



Colliers



For Lease

4432 Anaheim Ave NE  
Albuquerque, NM 87113

**Bill Robertson**

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# Property Profile

## Details

Lease Rate	\$12 PSF	
Lease Type	NNN	
Available Now	+/- 7,804 SF	Office +/- 5,198 SF, Warehouse +/- 11,014 SF
Available End of August	+/- 8,408 SF	
Building Area	+/- 16,212 SF	
Lot Size	+/- 1.13 Acres	
Submarket	North I-25	
Zoning	NR-LM	

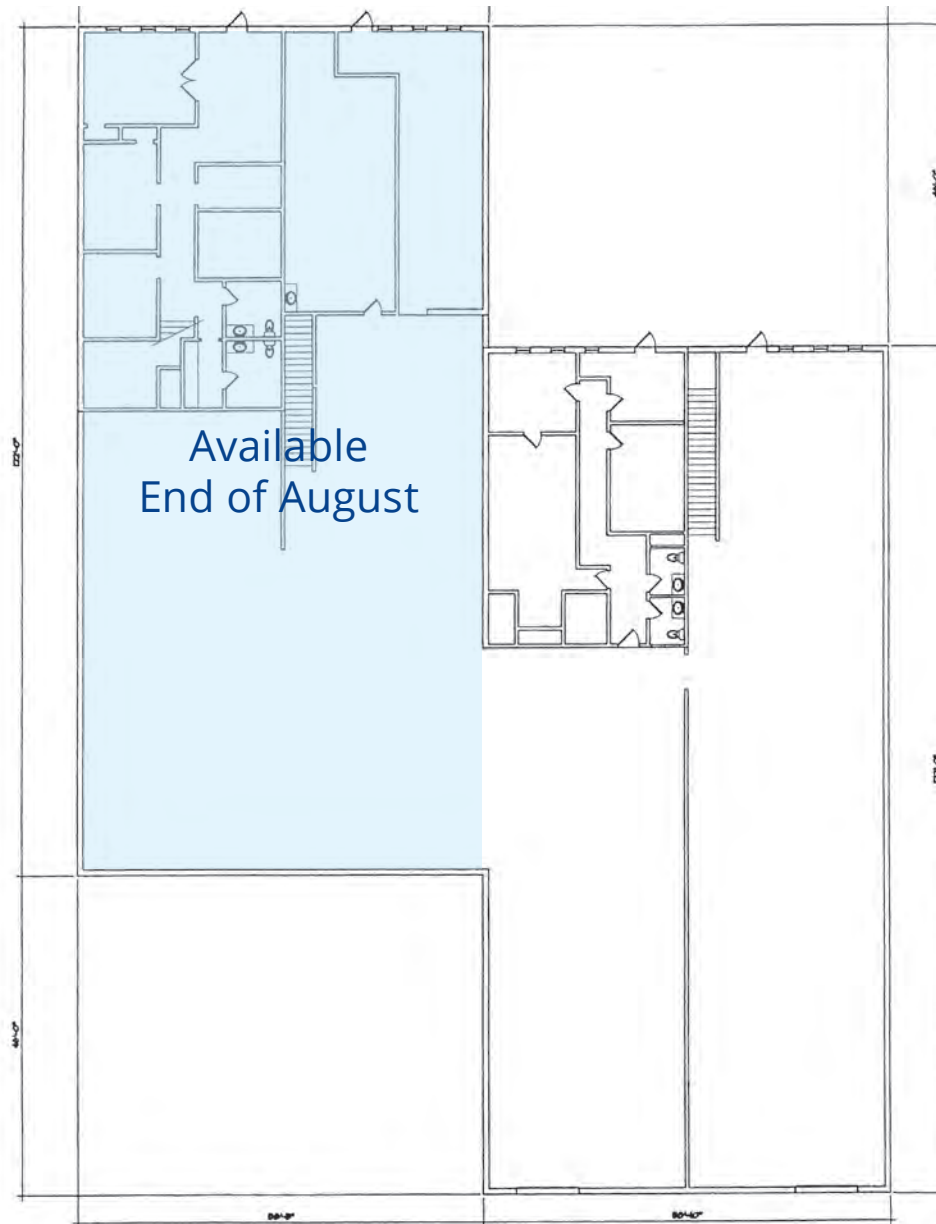
## Features

- Easy access to I-25
- Three 14' drive-in door and one 14' dock door
- Fully sprinkled
- 600 AMP 3 phase power 480 volt
- 18' clear height
- Mezzanine: 1,424 SF
- Private fenced yard

# Lease Rate \$12 PSF



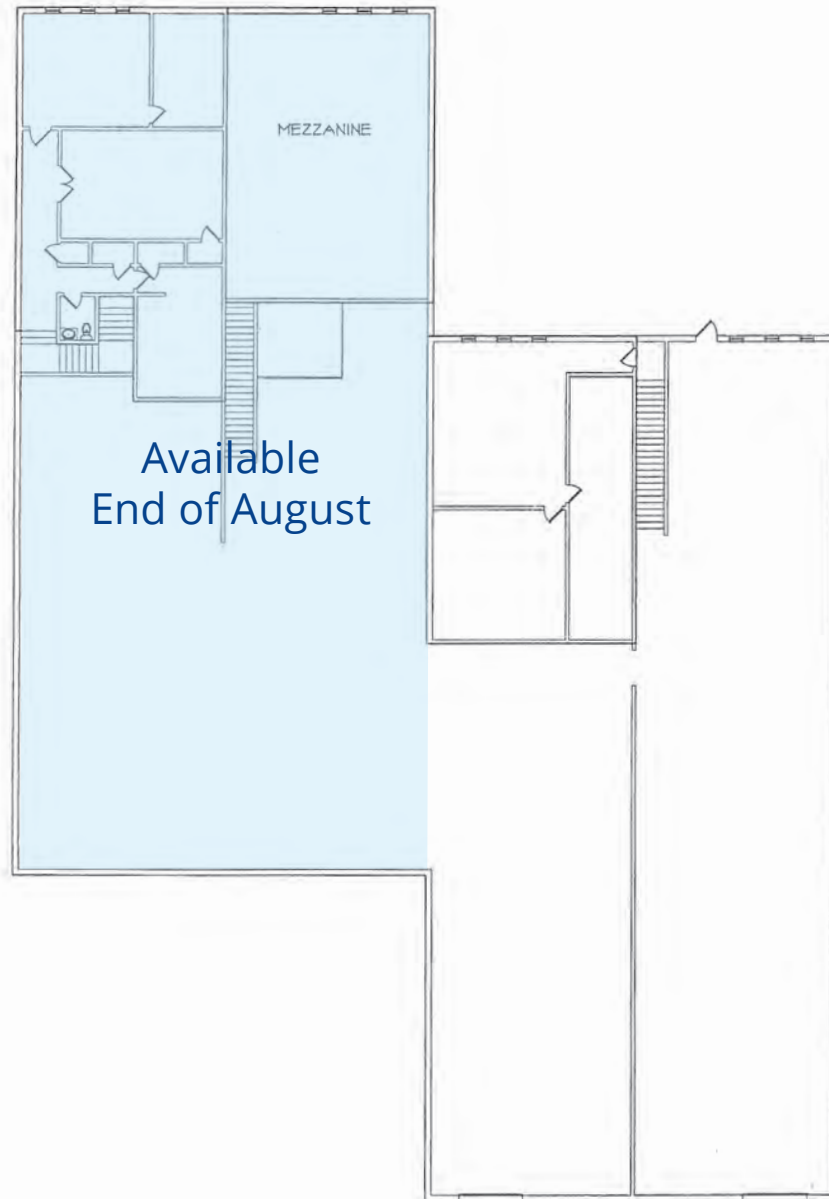
# First Floor Plan



**Total Building Area**  
+/- 16,212 SF



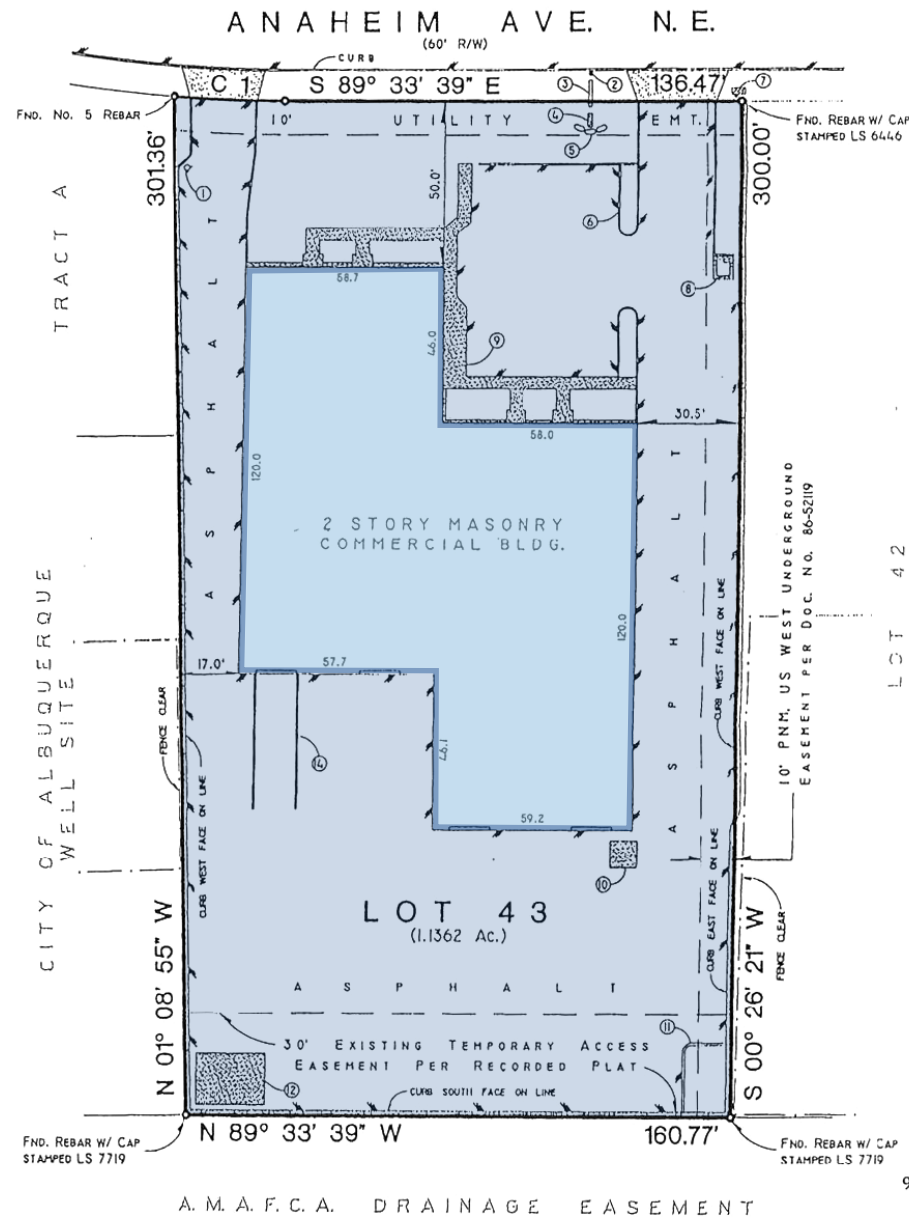
# Second Floor Plan



**Total Building Area**  
+/- 16,212 SF



# Site Plan



Total Lot Area  
+/- 1.13 Acres





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# Property Gallery





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# Trade Area Aerial







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