

For Lease

North I-25 Warehouse/Flex Space

PROMINENT FAR NORTHEAST HEIGHTS LOCATION



5501 Wilshire Ave. NE | Albuquerque, NM 87113

±14,306 - 24,111 RSF Available

Shelly Branscom CCIM

shelly@sunvista.com | 505 414 2669

Martha Carpenter

martha@sunvista.com | 505 228 0154

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

NA SunVista] **Got Space**™

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PROPERTY

AVAILABLE

Suite 5 Office:	±8,824 RSF
Suite 5 Warehouse:	±5,482 RSF
Suite 5 Total:	±14,306 RSF
Suite 6 Office:	±3,000 RSF
Suite 6 Lab Area:	±6,805 RSF
Suite 6:	±9,805 RSF
Suite 5 & 6 Total:	±24,111 RSF

LEASE RATE

\$13.50/SF + \$5.25/SF NNN

(Includes taxes, insurance, CAM & electric.
Tenant pays in suite janitorial.)

HIGHLIGHTS

- Highly-visible location with easy access from Alameda Blvd. and Paseo del Norte
- Free-standing building with shared exercise room
- Direct entrance
- Building signage
- Suite 5 and Suite 6 share a loading dock
- Near restaurants and other amenities
- 4.1:1,000 parking ratio

IDO ZONING [NR-LM](#) 

LOCATION

- SWC Alameda Blvd. & Pan American Fwy. NE

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505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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FLOOR PLAN



SUITE 5

Office: ±8,824 RSF

Warehouse: ±5,482 RSF

Total: ±14,306 RSF

- 16' - 21' ceiling heights
- 3 phase
- Abundant power

SUITE 6

Office: ±3,000 RSF

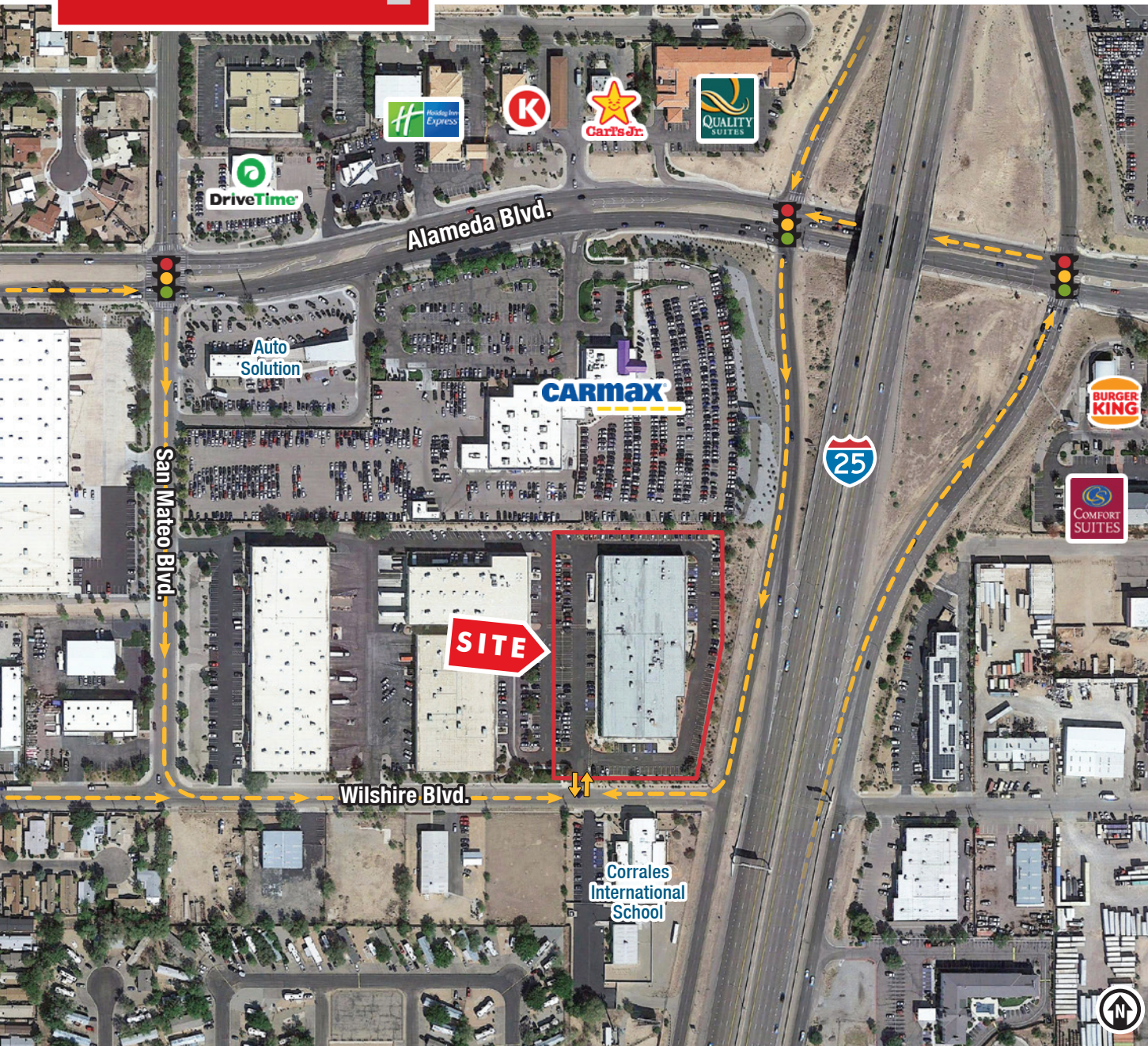
Lab Area: ±6,805 RSF

Total: ±9,805 RSF

- ±1,787 SF bonus mezzanine not included in square footage

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,829	57,113	162,059
Average HH Income	\$120,064	\$115,218	\$111,258
Daytime Employment	14,769	58,165	114,027

2024 Forecasted by Esri



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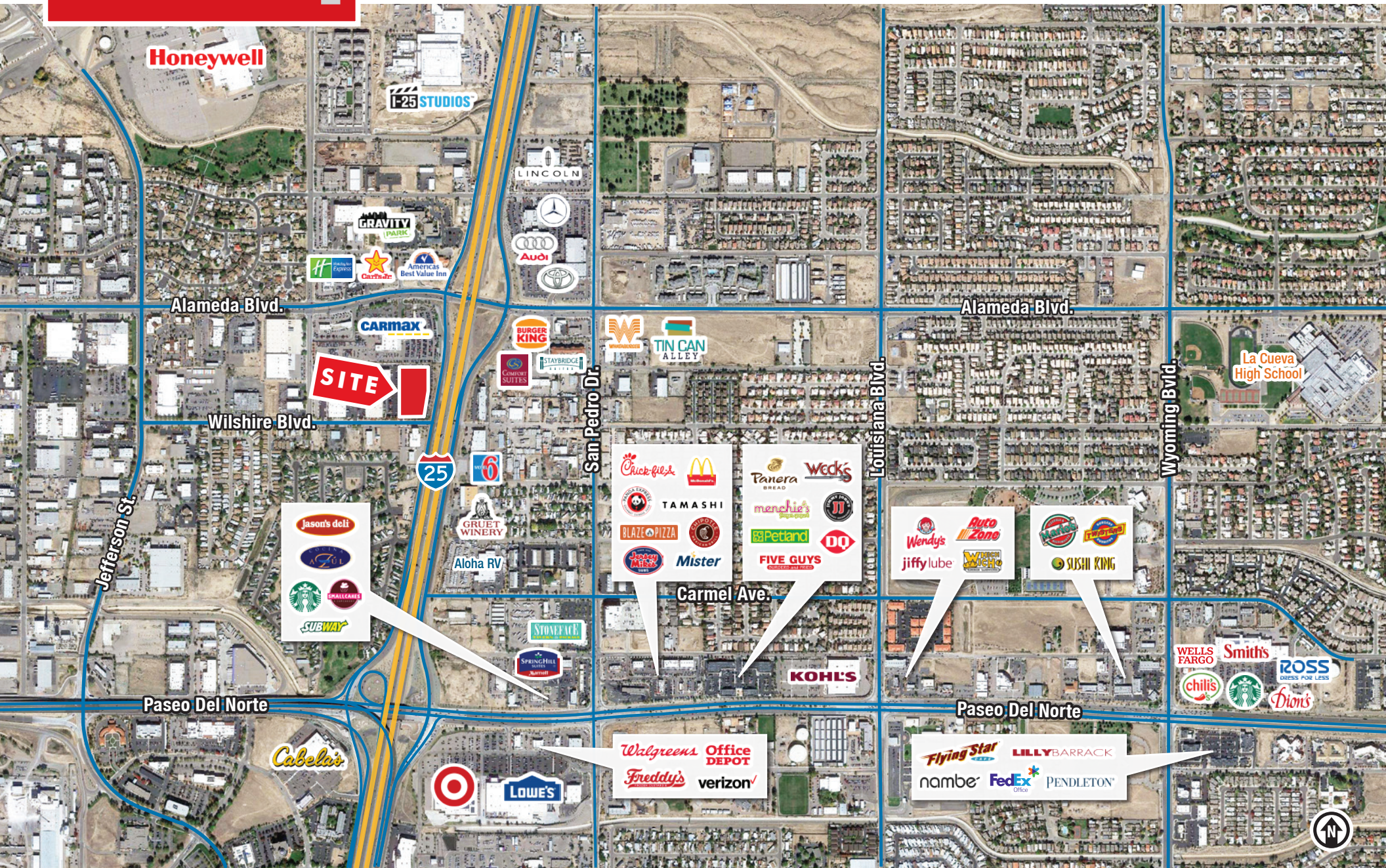
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