

# COMANCHE BUSINESS CENTER

OFFICE/WAREHOUSE/FLEX SPACE FOR LEASE

2420 Comanche Rd. NE, A-5, C-6 & H-1, Albuquerque, NM 87107



**ROGER COX**  
AND ASSOCIATES  
PROPERTY MANAGEMENT, LLC

## Contact:

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[brian@roger-cox.com](mailto:brian@roger-cox.com)

# COMANCHE BUSINESS CENTER

**BUILDING SIZE**

131,764± SF

**ZONING**

NR-LM, Light Manufacturing

**LEASE TYPE**

Modified Gross Plus Gas, Electric &amp; 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<br>MONTHLY RENT | RATE       |               |
|-------|----------|----------|-----------|--------------------------------|------------|---------------|
| A-5   | 5,154 SF | 3,694 SF | 1,460 SF  | \$6,013.00                     | \$14.00/SF |               |
| 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  |

The information contained herein is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property.



[www.roger-cox.com](http://www.roger-cox.com)

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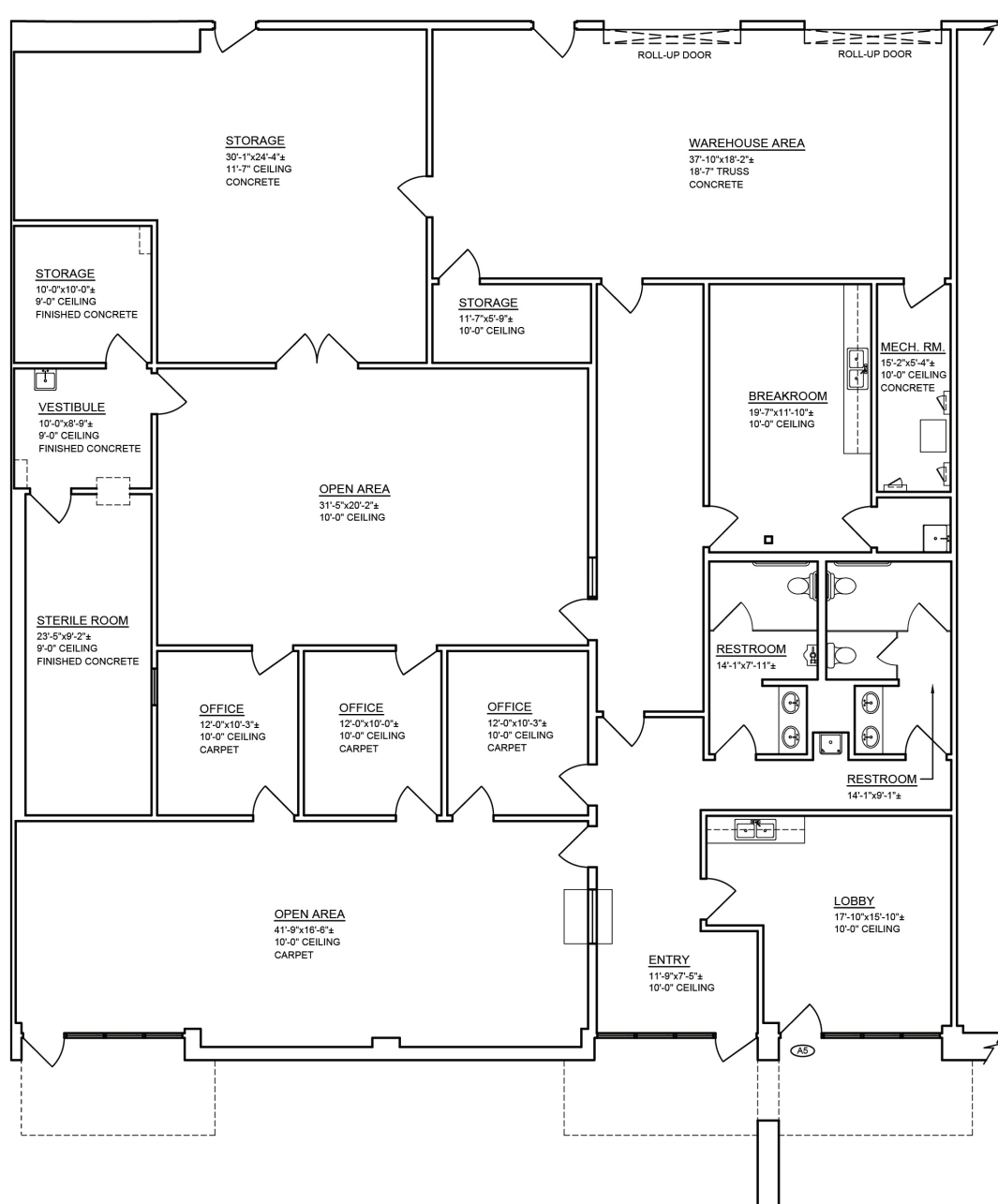
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# FLOOR PLAN

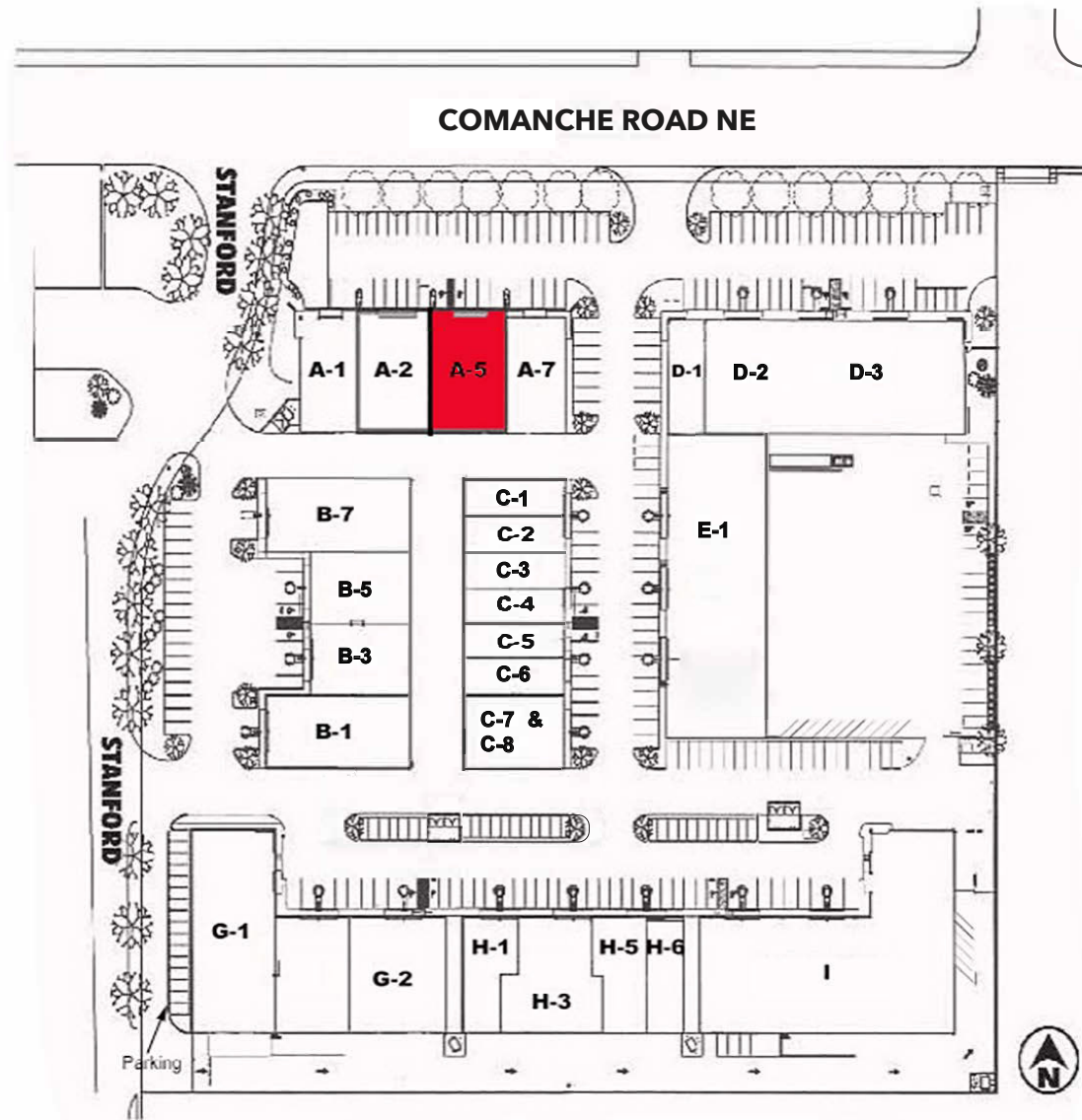


SUITE A-5  
5,154 SF  
\$6,013.00/MO.

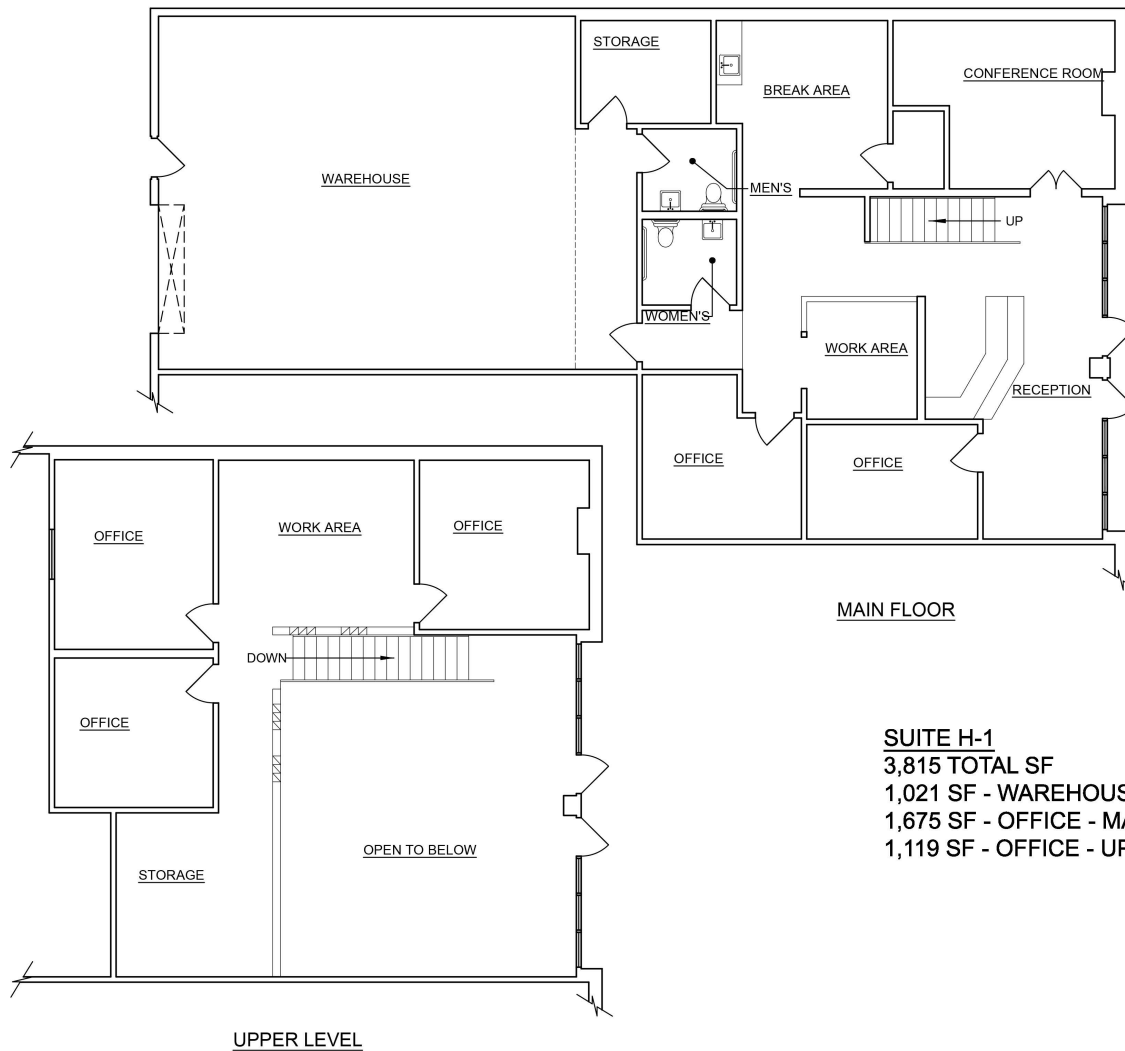
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# SITE PLAN



# FLOOR PLAN



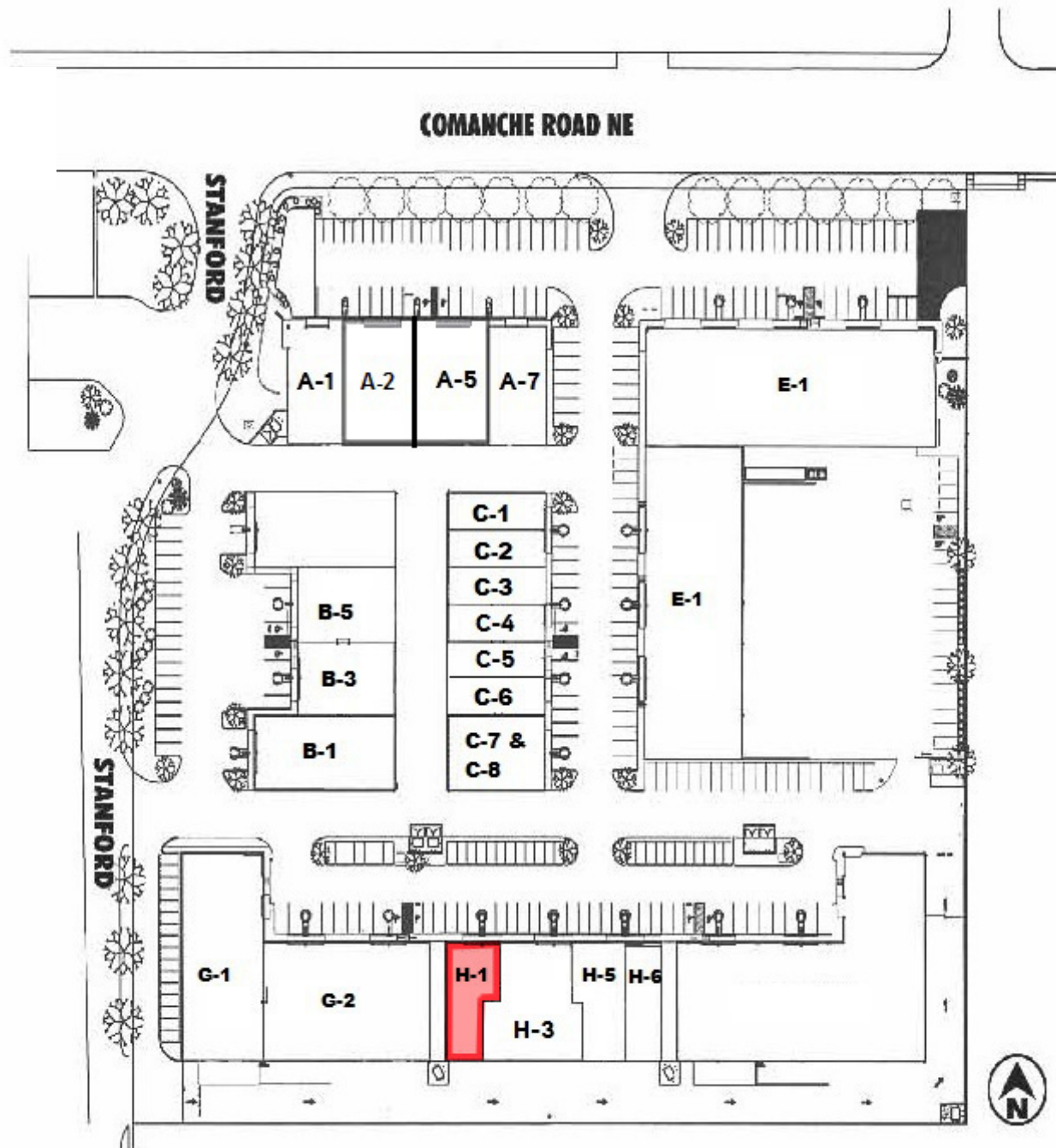
SUITE H-1  
3,815 SF  
(2,794 SF OFFICE)  
\$4,292.00/MO

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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# SITE PLAN





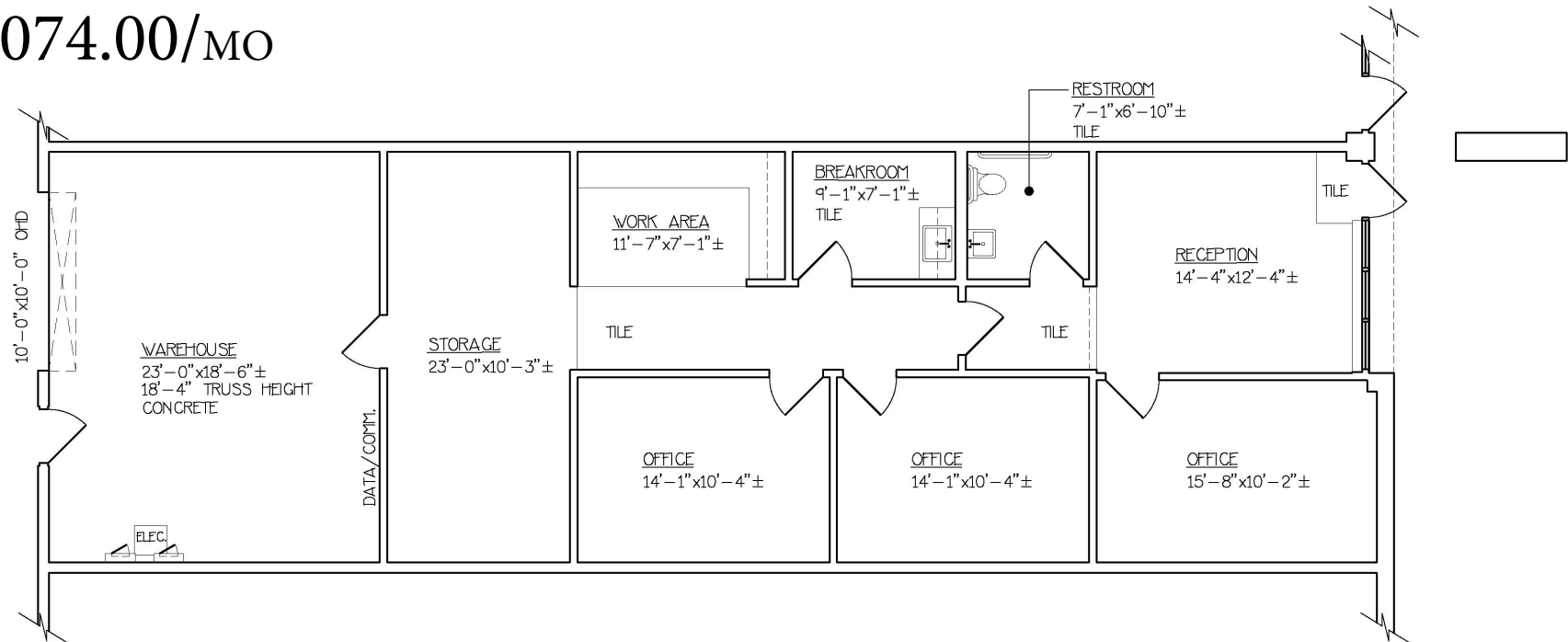
# FLOOR PLAN

SUITE C-6

1,778 SF

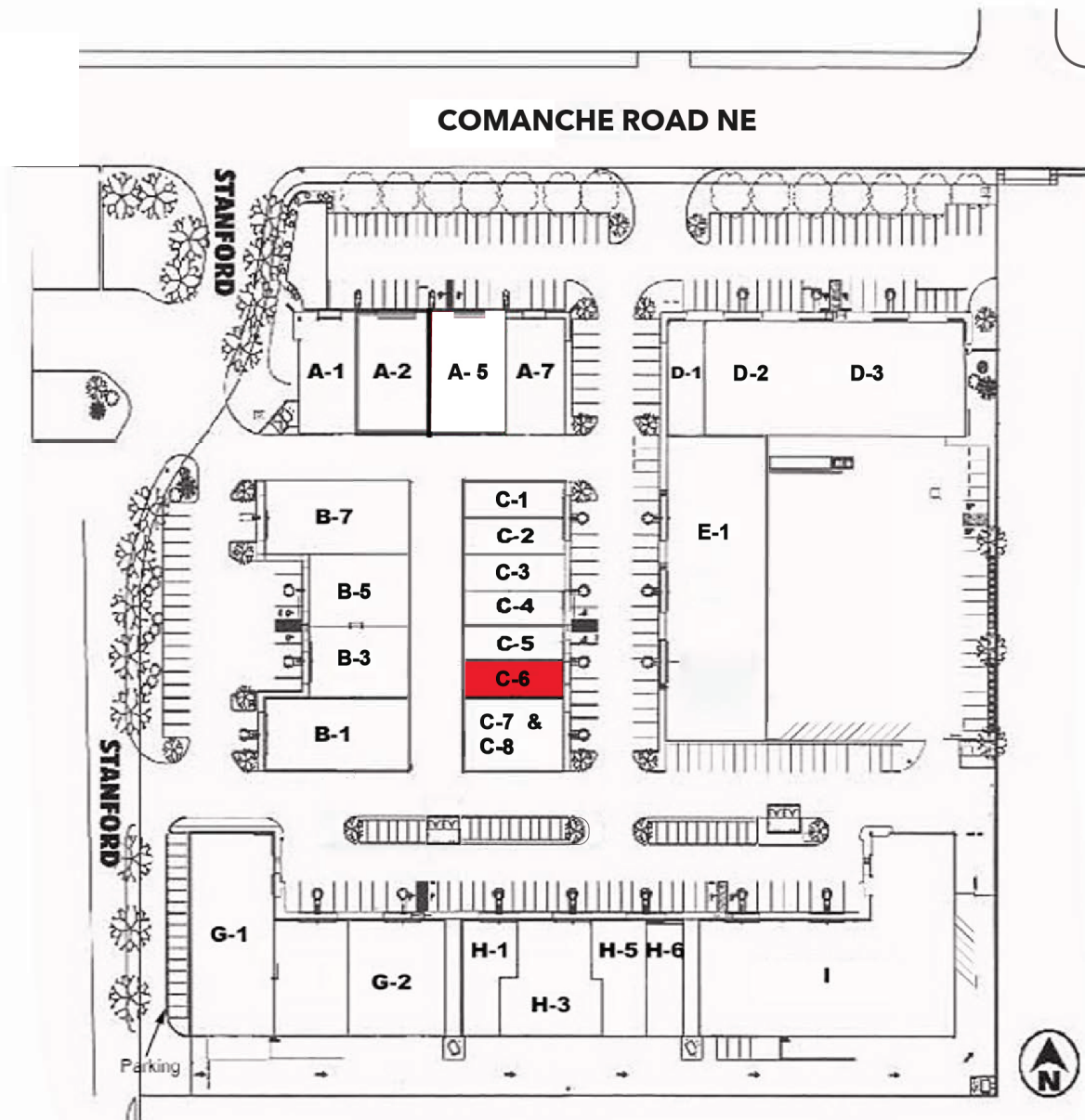
(1,080 SF OFFICE)

\$2,074.00/MO



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# SITE PLAN





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