Rare Corrales Industrial Opportunity

335 Academy Dr, Corrales NM 87048

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE

MULTI-USE WAREHOUSE CAMPUS

AVAILABLE SPACE
± 3,050 SF - ± 23,163 SF
± 2.12 ACRES
UNITS B, C, D & E AVAILABLE

ZONING:
Commercial

LEASE RATE
$12 PSF + NNN

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- **± 3,050 SF - ± 23,163 available**
- **± 2.12-Acre Site**
- **NNN Lease Structure**
- **3 Grade Level Garage Doors -**
- **Garage Doors up to 10' high and 14' Wide**
- **1 High-Ceiling Warehouse**
- **3 Low-Ceiling Shop Areas**
- **Ceiling Heights: ± 8' – ± 24'**
- **Clear Heights: 14' -17'**
- **10 Assorted Office and Storage Rooms**
- **Retail space with Showroom**
- **3 Restrooms**
- **Flexible Layout with many Possible Configurations**
- **Three-Phase Power Available**
- **Gas heaters throughout warehouse spaces and mini split A/C units in office areas.**



Location Highlights:

- **Positioned between Albuquerque and Rio Rancho**
- **Convenient access to Corrales Road, Alameda Blvd. and NM-528**
- **Easy connectivity to Albuquerque's Westside and North Valley**
- **Located within the established Corrales commercial area**
- **Strategic location serving Corrales, Rio Rancho and Albuquerque markets**
- **Rare large-scale commercial opportunity within the Village of Corrales**

Suites are currently occupied on month-to-month terms and are anticipated to be available within 30–60 days.

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OFFERING SUMMARY

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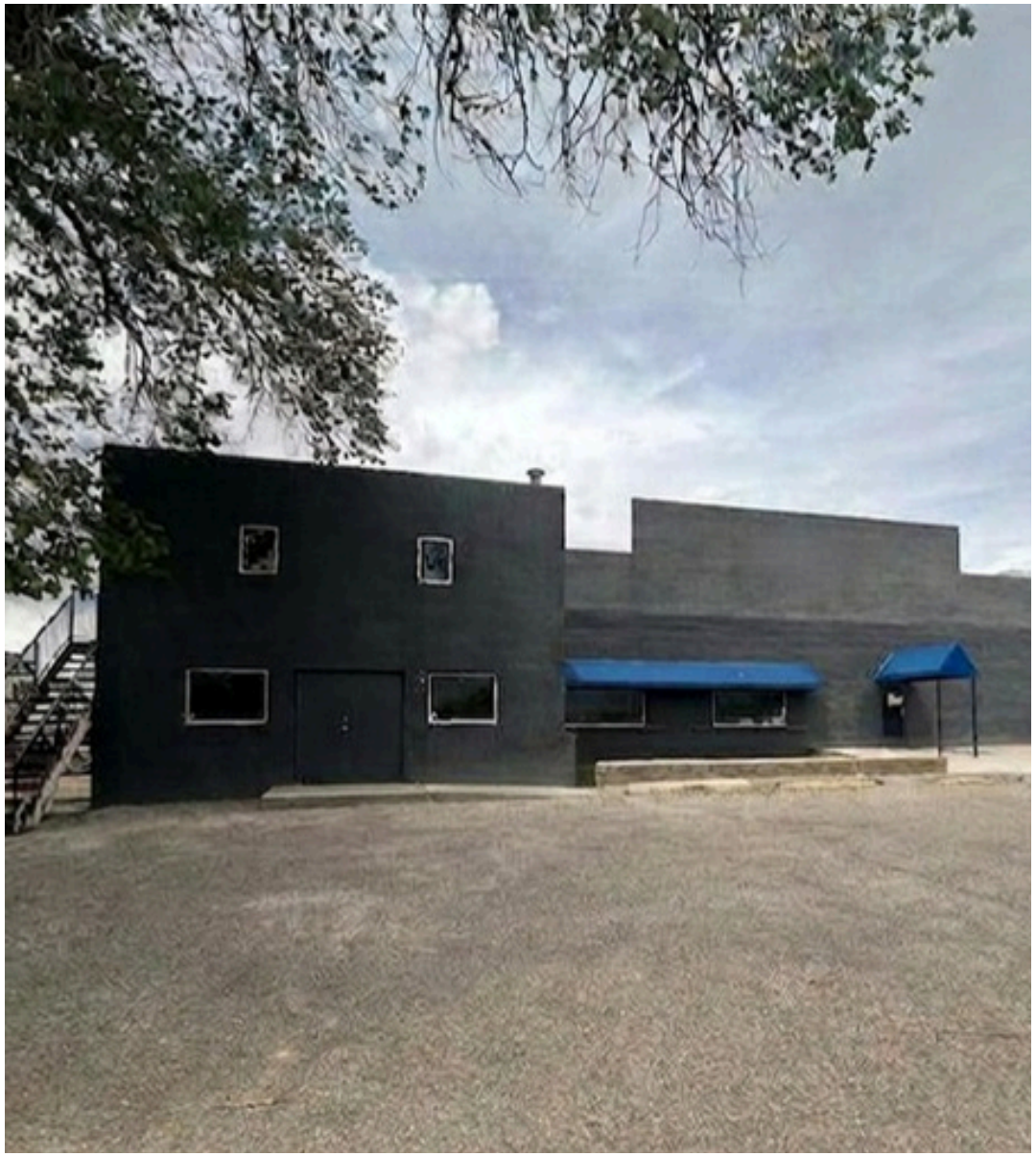
PROPERTY DESCRIPTION:

An exceptional opportunity to occupy one of Corrales' larger commercial warehouse facilities. This expansive multi-section property offers approximately 44,000 SF with 23,163 SF available of highly functional warehouse, shop, storage, office, and support space on approximately 2.12 acres.

The facility's diverse configuration provides substantial flexibility, with large open warehouse areas complemented by individual shop spaces, multiple storage areas, offices, restrooms, second-floor areas, and operational support space. The layout may accommodate a broad range of commercial users requiring significant square footage while maintaining the ability to separate different functions throughout the facility.

Positioned in Corrales with convenient access to the greater Albuquerque and Rio Rancho markets, the property offers a distinctive combination of scale, versatility, and location that is difficult to replicate within the Village.



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Photos Reflect Vacant Condition







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WAREHOUSE

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OFFICE

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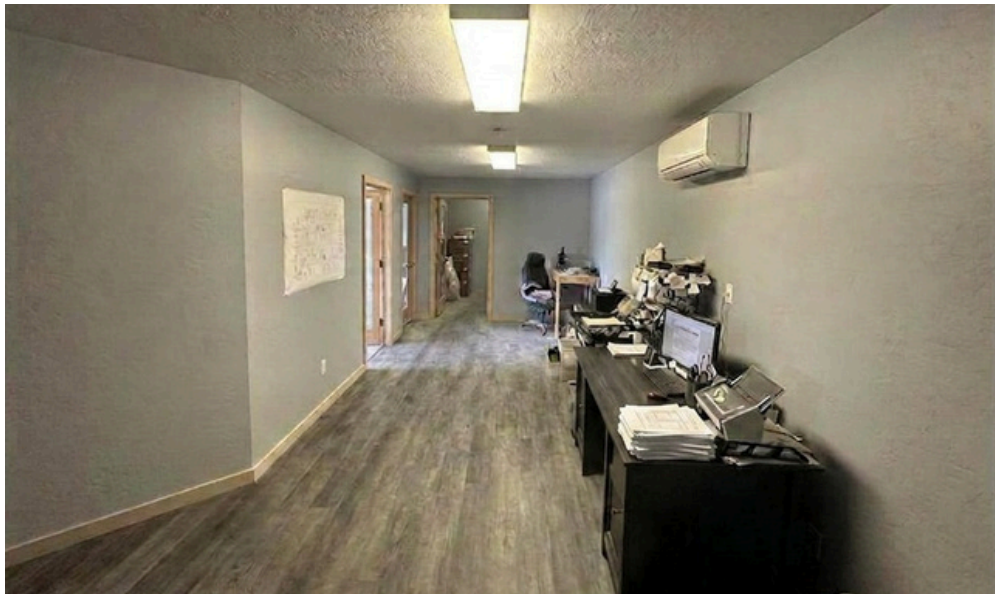

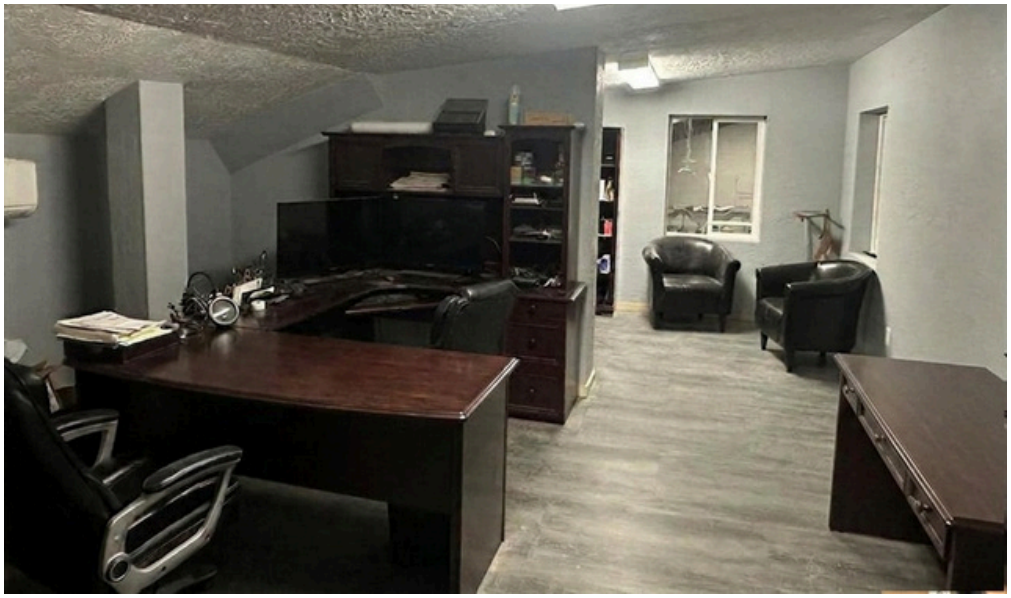





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FLOOR PLAN

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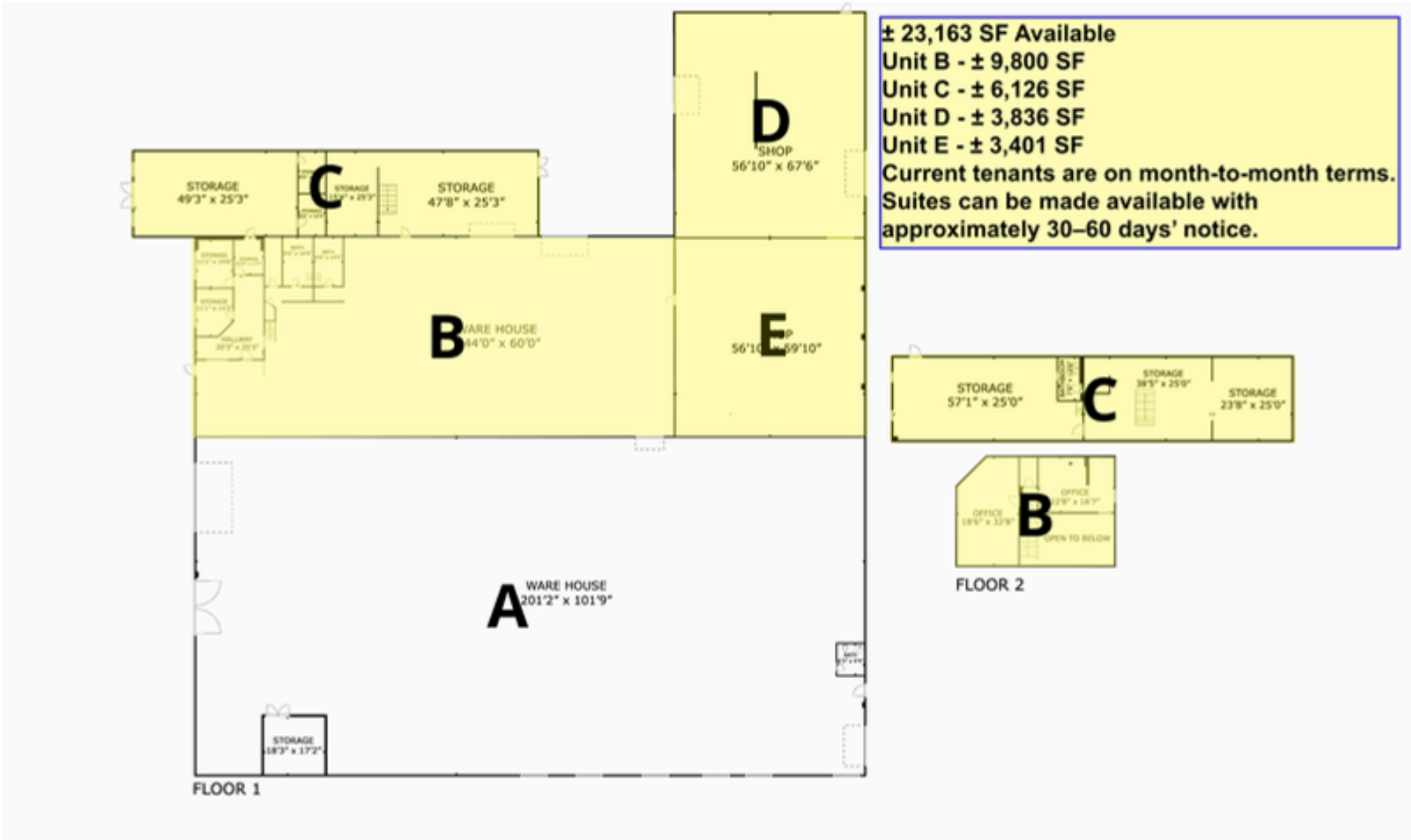

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SITE PLAN

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LOCATION MAP

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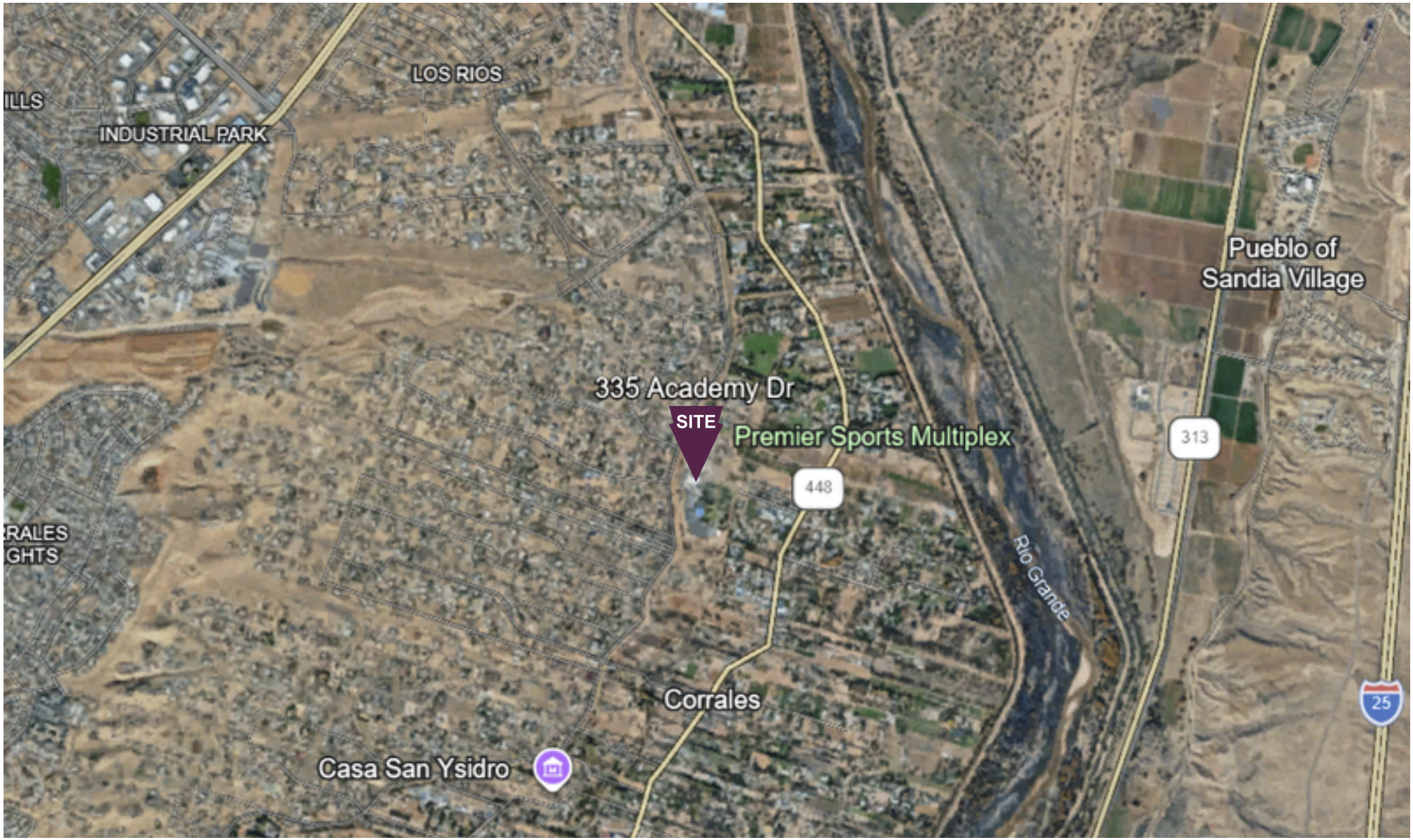

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