

3434 VASSAR DRIVE NE

INDUSTRIAL / FLEX SPACE FOR LEASE



CONTACT TIM HOUSE 505.998.1031

6565 Americas Parkway Suite 200
Albuquerque, NM 87110



PRESENTED BY:

President
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14751, 18786, New Mexico

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Building Size	7,260
Available Square Feet	2,398 - 4,832
Type	Industrial
Rate	\$12.50 NNN
Zoning:	Commercial
Market:	North I-25

Spaces B & C are available, together or individually. The property features flexible layouts, refrigerated air in showroom/office space, small fenced yard, loading dock, and 3 phase power. Convenient quick access to major transportation routes I-25 and I-40.

Great spot for service business with the central location and freeway access. Whether you need warehouse space, light manufacturing, or service space, we have flexibility to suit your business needs. Contact us today to schedule a tour and discuss how our properties can support your company's growth and success. We look forward to the possibility of partnering with you and facilitating your business's expansion. Reach out to Tim House 505.998.1031

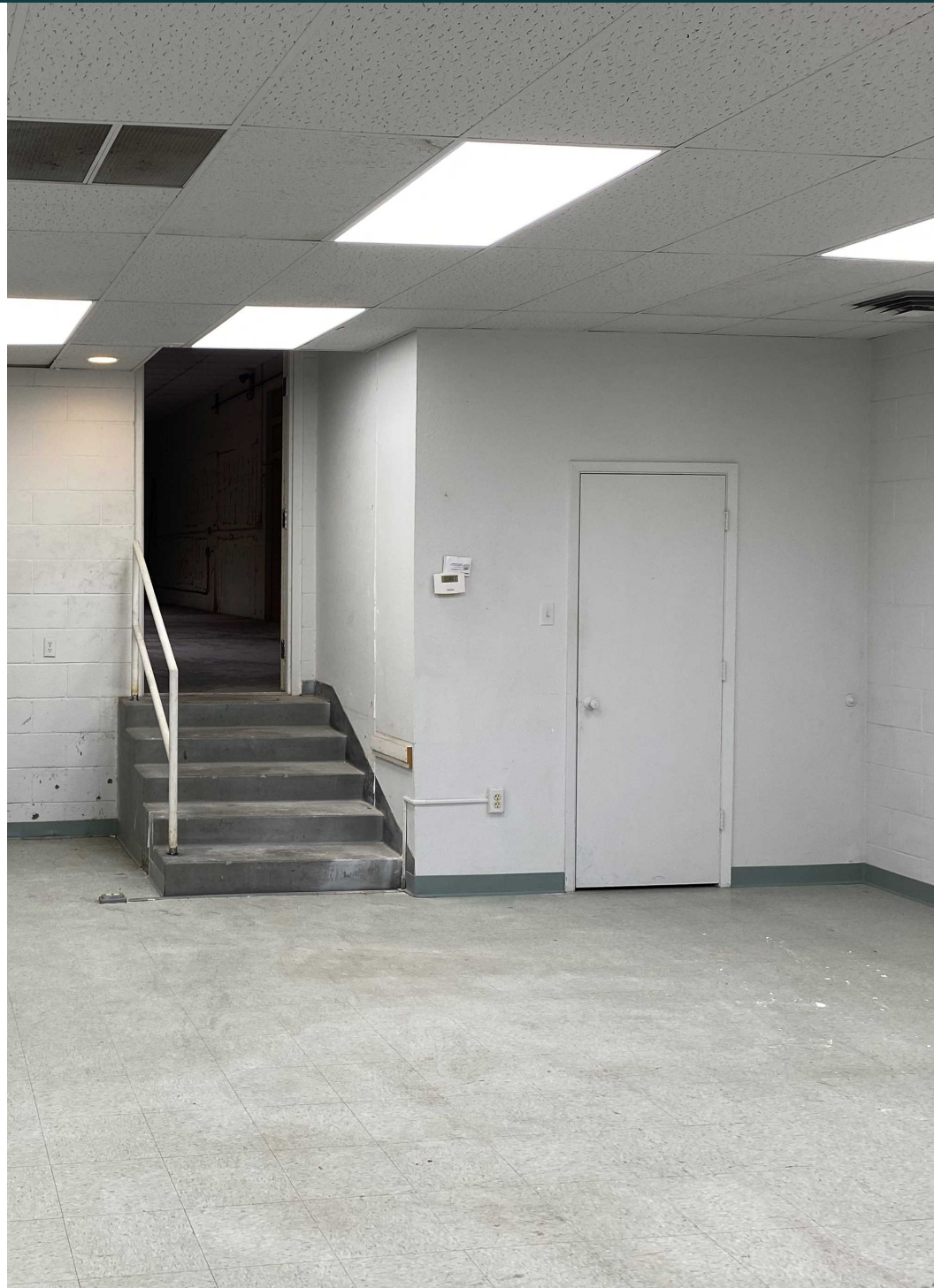
Owner/Broker

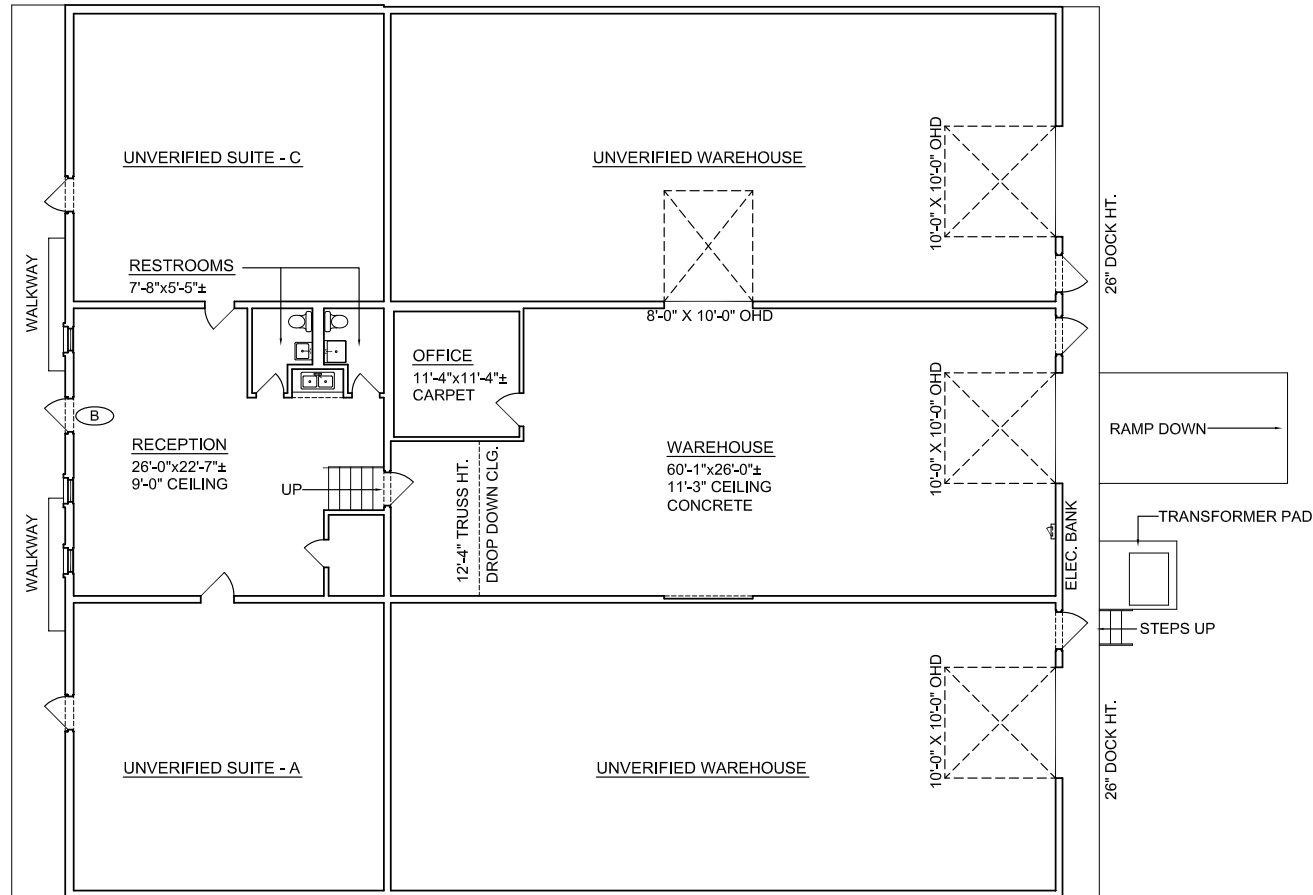
PROPERTY PHOTOS

3434 Vassar Drive NE

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3434 VASSAR DRIVE NE


NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE VINYL UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

SUITE - A AREA	2,427.88 SQ. FT.
SUITE - B AREA	2,397.83 SQ. FT.
SUITE - C AREA	2,434.29 SQ. FT.
GROSS BLDG. AREA	7,260.00 SQ. FT.

ORIENTATION		MEASURED BY JR		REFERENCE 25041
		DESIGNED BY N.A.		
		DRAFTED BY JR		
		CHECKED BY M.G.		
		REVISED:		
SCALE 3/32"=1'-0"		DATE 05/19/25		



505-899-1199

SHEET #
01
OF 01

PROJECT:
3434 VASSAR DRIVE NE

DESCRIPTION:
AS-BUILT DRAWING

CLIENT:
FOCUS MANAGEMENT GROUP



505-899-1199

REGIONAL MAP

3434 Vassar Drive NE

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Professional Background:

Tim House serves as President for Team Southwest CRE, overseeing a small group of specialized and dedicated advisors. Tim specializes in investment properties with an emphasis on NNN, REO, and value-added opportunities in the Albuquerque and Santa Fe, New Mexico market, and nationally. With an extensive commercial real estate background, covering more than 25 years, House is experienced in acquisitions and dispositions with complex transactions. Before entering the real estate field, he was a general contractor completing a wide variety of tenant improvements, light commercial and apartment projects.

House's clients range from Wells Fargo Bank, N.A., City National Bank, Farm Credit Bank of Texas, GE Capital, U.S. Bank, Aurora Bank Commercial Services, Perfection Honda, Santa Fe Harley-Davidson, and Indian Motorcycle, to Chapter 7 Bankruptcy Trustees, developers, and high net worth investors with varied requirements. He assists his clients with the complexities of financing, value-added properties, zoning issues, and the process necessary to reap the advantages of tax-deferred exchanges.

House is an active part of the commercial real estate community. He is Past President of the Commercial Association of Realtors of New Mexico (CARNM). He serves on the Professional Standards Committee and is a trustee for the Real Estate Community Political Action Committee (REPAC), and member of ICSC.

Education:

University of New Mexico

Memberships:

Commercial Association of Realtors of New Mexico (CARNM), and ICSC.



TEAM SOUTHWEST
Commercial Real Estate

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