



Colliers



For Lease

4432 Anaheim Ave NE
Albuquerque, NM 87113

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Property Profile

Details

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

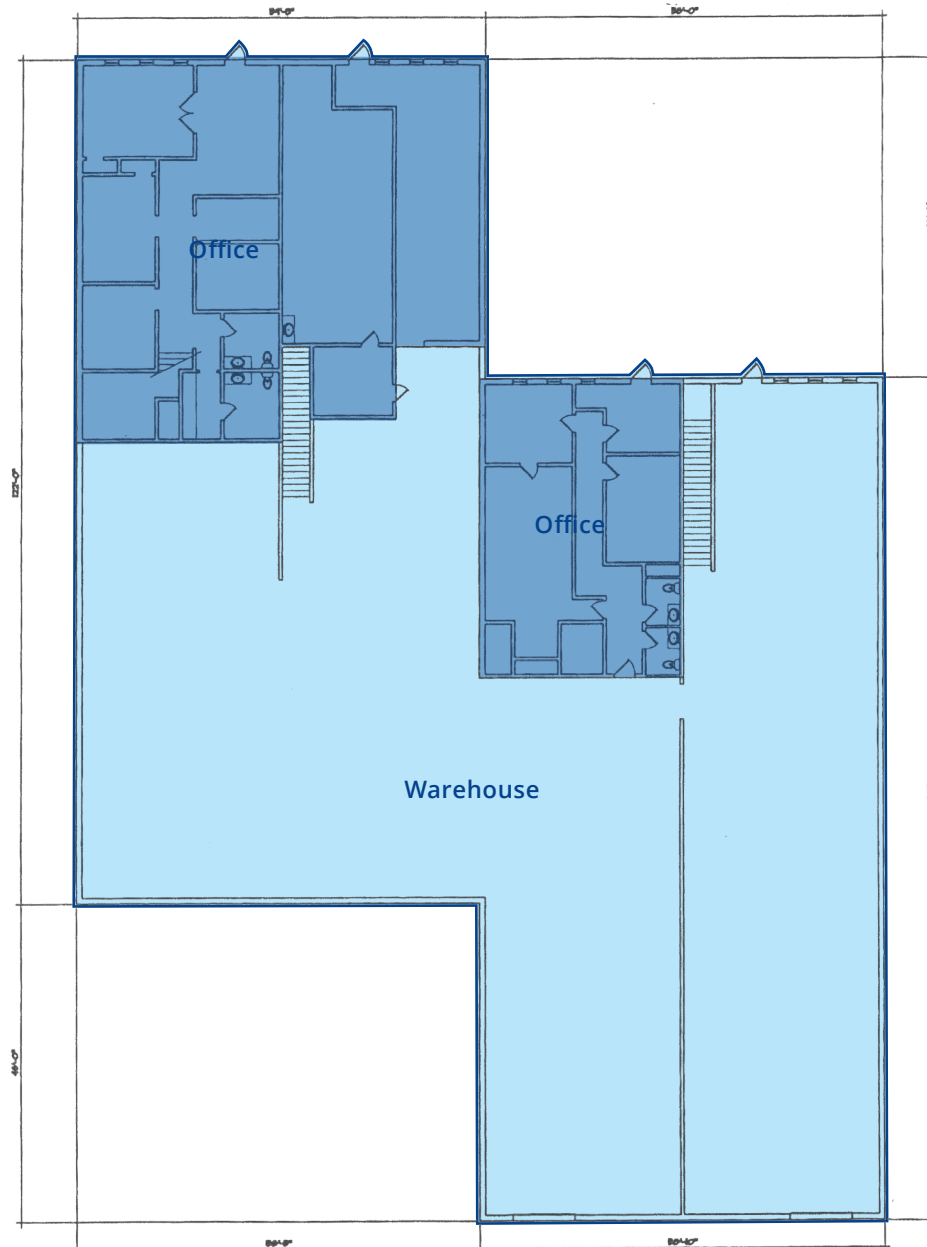
Features

- 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



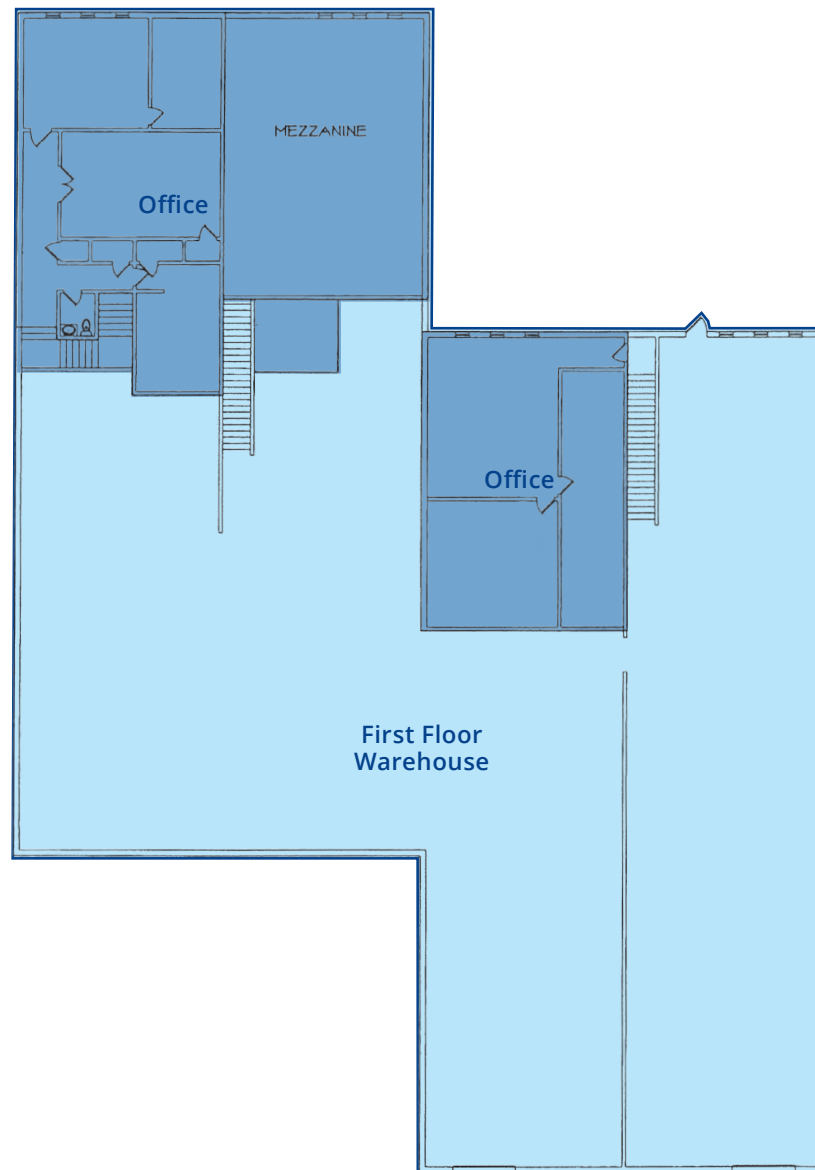
Total Building Area
+/- 16,212 SF

 **Total Office Area**
+/- 5,198 SF

 **Total Warehouse Area**
+/- 11,014 SF



Second Floor Plan



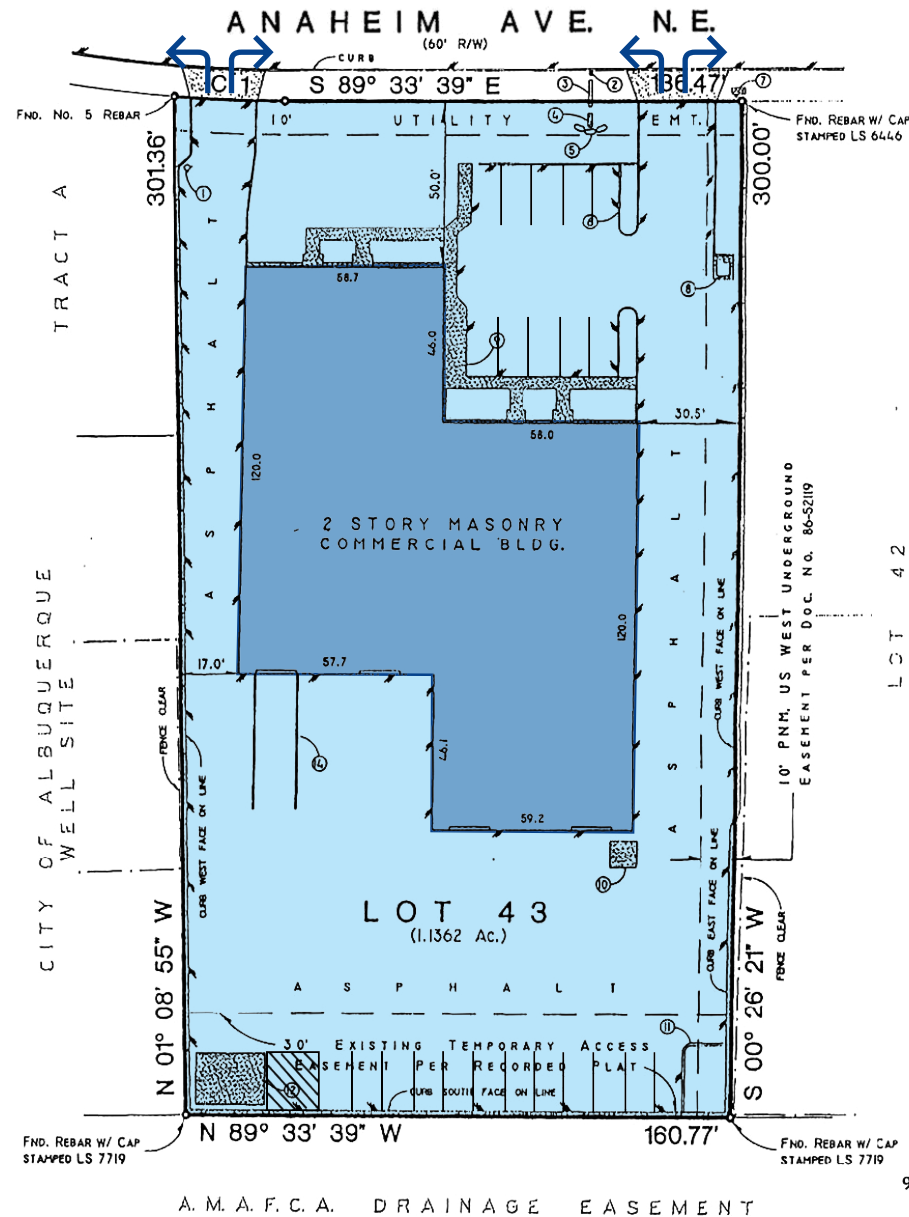
Total Building Area
+/- 16,212 SF

 **Total Office Area**
+/- 5,198 SF

 **Total Warehouse Area**
+/- 11,014 SF



Site Plan



Total Lot Area
+/- 1.13 Acres



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Property Gallery



Trade Area Aerial





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