

Freestanding Industrial Building

±31,622 SF on 3.27 Acres
For Lease

3711 PASEO DEL NORTE NE
ALBUQUERQUE, NM



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CBRE

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

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CBRE



Property Overview

Available

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

Lease Rate

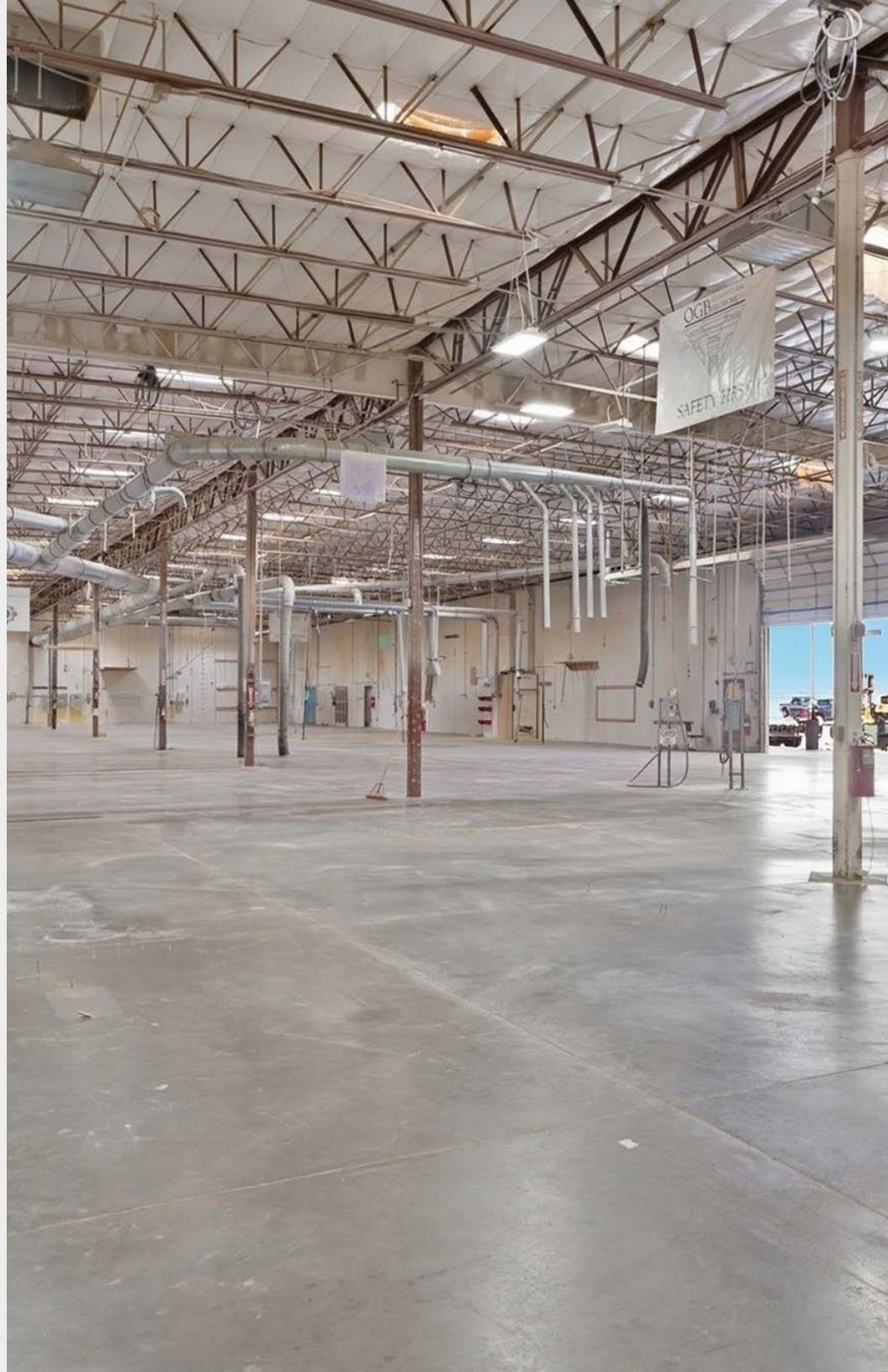
- \$12.50/SF/Yr NNN

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)

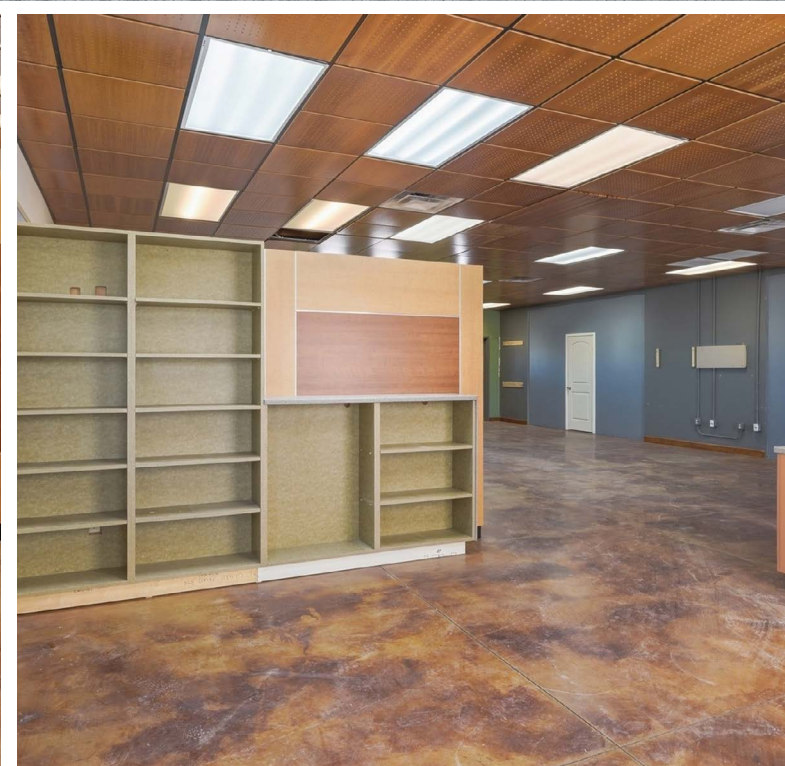
Building Specifications

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

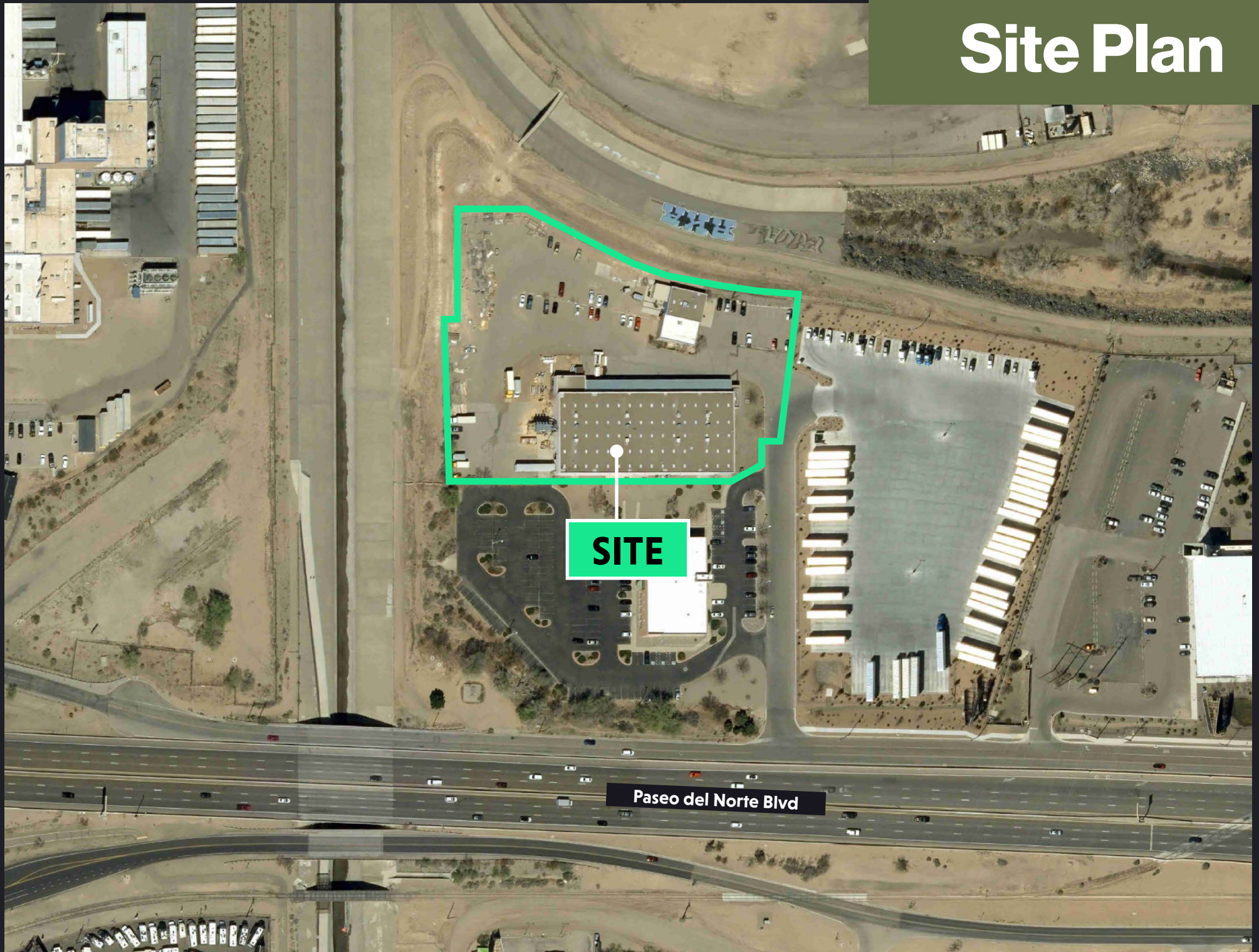


Access to I-25





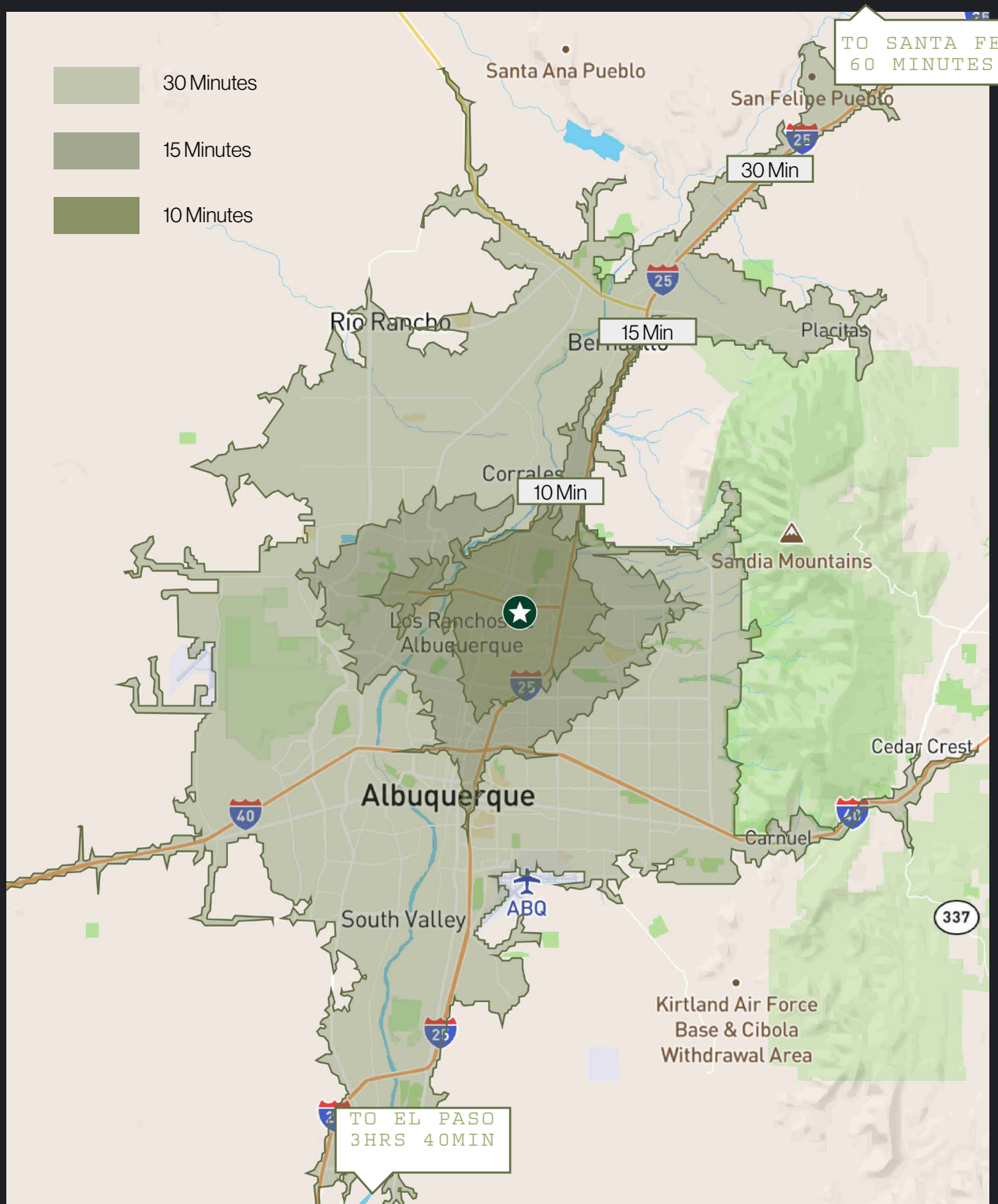
Site Plan



An aerial photograph of an industrial and commercial area. A large, irregularly shaped plot of land is outlined in green. This plot contains a large, single-story industrial building with a flat roof and several smaller structures. To the left of the green-outlined area is a large, mostly empty parking lot. To the right is a wide, dry canal or drainage ditch. Above the green-outlined area is a multi-lane highway with a bridge crossing over it. The background shows a vast urban landscape with numerous buildings and parking lots, extending to a range of mountains under a clear blue sky.

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

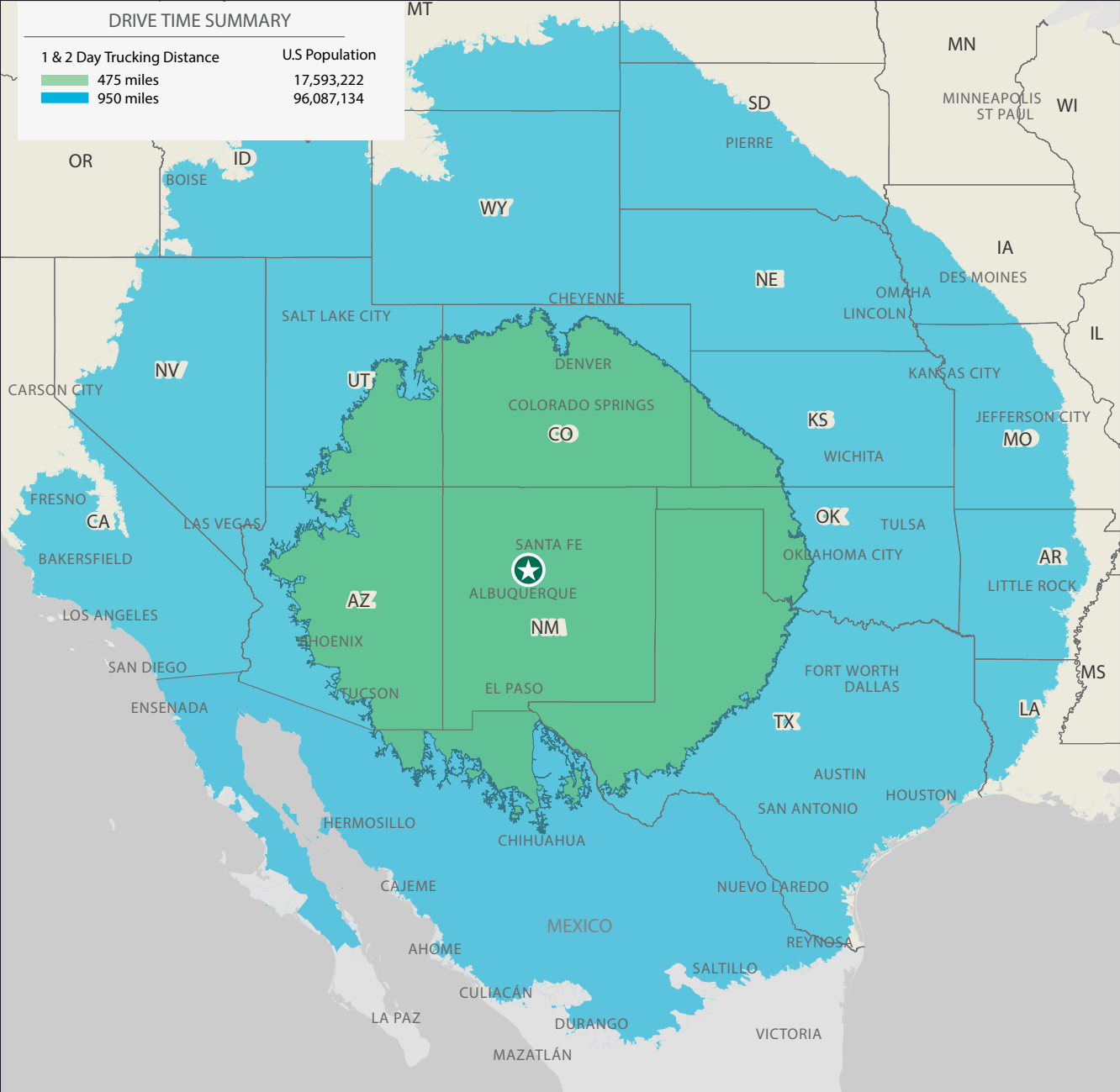
EL PASO, TX

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



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