

FOR LEASE

- Class A Industrial Distribution Building
- South I-25 Corridor
- Experienced Local Developer - Ready for Tenant Improvements



3750 PRINCE ST SE

ALBUQUERQUE, NM

CBRE

FIRST GENERATION INDUSTRIAL SPACE

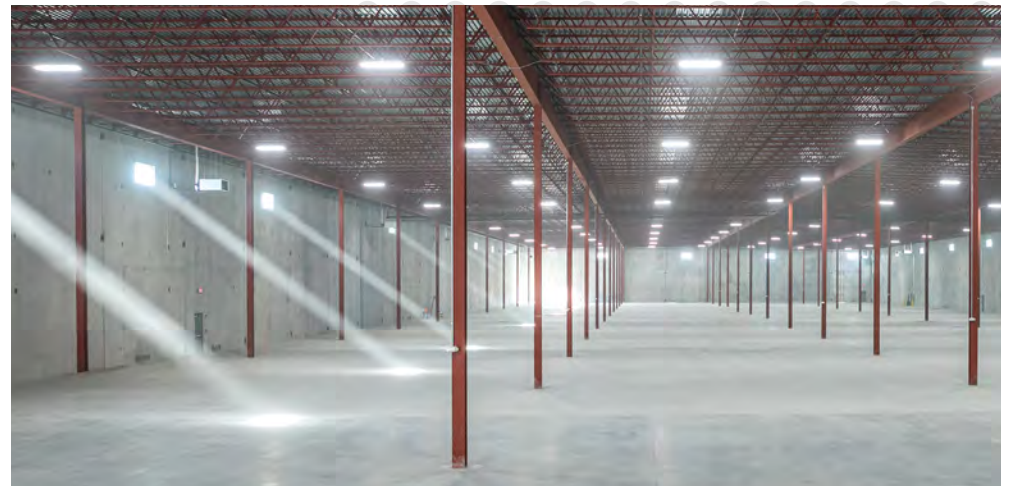
AVAILABLE

Class A Distribution Warehouse

- 22,782± SF available
- Lease Rate: Contact Broker

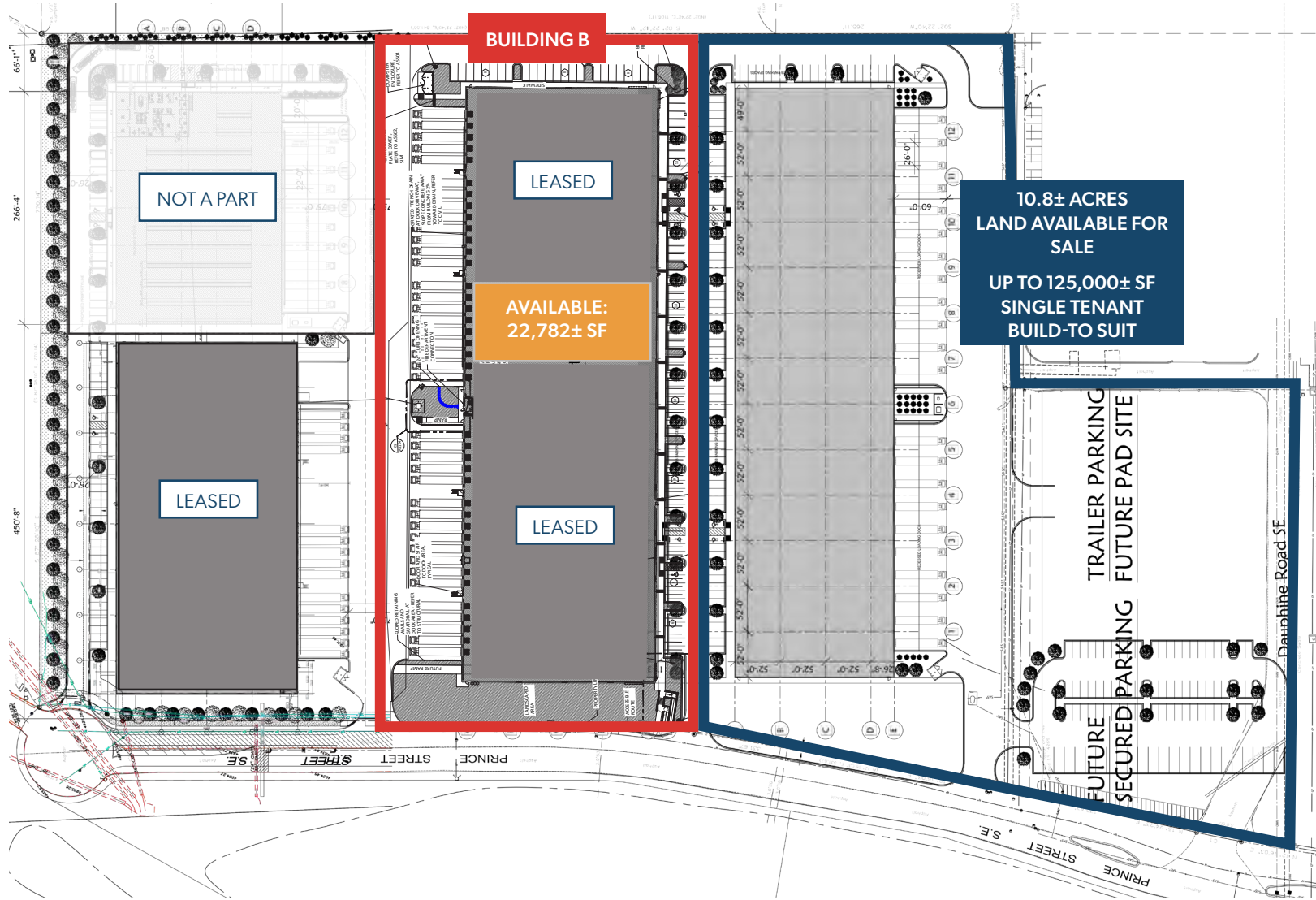
PROPERTY HIGHLIGHTS

- Located on the East side of Prince St. just North of Rio Bravo Blvd
- Easy access to I-25
- 11 minutes to Albuquerque International Airport
- 32' clear ceiling height
- 52' x 52' column spacing
- Drive-in doors - Build to Suit
- Dock high doors: up to seven - Build to Suit

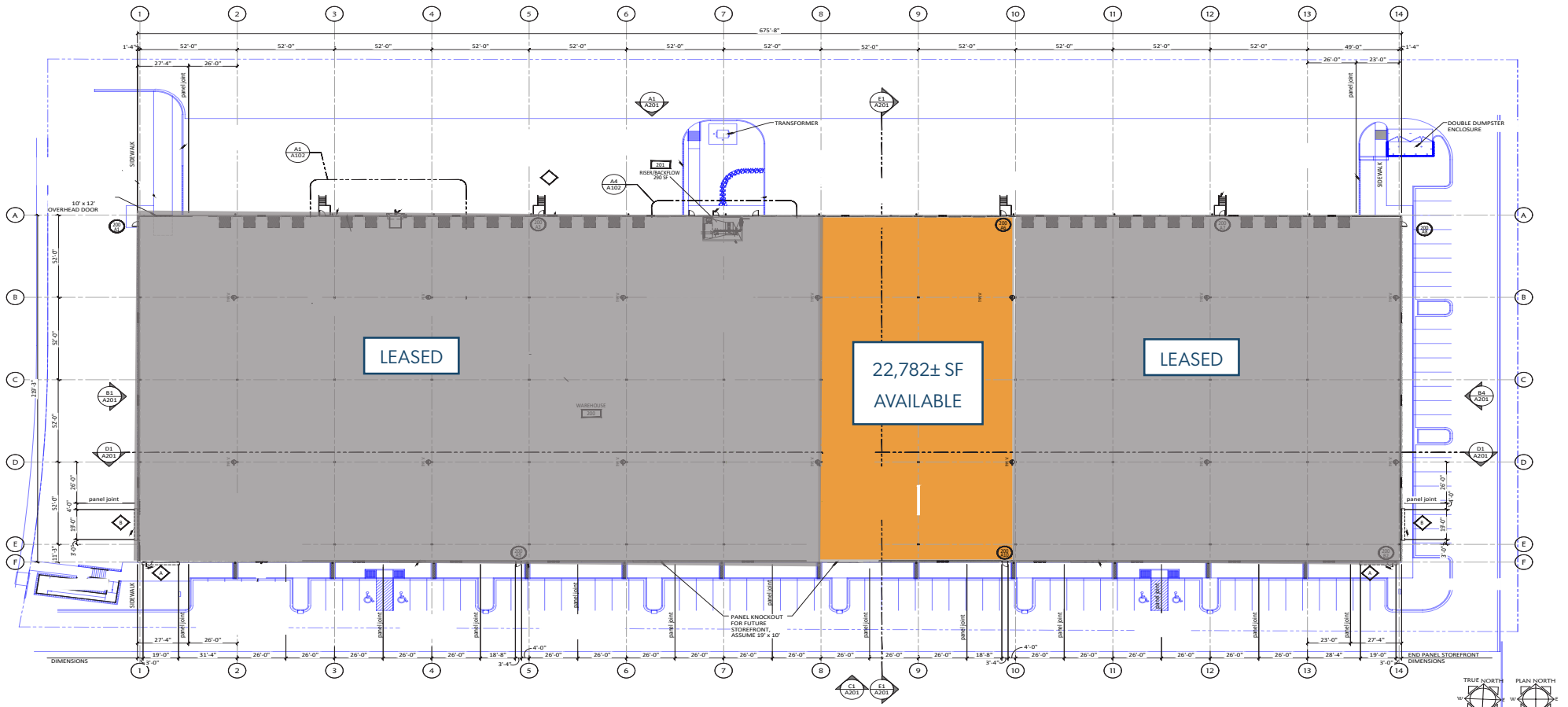


- Concrete tilt-up construction
- ESFR Fire Sprinklers
- Power: 800 A, 3 Phase, 277/480 V
- M-2, Heavy Industrial, Bernalillo County
- Additional 10.8± acres available adjacent to property

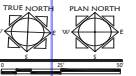
SITE PLAN



FLOOR PLAN



A1 FLOOR PLAN ~ 148,140 GSF
1" = 20'-0"



AREA AMENITIES

N
NOT TO SCALE



INTERSTATE
40

NM THE UNIVERSITY OF
NEW MEXICO

LOBO
VILLAGE

Bernalillo County Animal
Care & Resource Center

BNSF
RAILWAY

THE COFFEEHOUSE
C

Dayita

RIO GRANDE

MANHEIM
Auctions

3750
PRINCE ST

US.
FOODS

NM THE UNIVERSITY OF
NEW MEXICO
GOLF COURSE

SECOND STREET

H&E
EQUIPMENT
SERVICES

J&B

PRINCE STREET

W&W
EQUIPMENT

INTERSTATE
25

D.R.B. ELECTRIC

FRANKS
BUILDING SUPPLY

GIANT

LKQ
GM Recycled * Aftermarket by KeyStone

PRINCE
REEVES STATION

NextCare
URGENT CARE

VCA
Animal Hospitals

RIO GRANDE
- CREDIT UNION -

VALERO

RIO BRAVO BLVD

MAVERIK

WAGNER CAT
UNDER CONSTRUCTION

abc
ADMIRAL
BEVERAGE
CORPORATION

BROADWAY BLVD

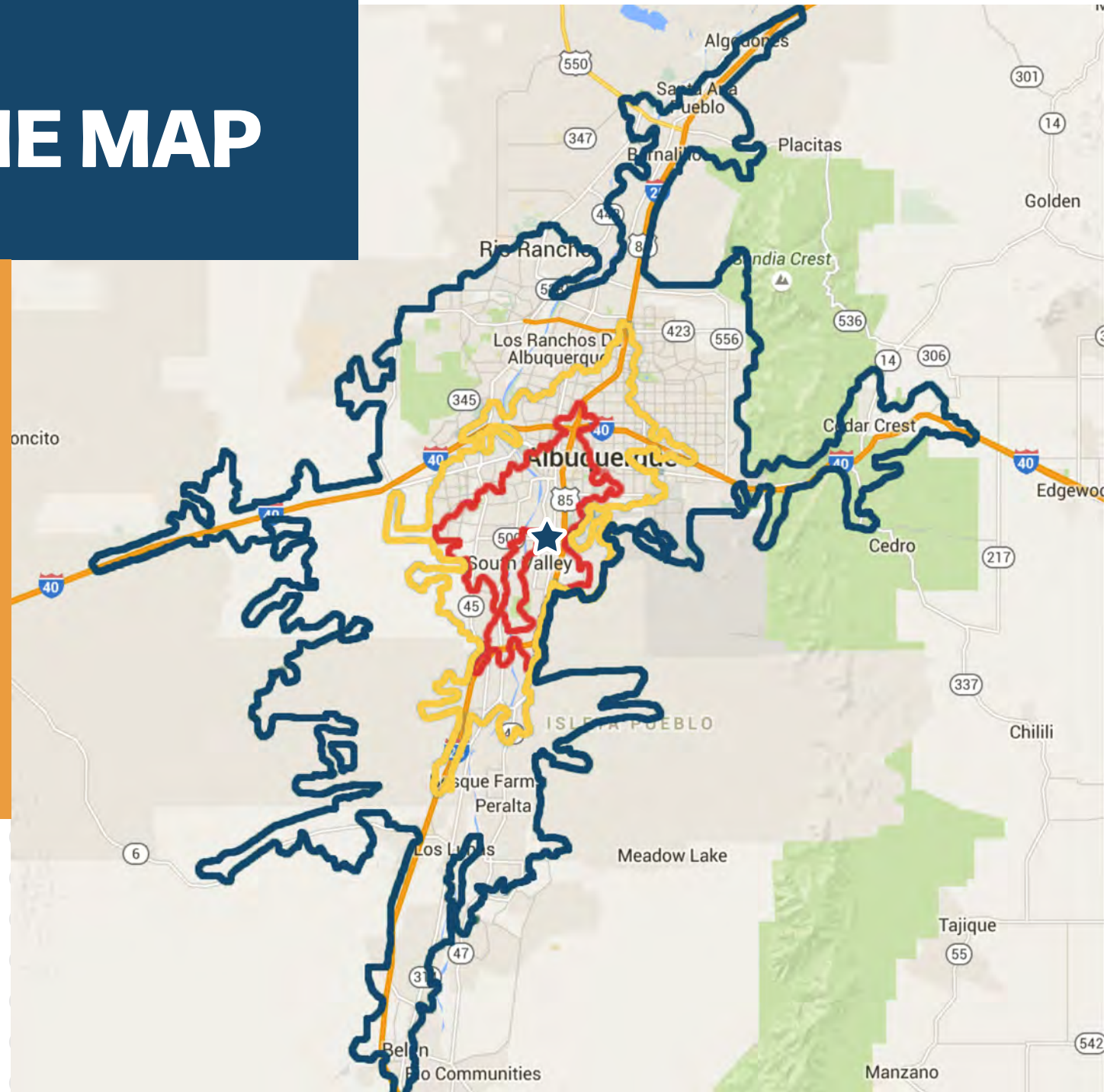
LOCAL DRIVE-TIME MAP

LEGEND

- 10 Minute Drive Time
- 15 Minute Drive Time
- 30 Minute Drive Time

TRAFFIC COUNTS (2019)

80,500 VPD - I-25 at Rio Bravo Blvd
30,400 VPD - Prince/Rio Bravo



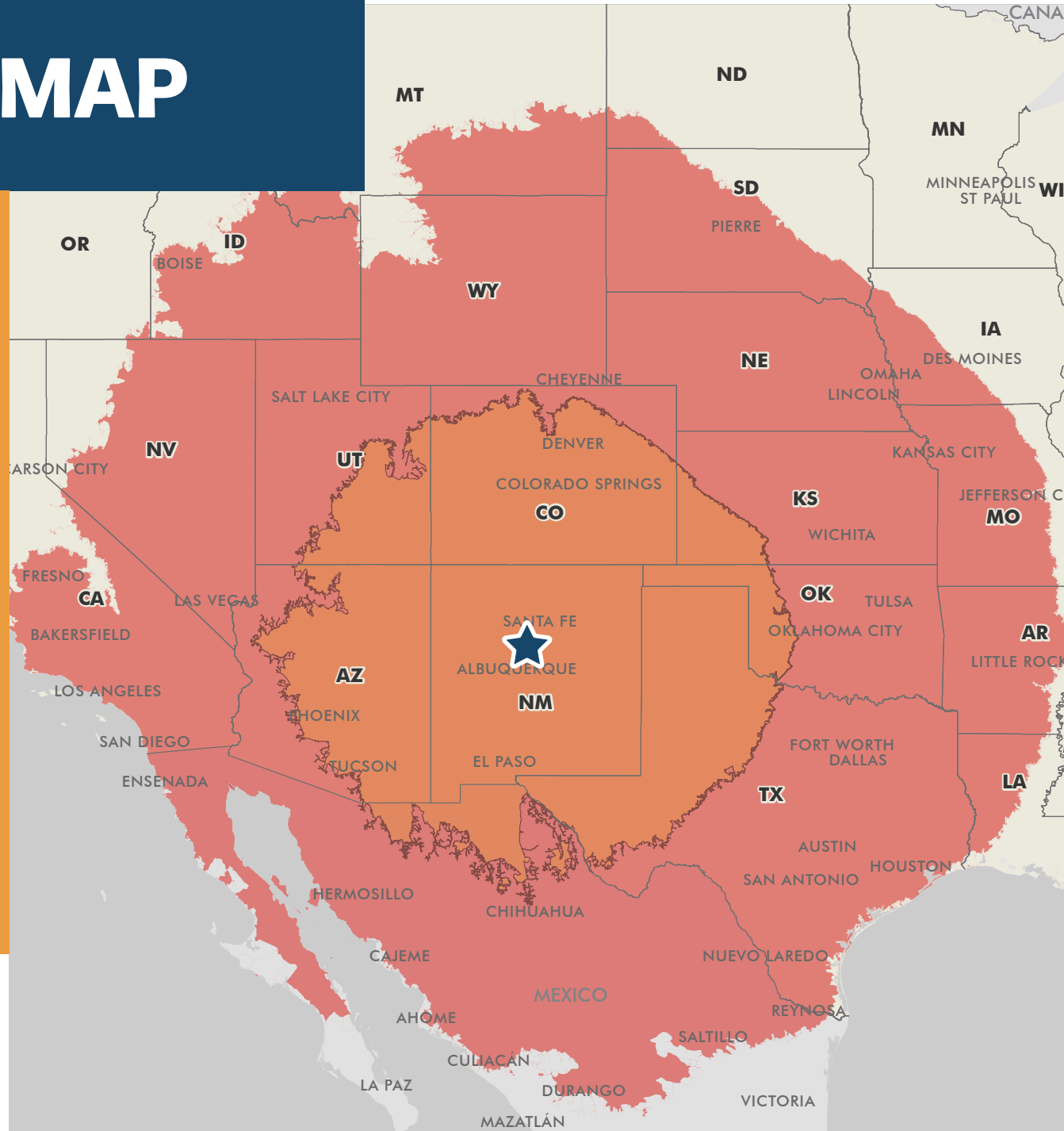
REGIONAL DRIVE-TIME MAP

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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ALBUQUERQUE, NM



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