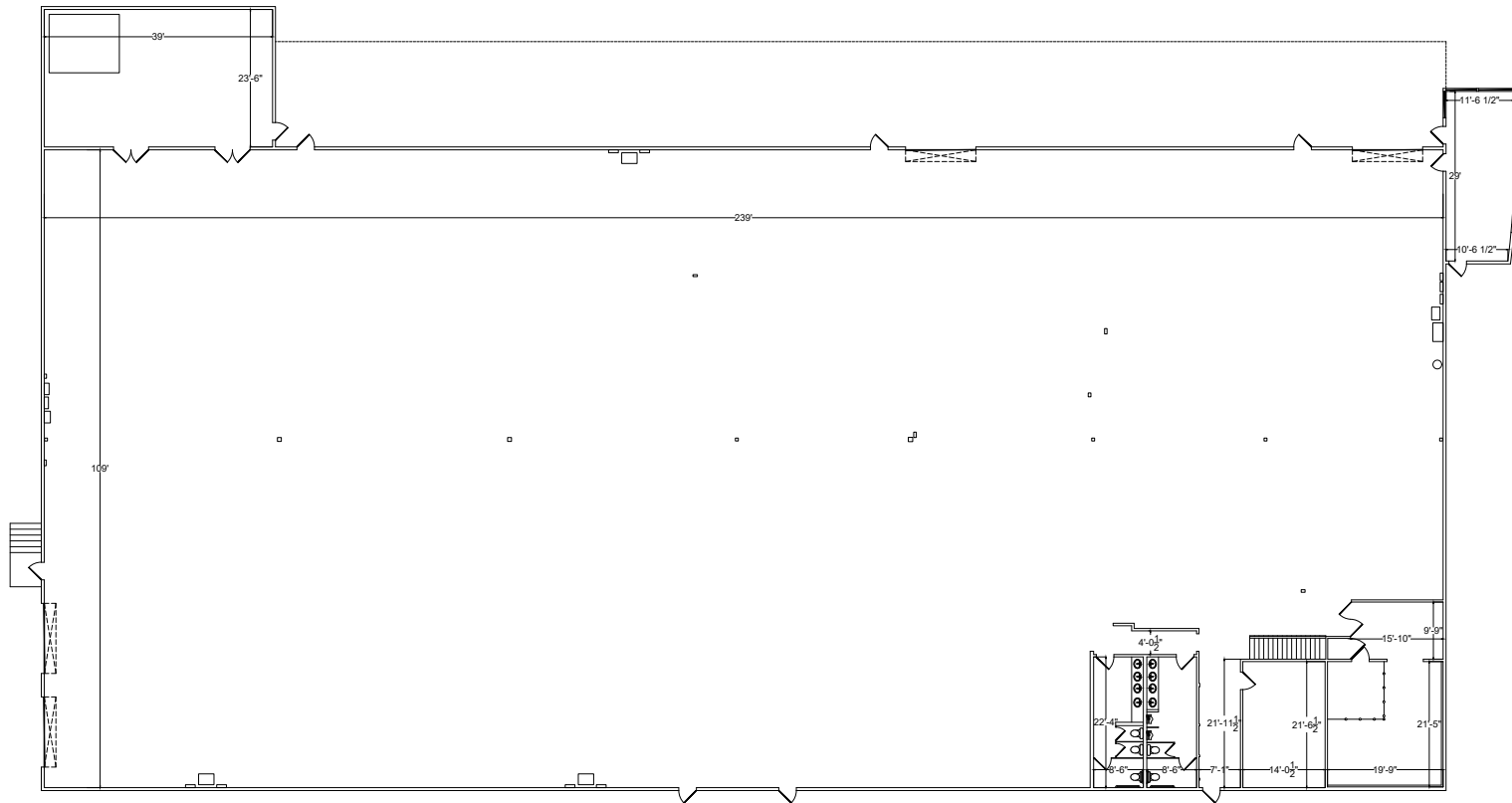
- Excellent access to I-25
- Fenced yard for storage or truck parking
- Two Dock High Doors
- Two Drive-in Doors
- 277-480v 3 phase power
- Zoning: NR-LM (Non-Residential Light Manufacturing)

Building Specifications

Type	Detail
Total Building SF	±31,622 SF
Office SF	±3,800 SF
Warehouse SF	±27,822 SF
# of Dock Doors	2 (10'x10')
# of Drive-In Doors	2 (18'x12' and 12'x12')
Zoning	NR-LM (Non-Residential-Light Manufacturing)
HubZone Qualified	No
Clear Height	19' low 20'7" high
Electrical	277 Amp 480 Volt, 3 Phase
Column Spacing	Ranges 28' - 39'
Lighting	LED
Internet	Available
Lot Size	±3.27 Acres
Total Building Size	±31,622 SF
Year Built	2000
Submarket	North I-25



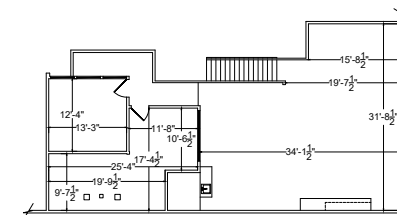
Floor Plan



MAIN LEVEL

NOTES

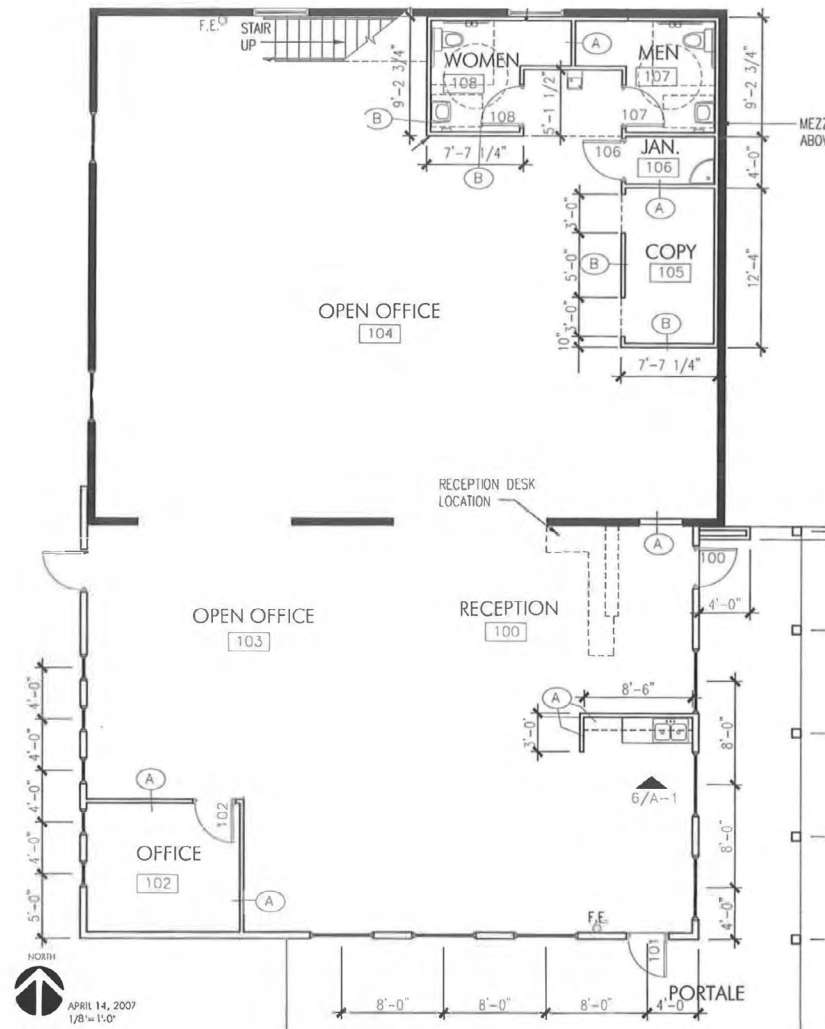
1. THIS DRAWING WAS RECREATED FROM A PROVIDED HARD COPY SO SOME OF THE DIMENSIONS MAY VARY.



MEZZANINE



Office Floor Plan

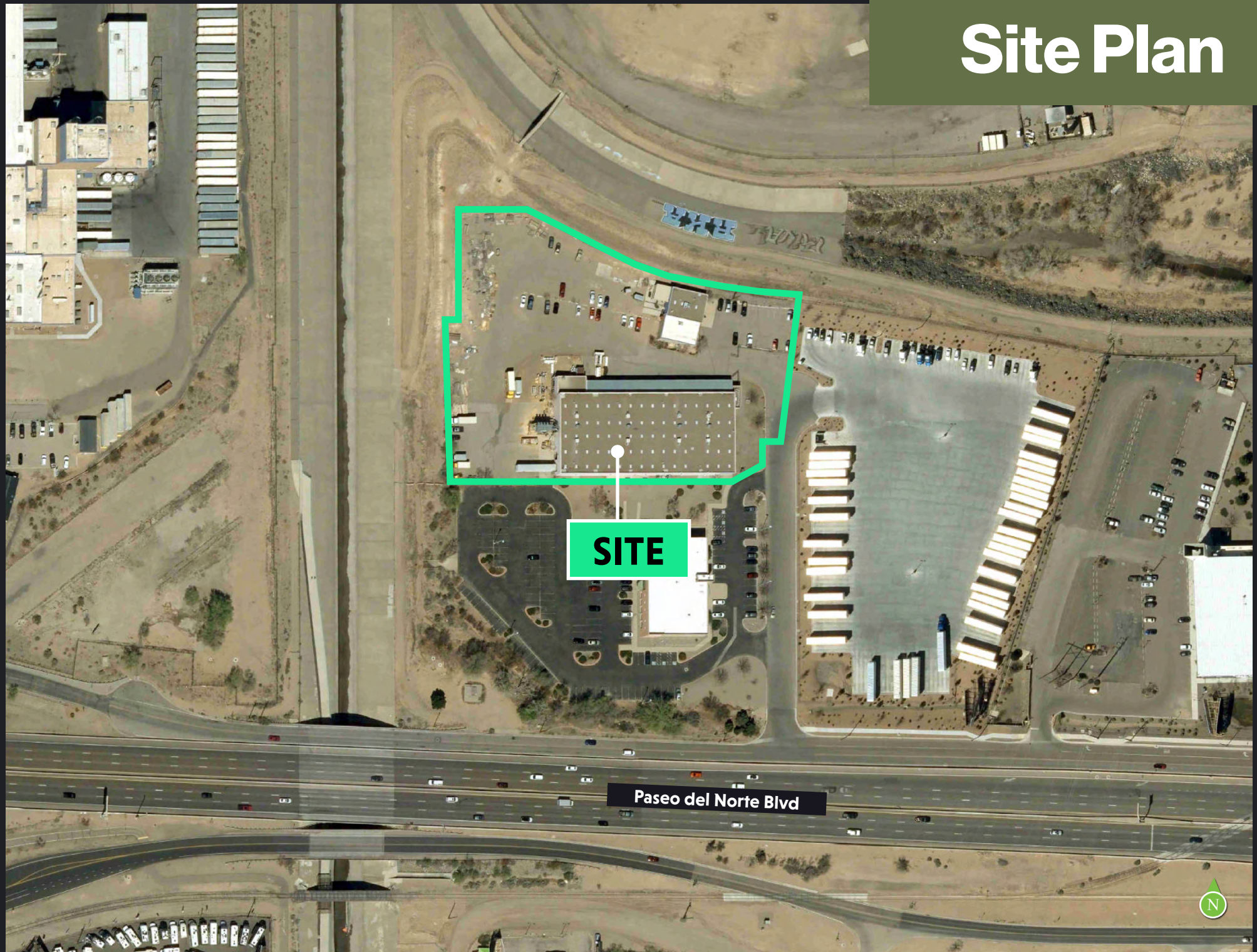


Access to I-25





Site Plan

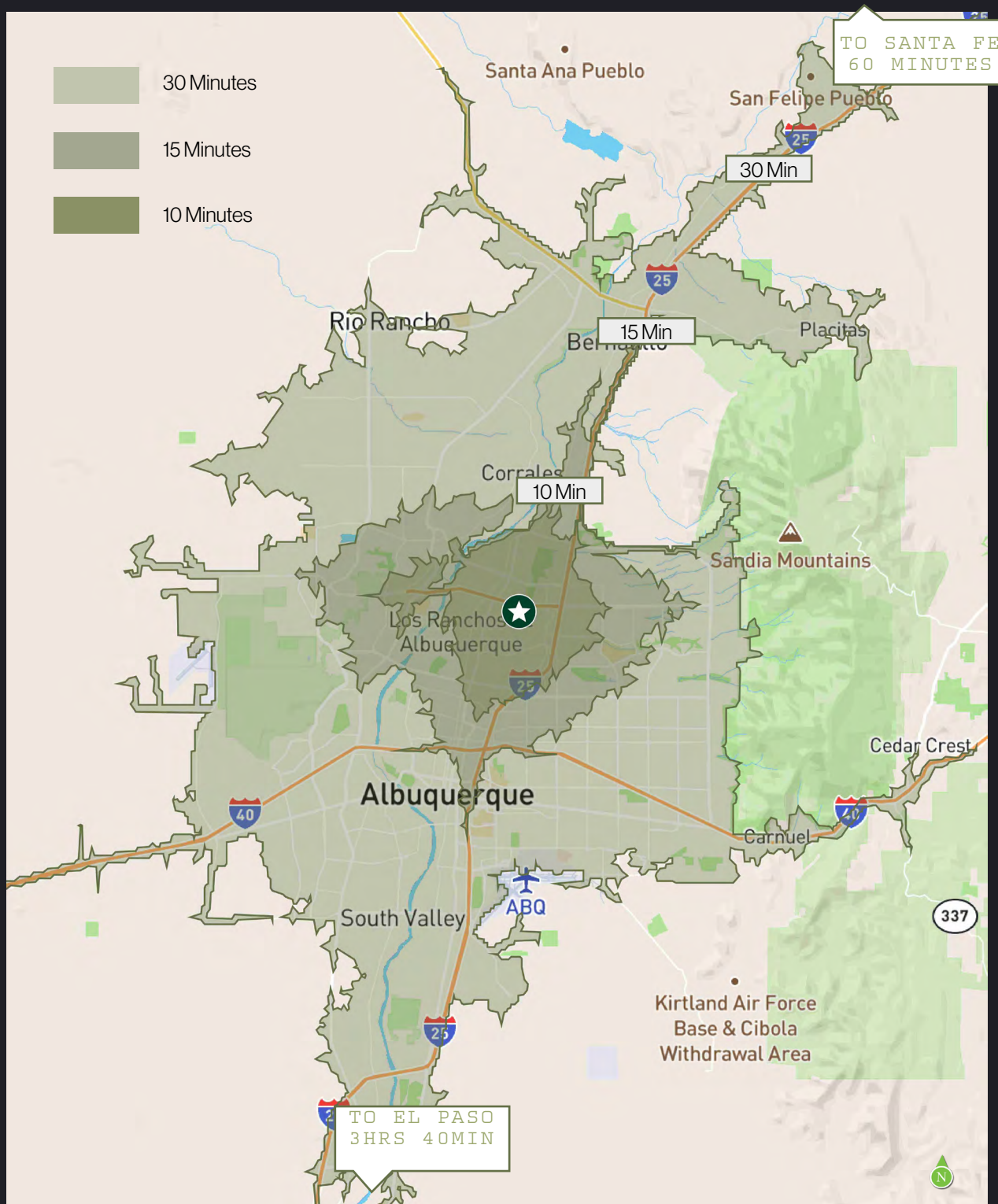




Paseo del Norte Blvd

SITE





Drive Time Map

INTERSTATE I-25

4 Minutes

BIG I INTERCHANGE
I-25 / I-40

13 Minutes

ABQ INTERNATIONAL
AIRPORT & KIRTLAND AFB

19 Minutes

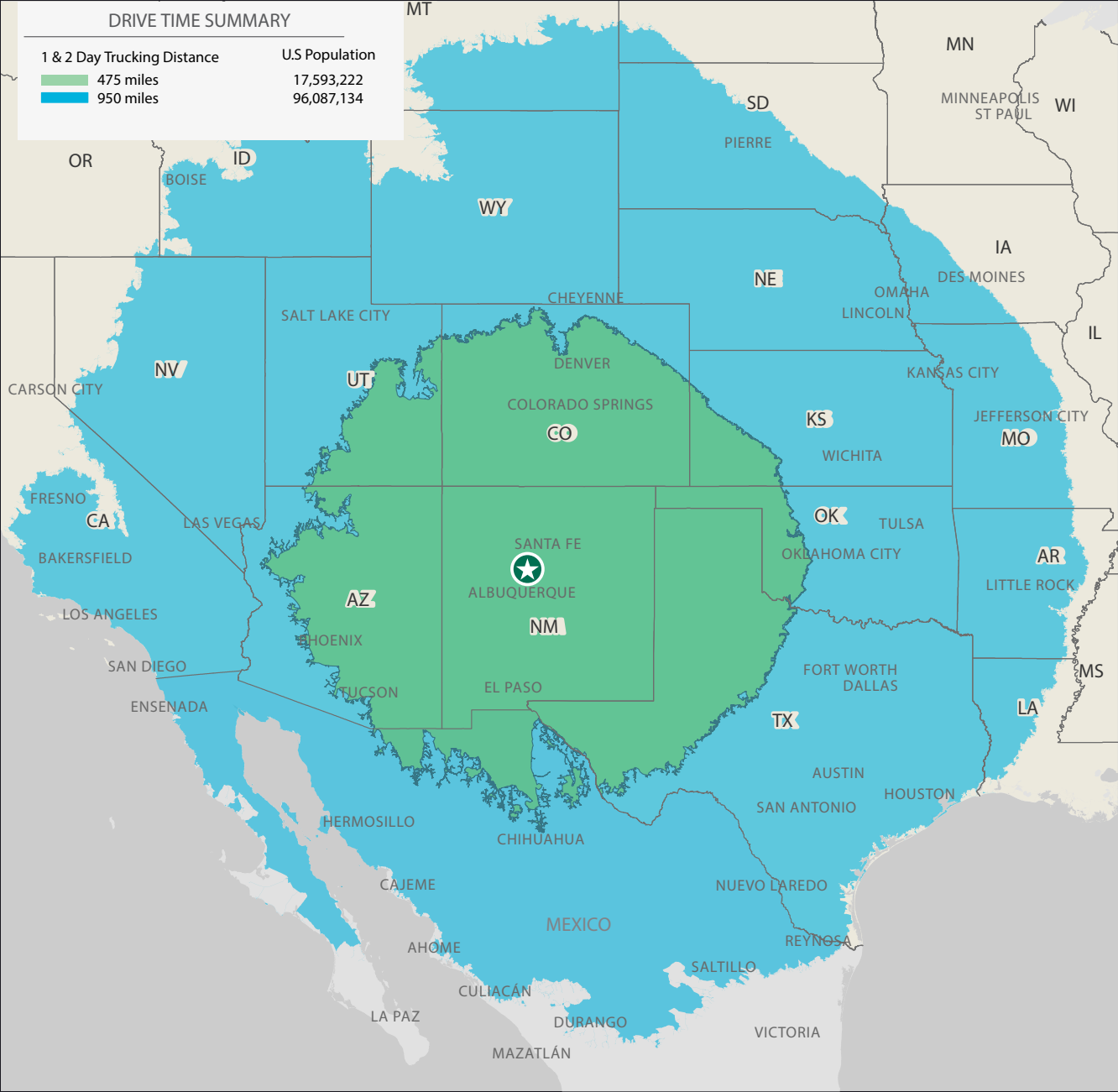
EL PASO, TX

3 hours and 40 minutes

SANTA FE, NM

60 Minutes

Truck Service Drive Time



One-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
El Paso, TX	266	3 hr 50 min
Amarillo, TX	288	4 hr 16 min
Colorado Springs, CO	378	5 hr 29 min
Phoenix, AZ	419	6 hr 31 min
Denver, CO	448	6 hr 33 min
Tucson, AZ	449	6 hr 36 min

Two-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
Las Vegas, NV	576	8 hr 34 min
Dallas, TX	649	9 hr 46 min
Salt Lake City, UT	667	9 hr 55 min
Los Angeles, CA	787	11 hr 53 min
San Diego, CA	772	12 hr 9 min
Little Rock, AR	882	13 hr 9 min
Houston, TX	841	13 hr 12 min



3711 PASEO DEL NORTE
ALBUQUERQUE, NM



Freestanding Industrial Building

**±31,622 SF on 3.27 Acres
For Lease**

Brecken Mallette, SIOR

Vice President

+1505 837 4914

brecken.mallette@cbre.com

Jim Smith, CCIM, SIOR

First Vice President

+1505 837 4923

jsmith@cbre.com

Minority Owner/Broker

Cindy Campos

Associate

+1505 837 4969

cindy.campos@cbre.com

CBRE

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

+1505 837 4999

www.cbre.com/abq

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.