COMANCHE BUSINESS CENTER

OFFICE/WAREHOUSE/FLEX SPACE FOR LEASE

2420 Comanche Rd. NE, C-6 & H-1, Albuquerque, NM 87107

ROGER COX
AND ASSOCIATES
PROPERTY MANAGEMENT, LLC

Contact:

Brian Anderson, CCIM
O (505) 268-2800 M (505) 379-6030
brian@roger-cox.com

COMANCHE BUSINESS CENTER

BUILDING SIZE	131,764± SF
ZONING	NR-LM, Light Manufacturing
LEASE TYPE	Modified Gross Plus Gas, Electric & Janitorial

COMMENTS

- Class A Business Park
- Fully Sprinklered
- Comcast High-Speed Fiber to Site
- Immediate Access to Interstate 25
- Centrally Located

AVAILABLE SPACE

SUITE	TOTAL SF	OFFICE	WAREHOUSE	MODIFIED GROSS MONTHLY RENT	RATE	
H-1	3,815 SF	2,794 SF	1,021 SF	$4,292.00	$13.50/SF	March 1,2025
C-6	1,778 SF	1080 SF	698 SF	$2,074.00	$14.50/SF	June 1, 2025

www.roger-cox.com

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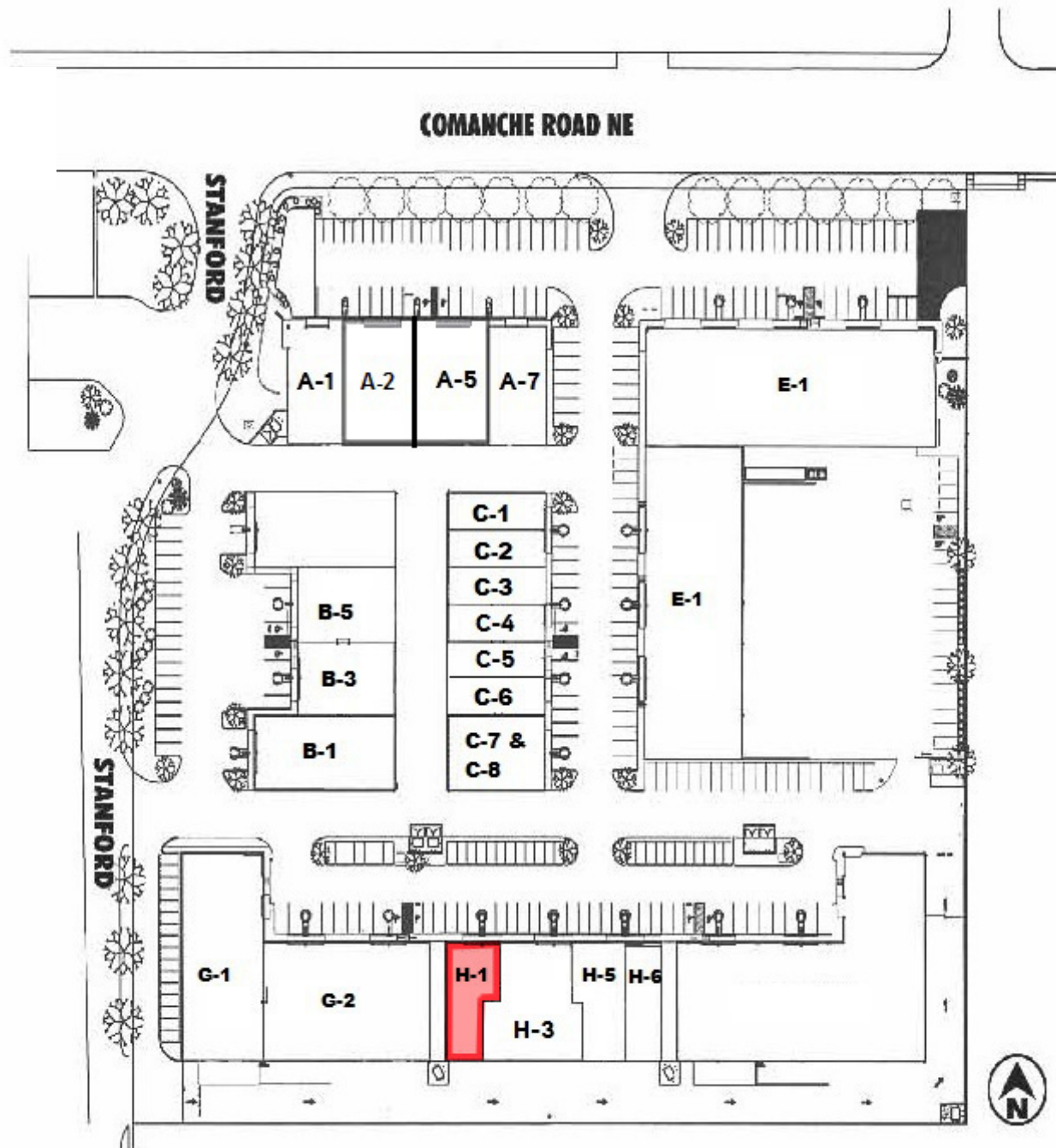brian@roger-cox.com

SITE PLAN

COMANCHE ROAD NE

STANFORD

A-1 A-2 A-5 A-7

D-1 D-2 D-3

B-7

C-1
C-2
C-3
C-4
C-5
C-6
C-7 & C-8

E-1

B-5

B-3

B-1

STANFORD

G-1

G-2

H-1

H-3

H-5 H-6

I

Parking

N

FLOOR PLAN

STORAGE

BREAK AREA

CONFERENCE ROOM

WAREHOUSE

MEN'S

UP

WOMEN'S

WORK AREA

RECEPTION

OFFICE

OFFICE

MAIN FLOOR

OFFICE

WORK AREA

OFFICE

DOWN

OFFICE

OPEN TO BELOW

STORAGE

UPPER LEVEL
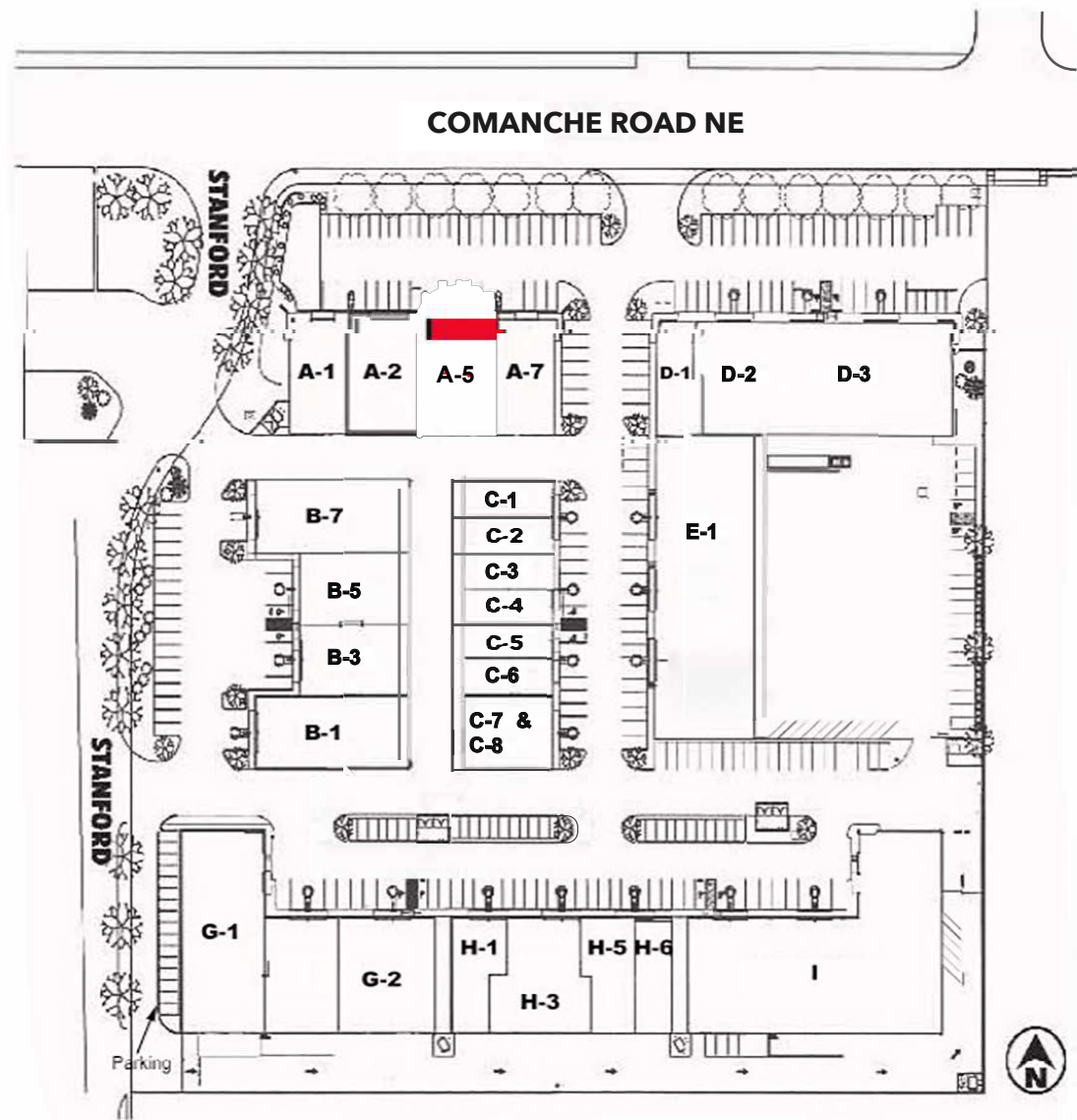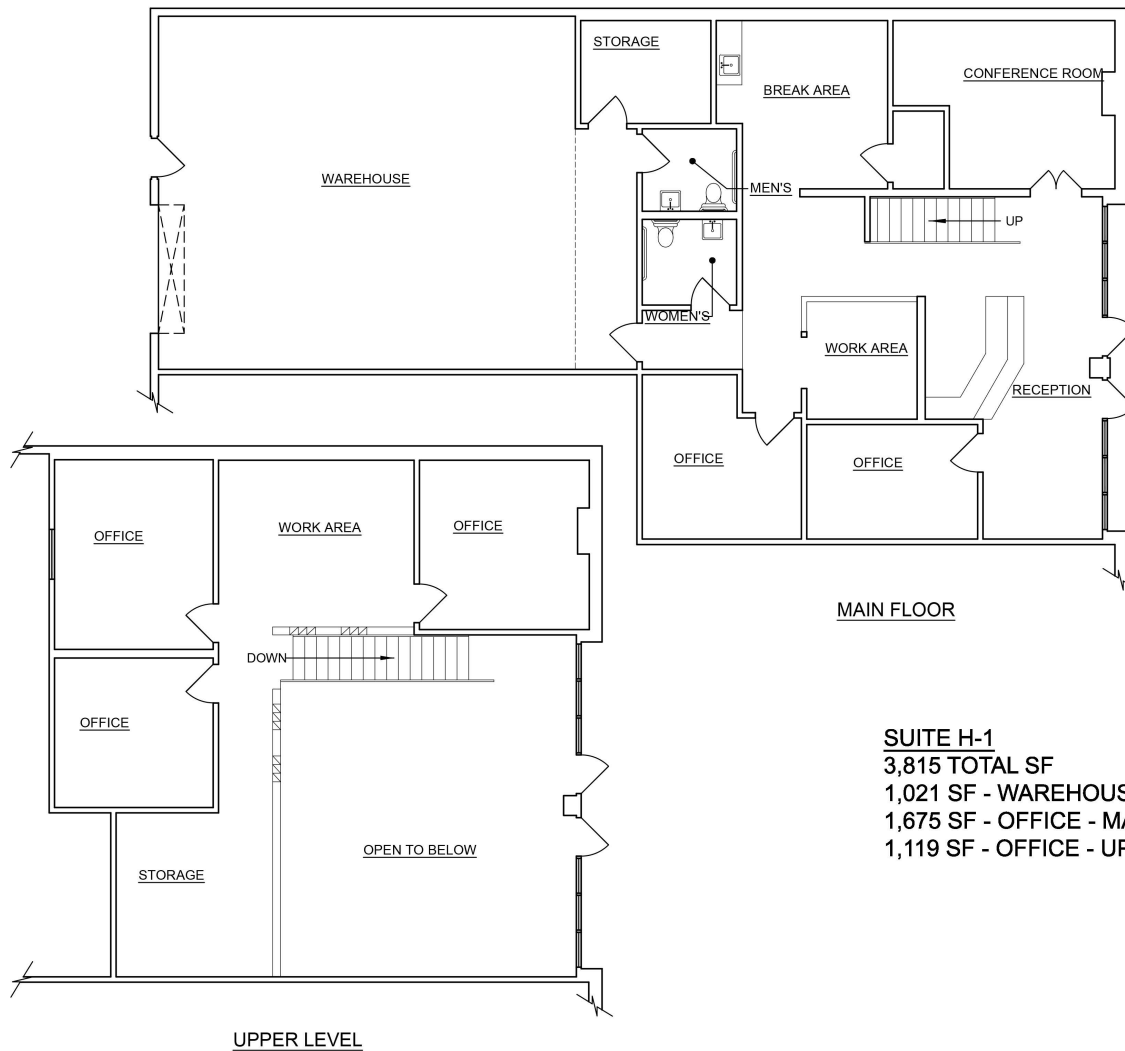
Suite H-1
3,815 sf
(2,794 SF OFFICE)
$4,292.00/mo

SUITE H-1
3,815 TOTAL SF
1,021 SF - WAREHOUSE
1,675 SF - OFFICE - MAIN FLOOR
1,119 SF - OFFICE - UPPER FLOOR

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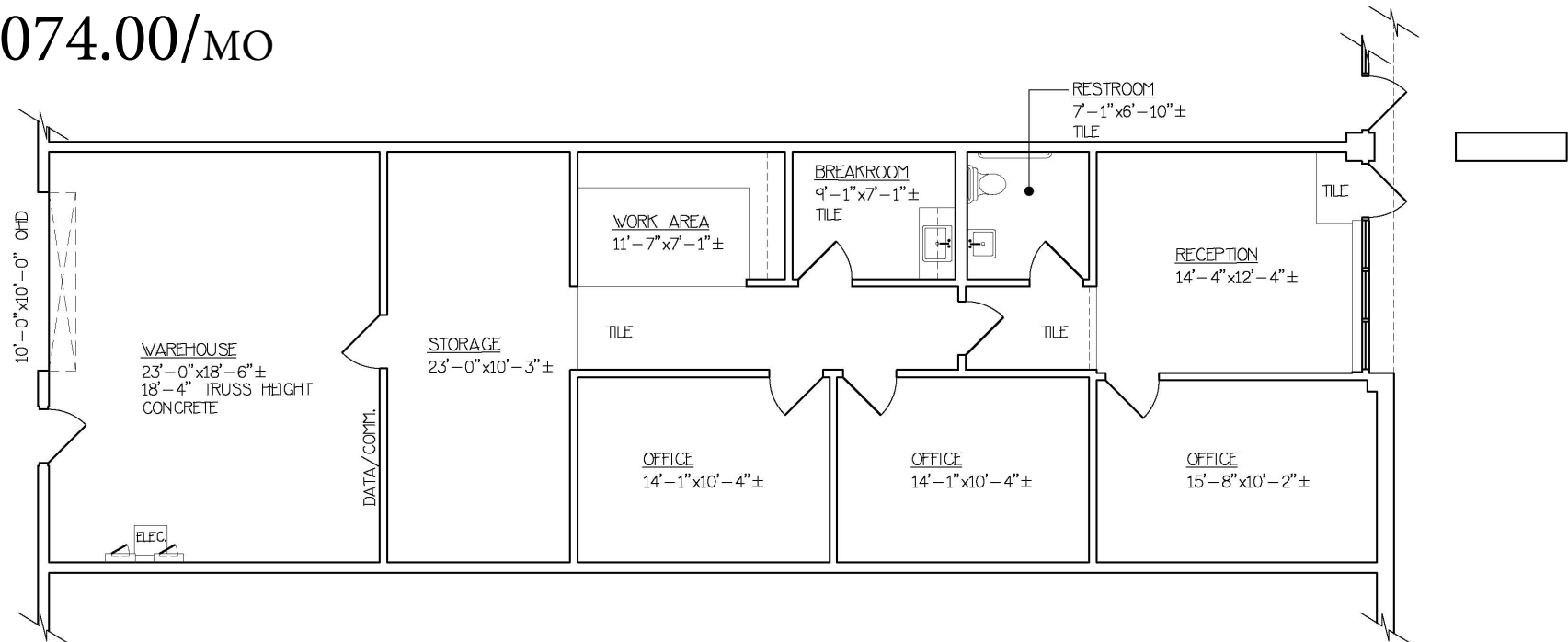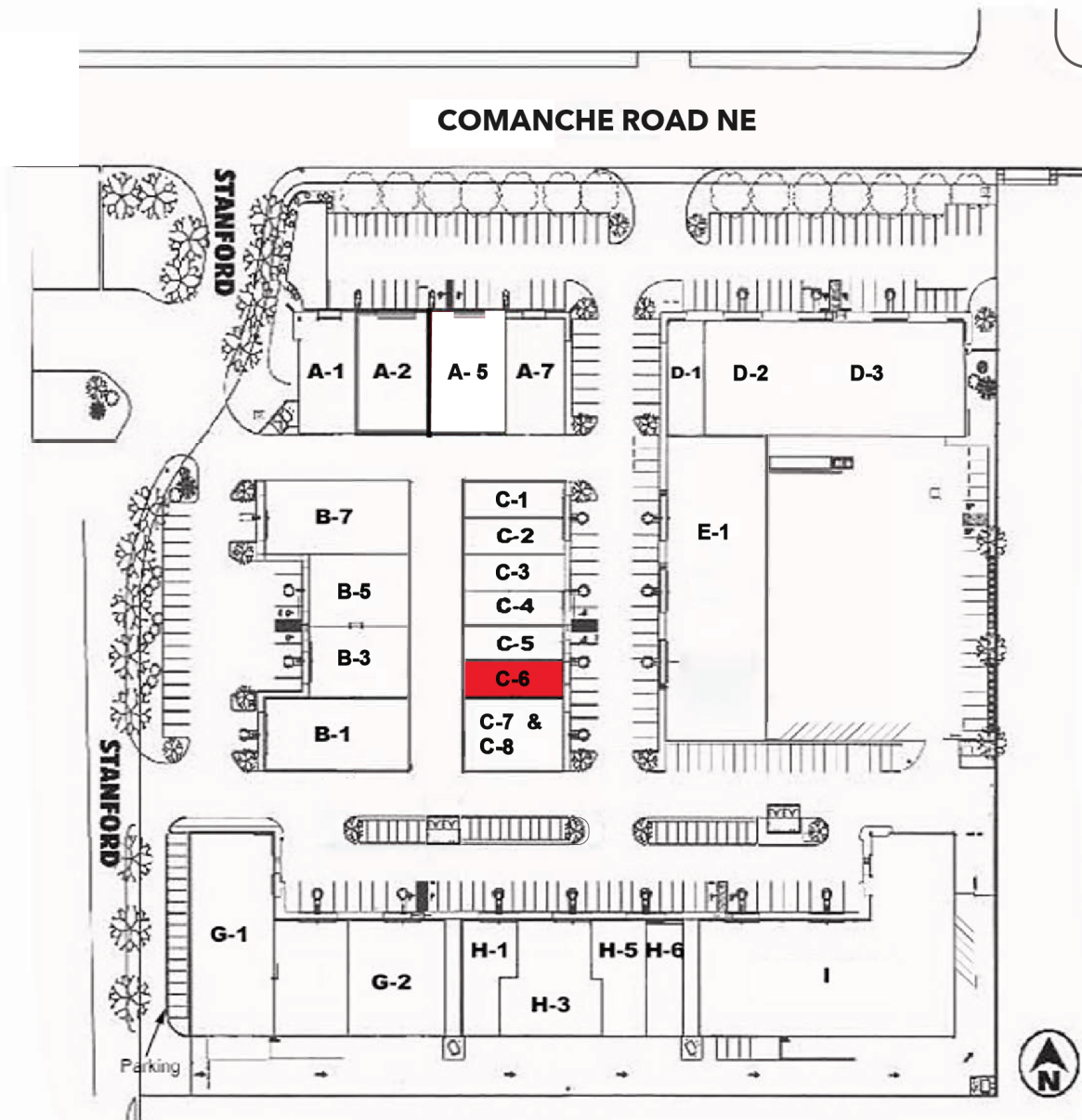brian@roger-cox.com

SITE PLAN

Suite C-6
1,778 sf
(1,080 SF OFFICE)
$2,074.00/mo

RESTROOM
7'-1"x6'-10"±
TILE

BREAKROOM
9'-1"x7'-1"±
TILE

WORK AREA
11'-7"x7'-1"±

TILE

RECEPTION
14'-4"x12'-4"±

10'-0"x10'-0" OHD

WAREHOUSE
23'-0"x18'-6"±
18'-4" TRUSS HEIGHT
CONCRETE

STORAGE
23'-0"x10'-3"±

TILE

TILE

DATA/COMM.

ELEC.

OFFICE
14'-1"x10'-4"±

OFFICE
14'-1"x10'-4"±

OFFICE
15'-8"x10'-2"±

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