

For Lease

Warehouse/Office Spaces

MUCH SOUGHT-AFTER CANDELARIA RD. INDUSTRIAL



**±5,000 & ±5,493 SF
Available**

2905 & 2913 Girard Blvd. NE | Albuquerque, NM 87107

NAI SunVista] **Got Space™**

Todd Strickland

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PROPERTY

LEASE RATE

\$12.00/SF + \$2.50/SF NNN

IDO ZONING [NR-LM](#) 

AVAILABLE

2905 Girard Blvd. NE (Available 8/1/2025)

Warehouse/Office Space: ±5,000 SF

Land: ±0.26 Acres

Rate: \$6,041.67/Mo. (Includes NNN)

- One office and restroom
- 2 - 10'x10' grade-level doors
- 11' ceiling heights
- 200-AMPS of 3-phase power
- Evaporative cooling and gas heat in warehouse
- TPO Roof

2913 Girard Blvd. NE (Available 11/1/2025)

Warehouse/Office Space: ±5,493 SF

Land: ±0.28 Acres

Rate: \$6,637.38/Mo. (Includes NNN)

- Two offices, restroom and break area
- 2 - 10'x10' grade-level doors
- 11' ceiling heights
- 200-AMPS of 3-phase power
- Evaporative cooling and gas heat in warehouse
- Tar & gravel roof

HIGHLIGHTS

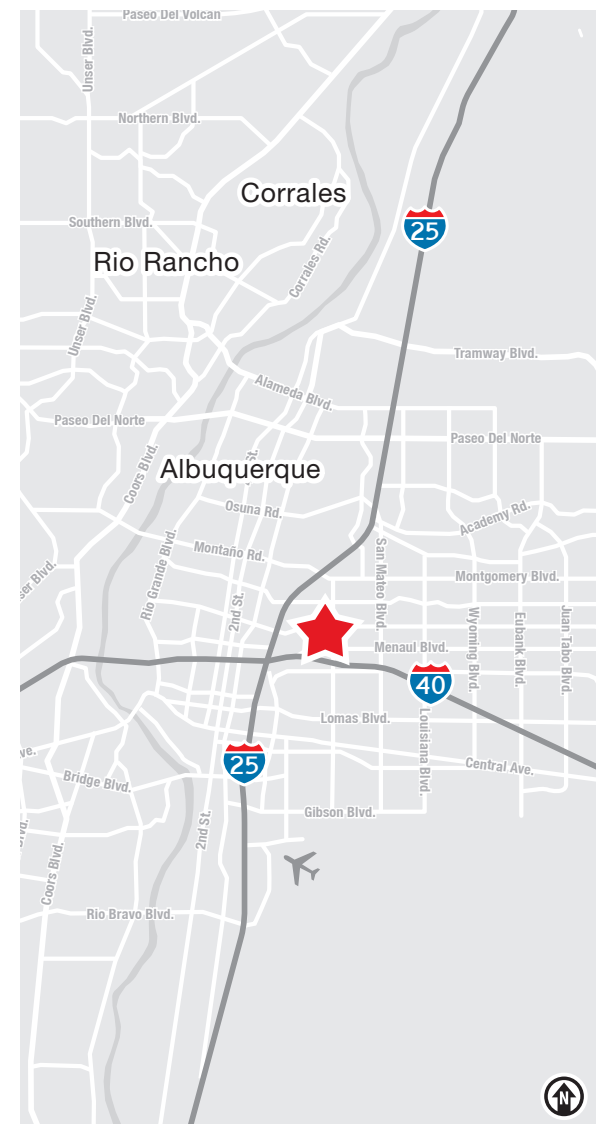
- CMU block construction
- Less than 5 minutes to I-25 & I-40
- .75 miles to I-25

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LOCATION



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NAISunVista

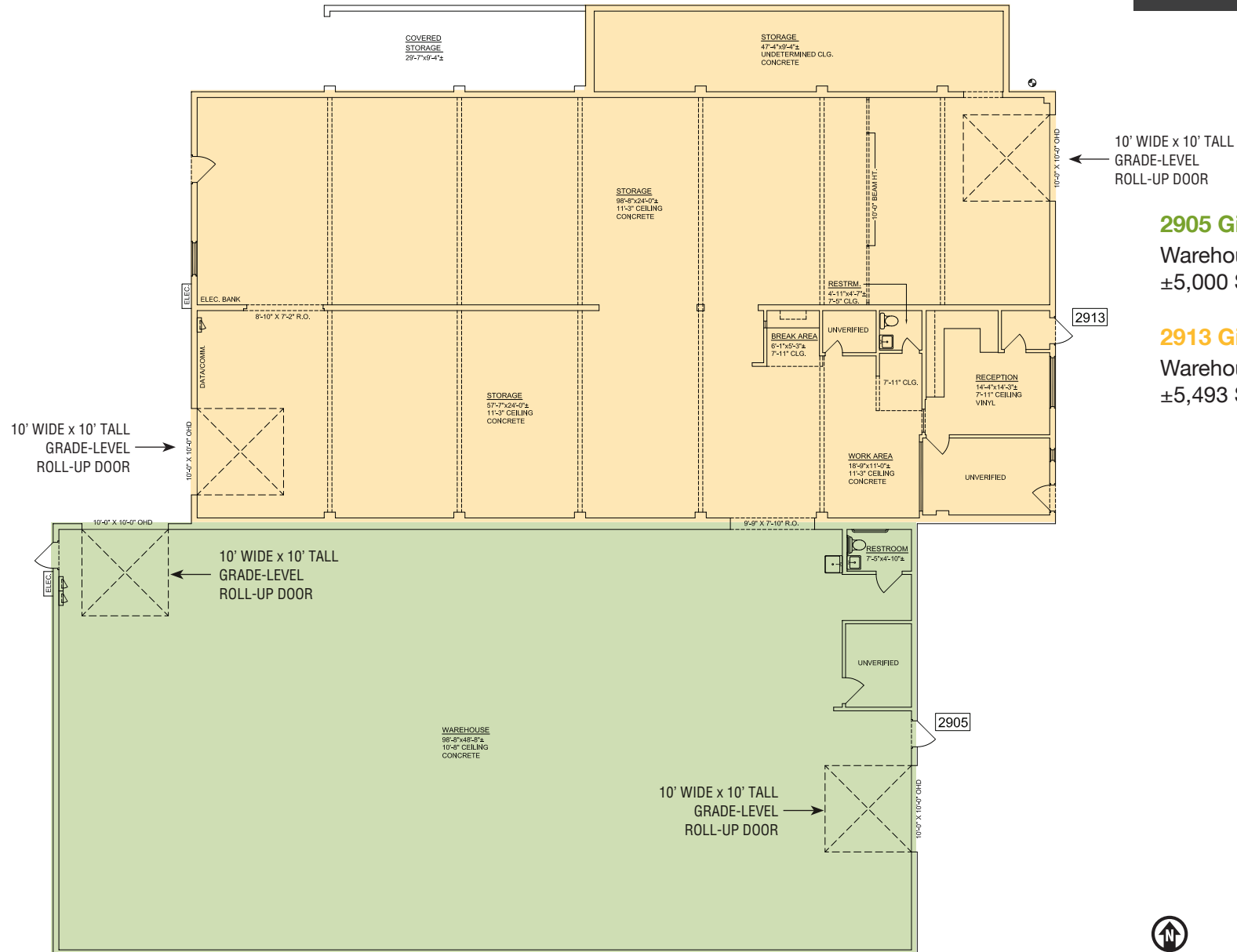
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FLOOR PLAN



Girard Blvd. NE