

For Sale



Multi-Tenant Industrial Investment

CONVENIENT LOCATION NEAR I-25 & I-40



100% LEASED

3720 Commercial St. NE | Albuquerque, NM 87107

NASunVista] **Got Space™**

**±11,275 SF on ±0.77 Ac.
Available**

Alex Pulliam

alex@sunvista.com | 505 350 5729

Riley McKee CCIM, SIOR

riley@sunvista.com | 505 379 1549

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PROPERTY

AVAILABLE

Building: $\pm 11,275$ SF
Land: ± 0.77 Acres

SALE PRICE

\$1,630,000

HIGHLIGHTS

- Centralized North I-25 location
- Fully leased with both NNN and Modified Gross leases
- Staggered lease expirations
- Built in 2001 with recent updates
- All units have grade-level, roll-up doors and access to a fenced yard space
- 16" clear height
- 3-phase power
- Climate controlled

ZONING

- [M-1, Bernalillo County](#) 

LOCATION

- NEQ 2nd St. & Candelaria Rd. NE

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INVESTMENT OVERVIEW

Tenant Profiles

Suite 100 and a portion of Suite 200

- BDC Door
- ±5,647 SF

BDC Door, a local overhead door installation and service company, has been in business since 1985. Tenant has occupied the space since 2019.

www.bdcdoor.com

Suite 200

- Service Electric
- ±804 SF

Service Electric, a local commercial and multifamily electrical contractor. Tenant has been in business for over 50 years.

Suite 300

- Weatherproofing Technologies, Inc.
- ±1,605 SF

Weatherproofing Technologies, Inc. is part of the Tremco Construction Products Group, an international distributor and contractor of roofing and building envelope supplies. They have been in business since 1928. Tenant has occupied the suite since 2024.

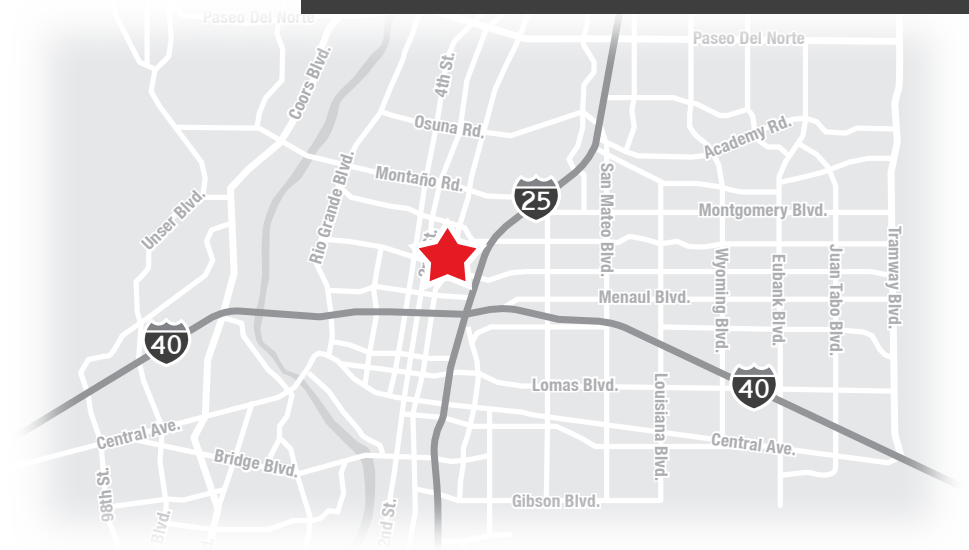
www.tremcoroofing.com

Suite 400

- MasTec North America
- ±3,219 SF

MasTec North America is a wholly owned subsidiary of MasTec, Inc. which is publicly traded, has been in business for over 75 years, and employs over 21,000 people in more than 500 locations throughout the United States. Tenant has occupied the suite since 2024.

www.mastec.com



Mini-Pod

Location:	3720 Commercial St. NE
Property Type:	Stabilized Industrial Investment
Tenants:	4 Tenants - A combination of strong local credit and publicly-traded national credit
Sale Price:	\$1,630,000
Current NOI:	\$119,783*
CAP Rate:	7.35%

Financials available – See Advisors for details.

*Scheduled rent as of May 2025 incorporating escalations

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NAISunVista

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FLOOR PLAN

AVAILABLE

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