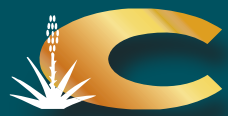


COMANCHE BUSINESS CENTER

OFFICE/WAREHOUSE/FLEX SPACE FOR LEASE

2420 Comanche Rd. NE, A-2 Albuquerque, NM 87107



ROGER COX
AND ASSOCIATES
PROPERTY MANAGEMENT, LLC

Contact:

Brian Anderson, CCIM
O (505) 268-2800 M (505) 379-6030
brian@roger-cox.com

COMANCHE BUSINESS CENTER

BUILDING SIZE		COMMENTS • Class A Business Park • 16’ - 20’ Clear Height in Warehouse • Drive-In Loading • Fully Sprinklered • Comcast High-Speed Fiber to Site • Immediate Access to Interstate 25 • Centrally Located
AVAILABLE SPACE	131,764± SF	
ZONING	3,815± - 4,513± SF	
LEASE TYPE	NR-LM, Light Manufacturing	
	Modified Gross Plus Gas, Electric & Janitorial	

AVAILABLE SPACE

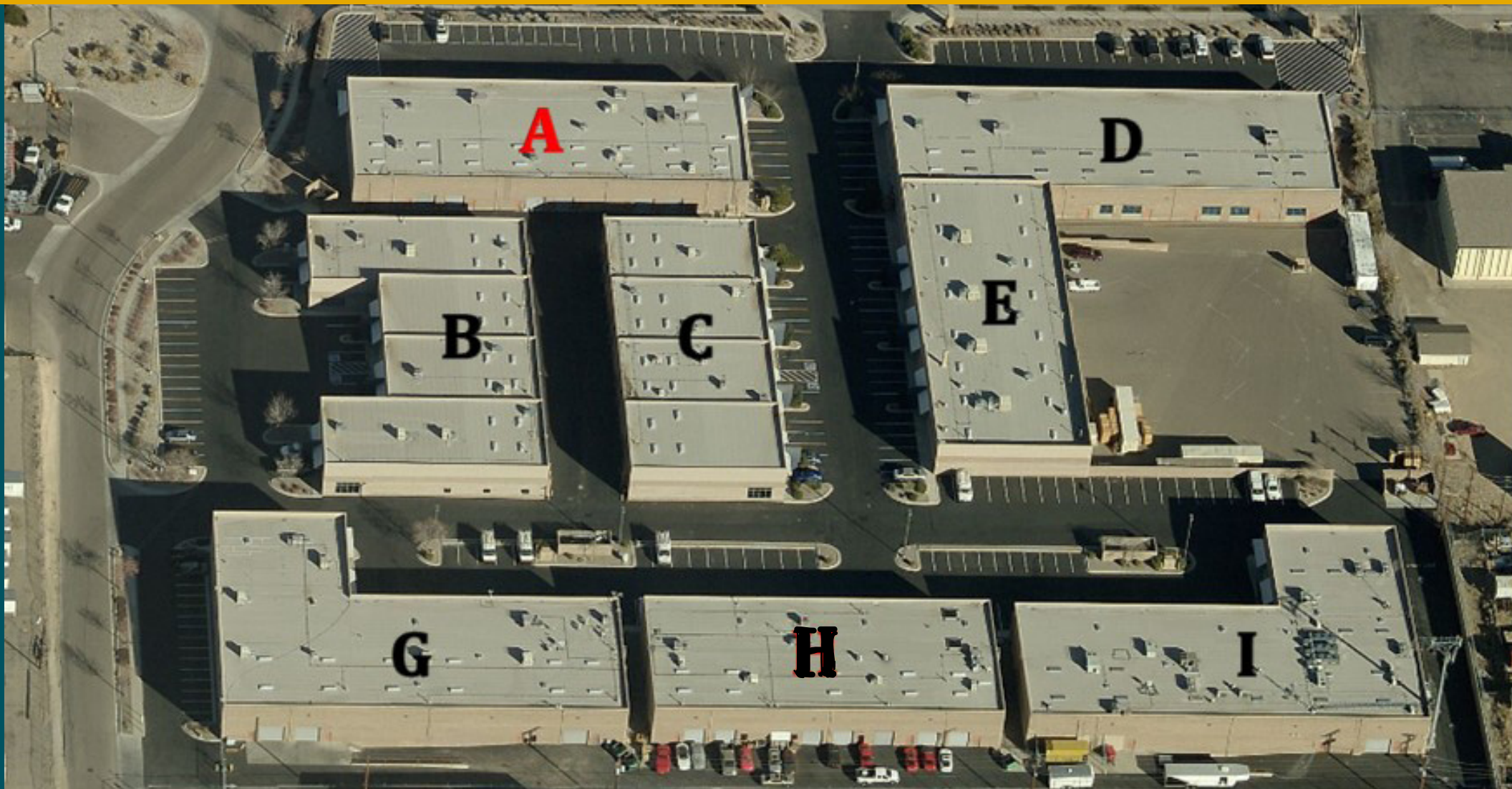
SUITE	TOTAL SF	OFFICE	WAREHOUSE	MODIFIED GROSS MONTHLY RENT	RATE
A-2	3,304 SF	1,804 SF	1,500 SF	\$2,800.00	\$10.17/SF

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.



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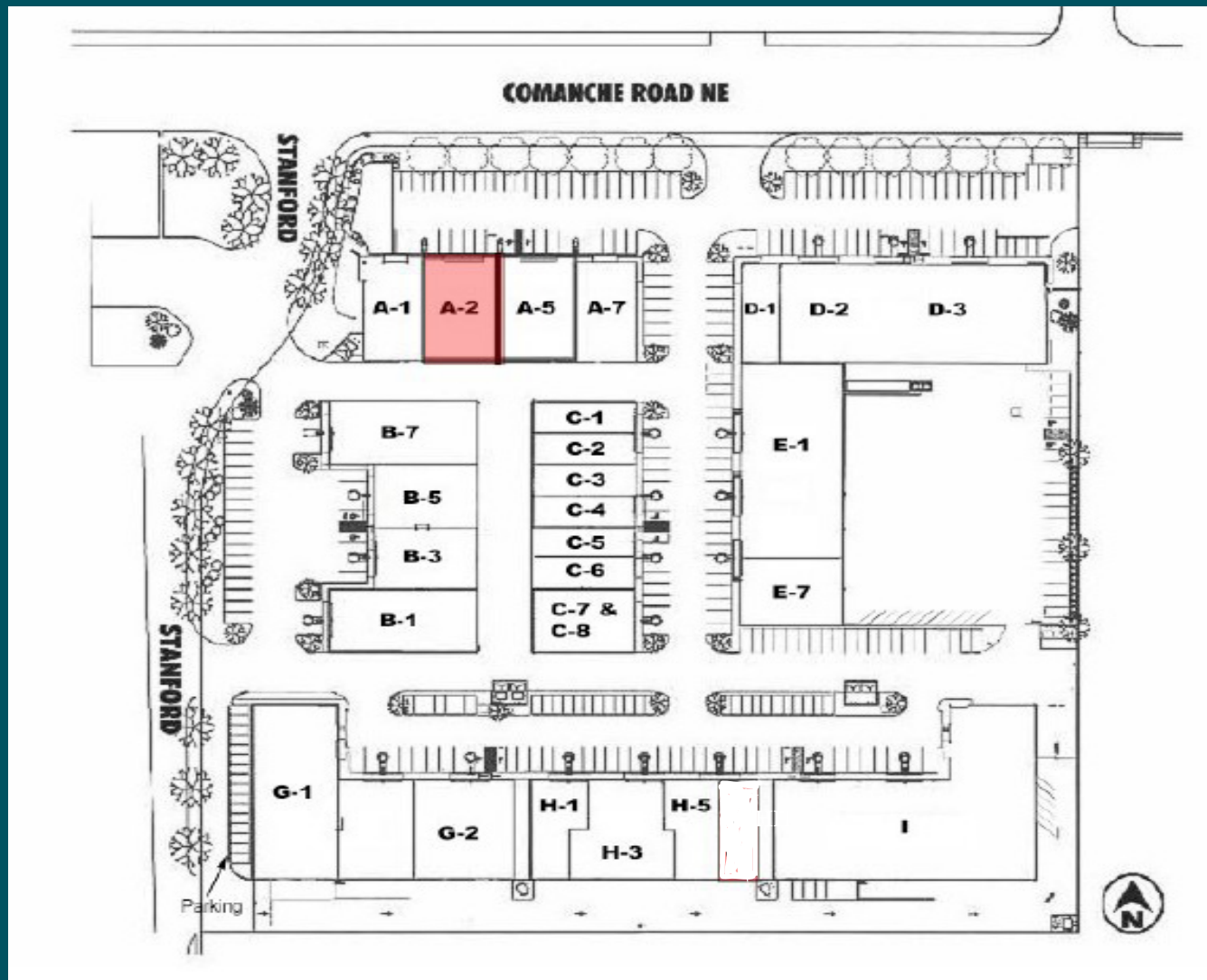
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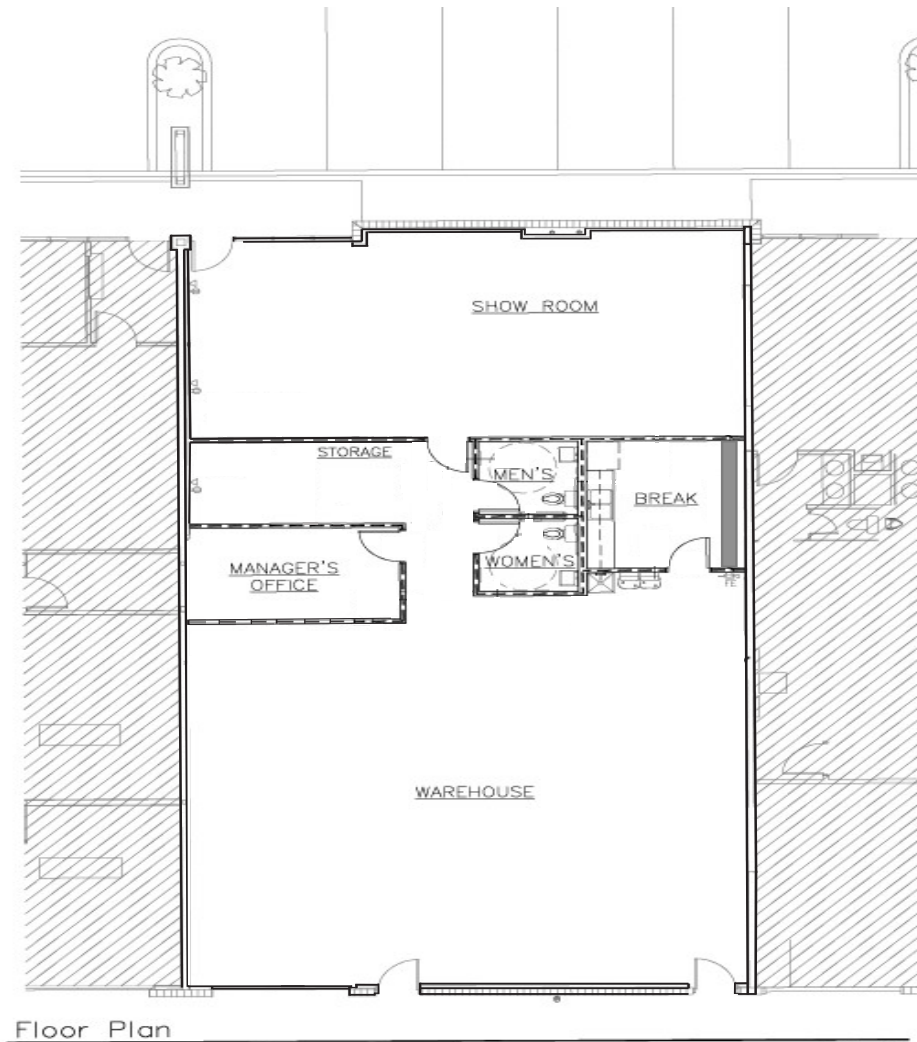
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SITE PLAN



FLOOR PLANS



SUITE A-2
1,804 SF
1,500 SF OFFICE
\$2,800/MO.

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