



LEASE

2701 Candelaria Rd. NE

2701 CANDELARIA RD NE

Albuquerque, NM 87107

PRESENTED BY:

JANET HORTON

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NM #55004

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Easy access to both I-25 and I-40
- Office/Warehouse Space
- Drive-in door access to the warehouse
- High End Finishes
- Partially Furnished
- Surrounded by Many Amenities
- Multiple Use Options
- Power: 600Amp | 3 Phase

OFFERING SUMMARY

LEASE RATE:	\$15.00 - 16.00 SF/yr (NNN)
AVAILABLE SF:	7,500 SF
LOT SIZE:	0.71 Acres
BUILDING SIZE:	7,500 SF

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PROPERTY DESCRIPTION

Now available for lease, 2701 Candelaria Rd. NE offers a prime opportunity in a highly accessible Albuquerque location. Situated at the intersection of Vassar and Candelaria, just minutes from both I-25 and I-40, this $\pm 7,500$ SF office/warehouse property provides exceptional convenience within the city's industrial corridor.

Built in 1997 on approximately 0.71 acres, the site balances functionality and visibility. The property features a versatile layout with $\pm 4,000$ SF of two-story office improvements and $\pm 2,500$ SF of warehouse space. Zoned NR-LM, it supports a wide range of light manufacturing and commercial uses.

Designed with modern business needs in mind, the building offers quality finishes and a seamless blend of office and warehouse functionality, complemented by drive-in access and prominent signage opportunities along Candelaria Rd.

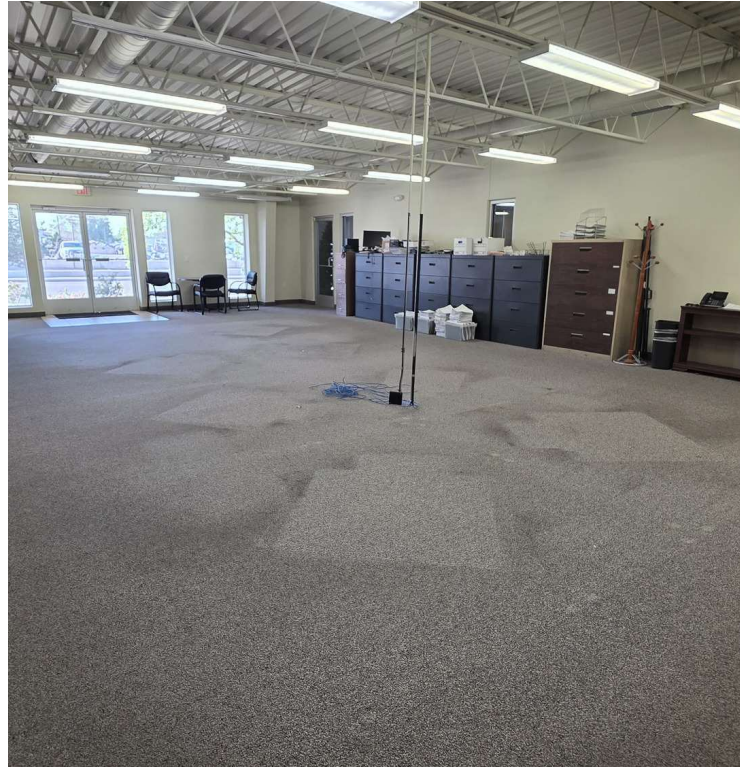
With its strategic location, upgraded improvements, and flexible configuration, this single-tenant property is well-suited for companies seeking a professional, high-profile presence in Albuquerque.

ADDITIONAL PHOTOS



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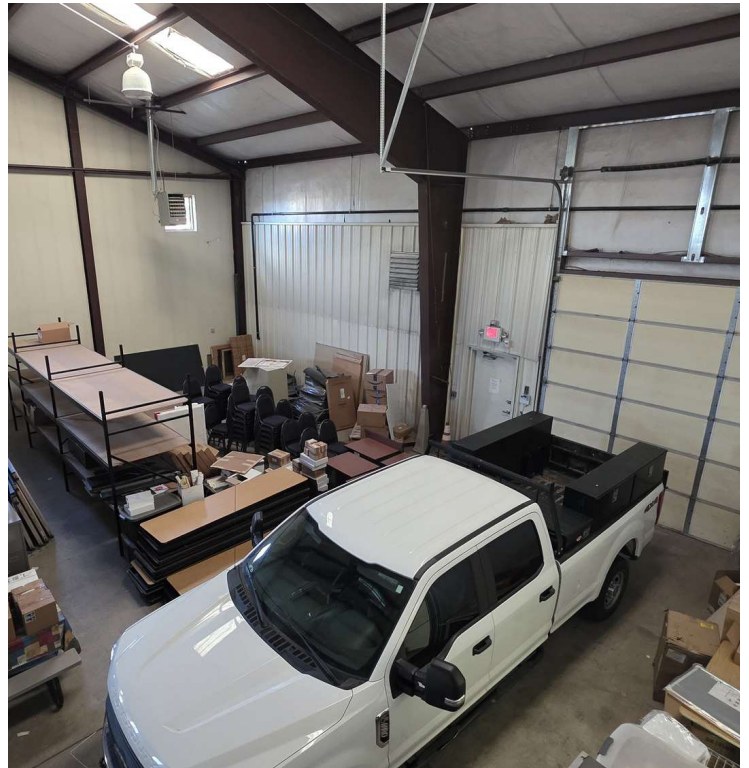
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INTERIOR PHOTOS



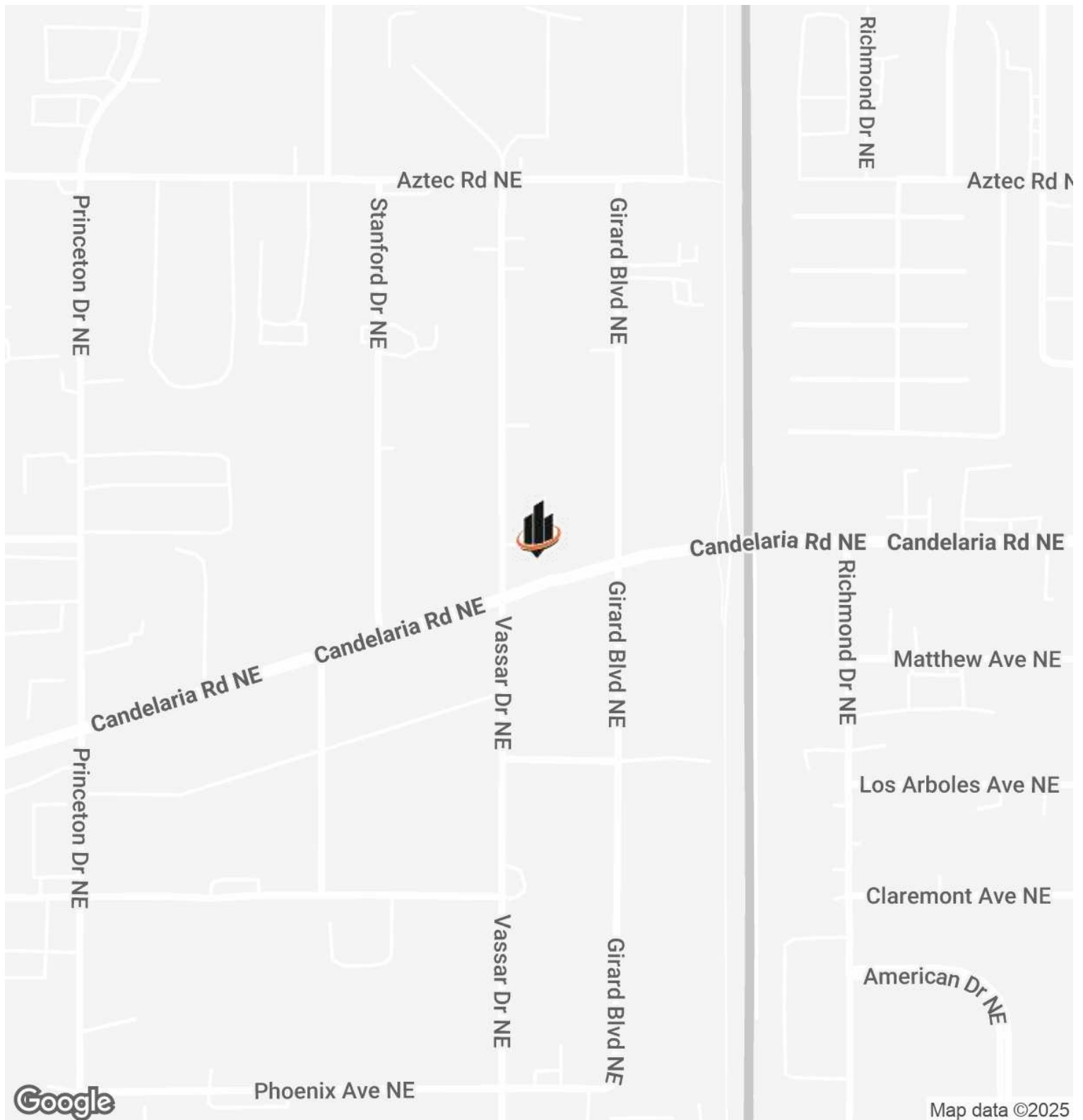
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WAREHOUSE PHOTOS



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LOCATION MAP



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