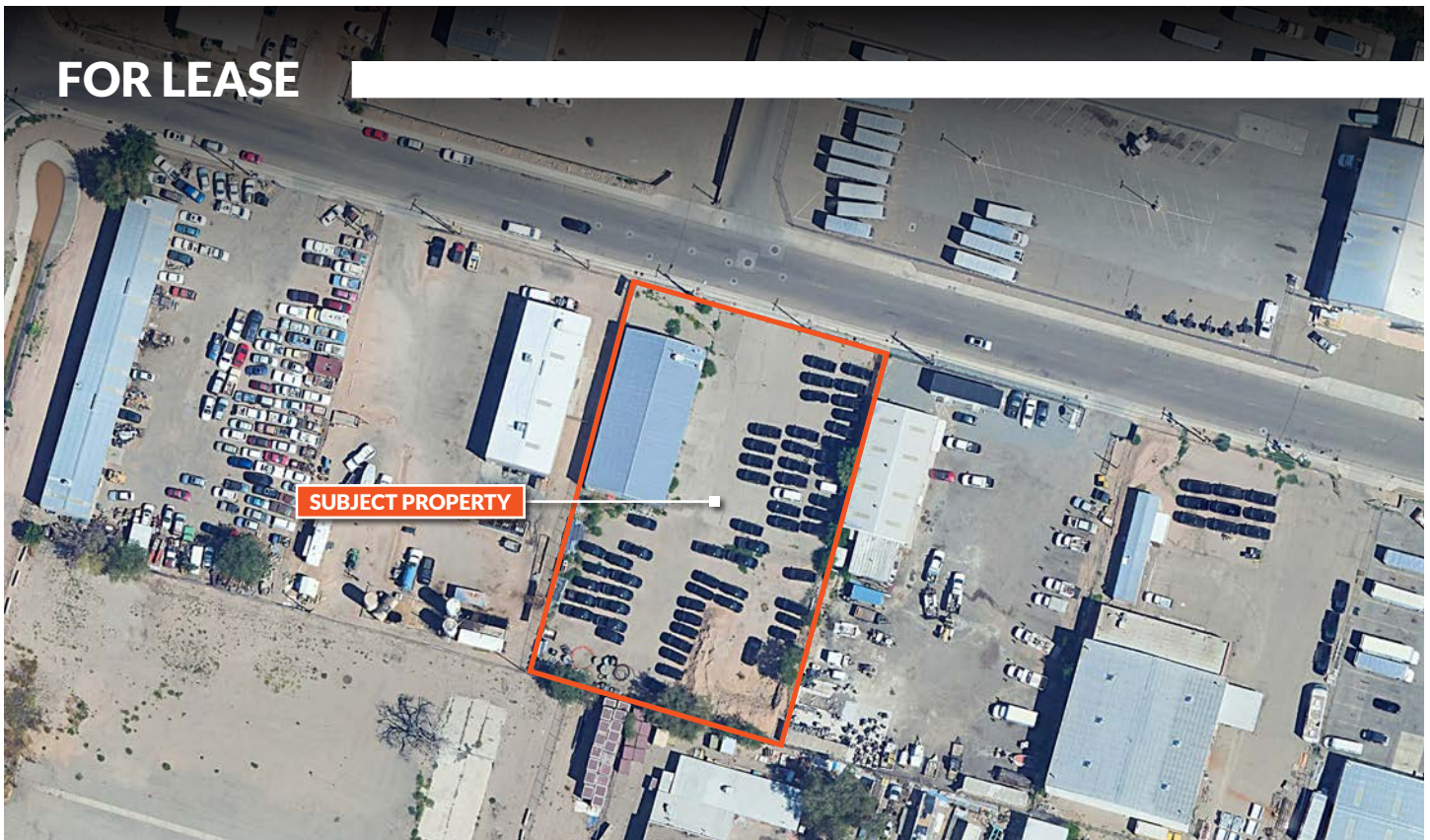


FOR LEASE



Warehouse and Yard For Lease Near Comanche and Interstate 25

504 Carmony Rd NE, Albuquerque, NM 87107



LOCATION

- On Carmony Rd, Near Edith Blvd NE and Comanche Rd NE. 1/2 Mile from I-25.

AVAILABLE

- 5,000± SF Total On 0.9246± Acres
 - Office - 700± SF
 - Warehouse - 4,300± SF

LEASE INFORMATION

- \$7,000/Month (NNN)

FEATURES

- Large Fenced Yard
- Zoned M-1, Bernalillo County
- 4 Grade-Level Doors
- Vehicular Service Pit
- Easy Interstate Access
- Available January 1st, 2026

ERICK JOHNSON CCIM | SIOR
Mobile: (505) 710-8501
erick@jcrenm.com
NM LICENSE # 19234

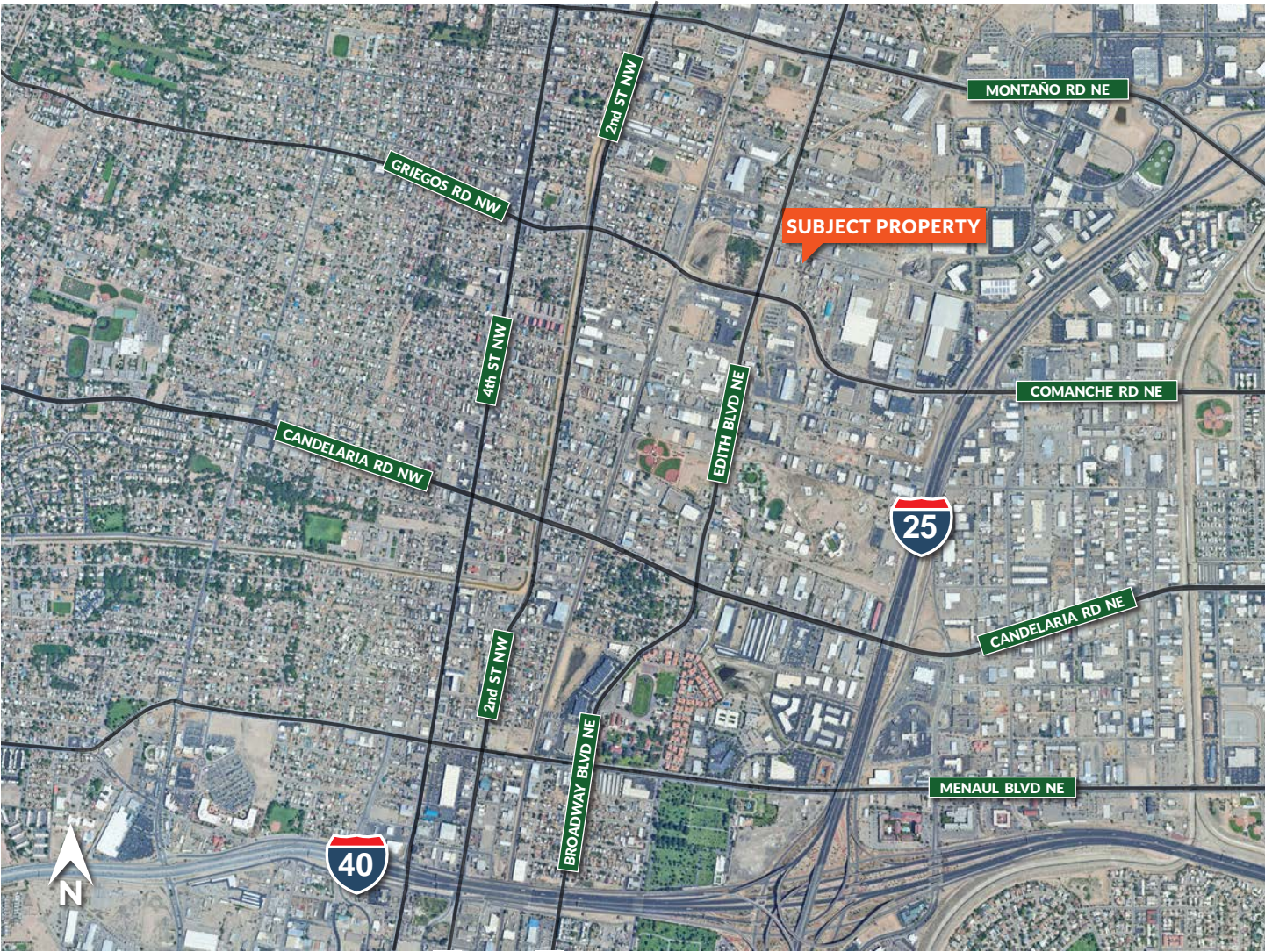
jcrenm.com

The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

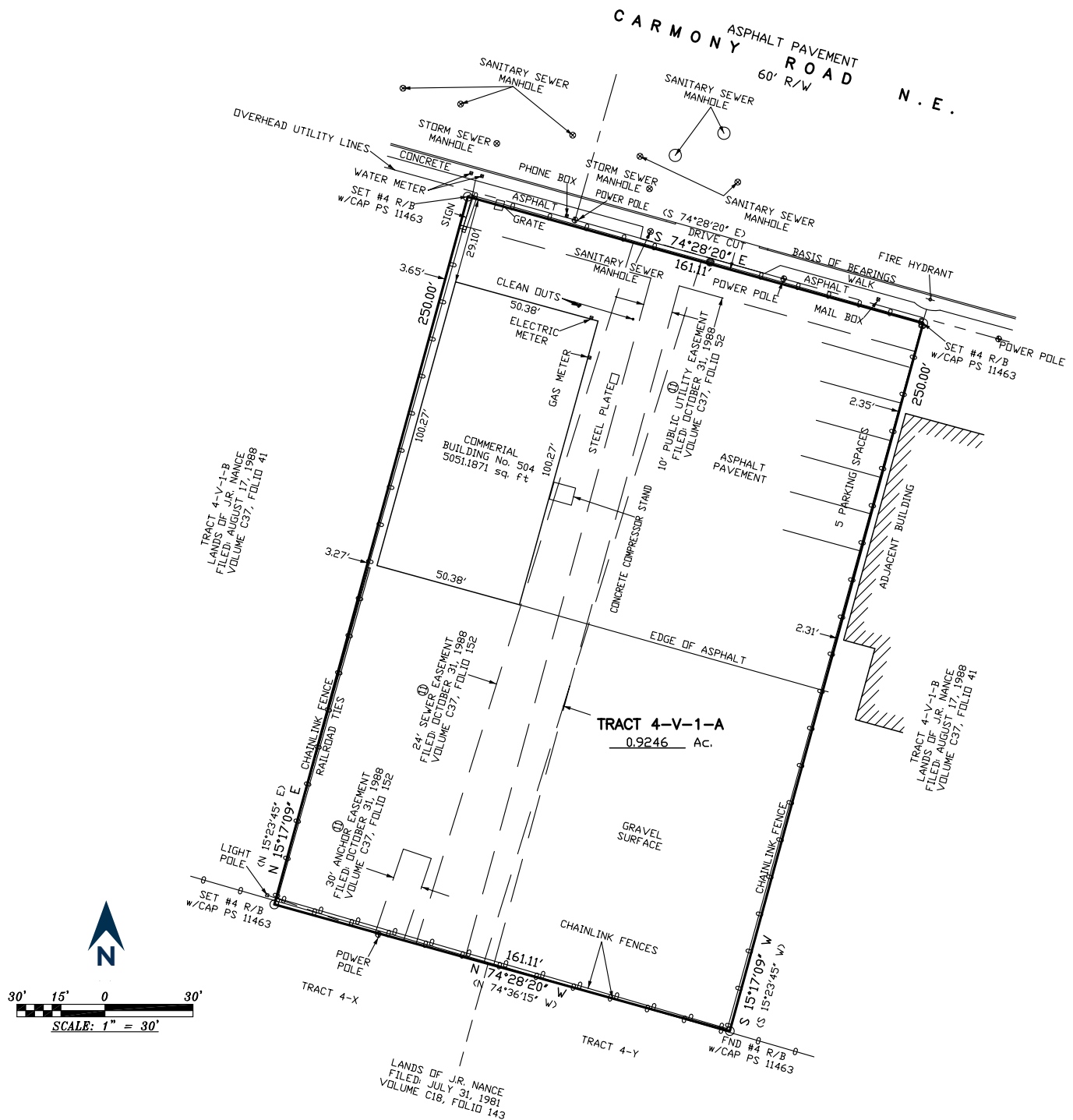
4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333



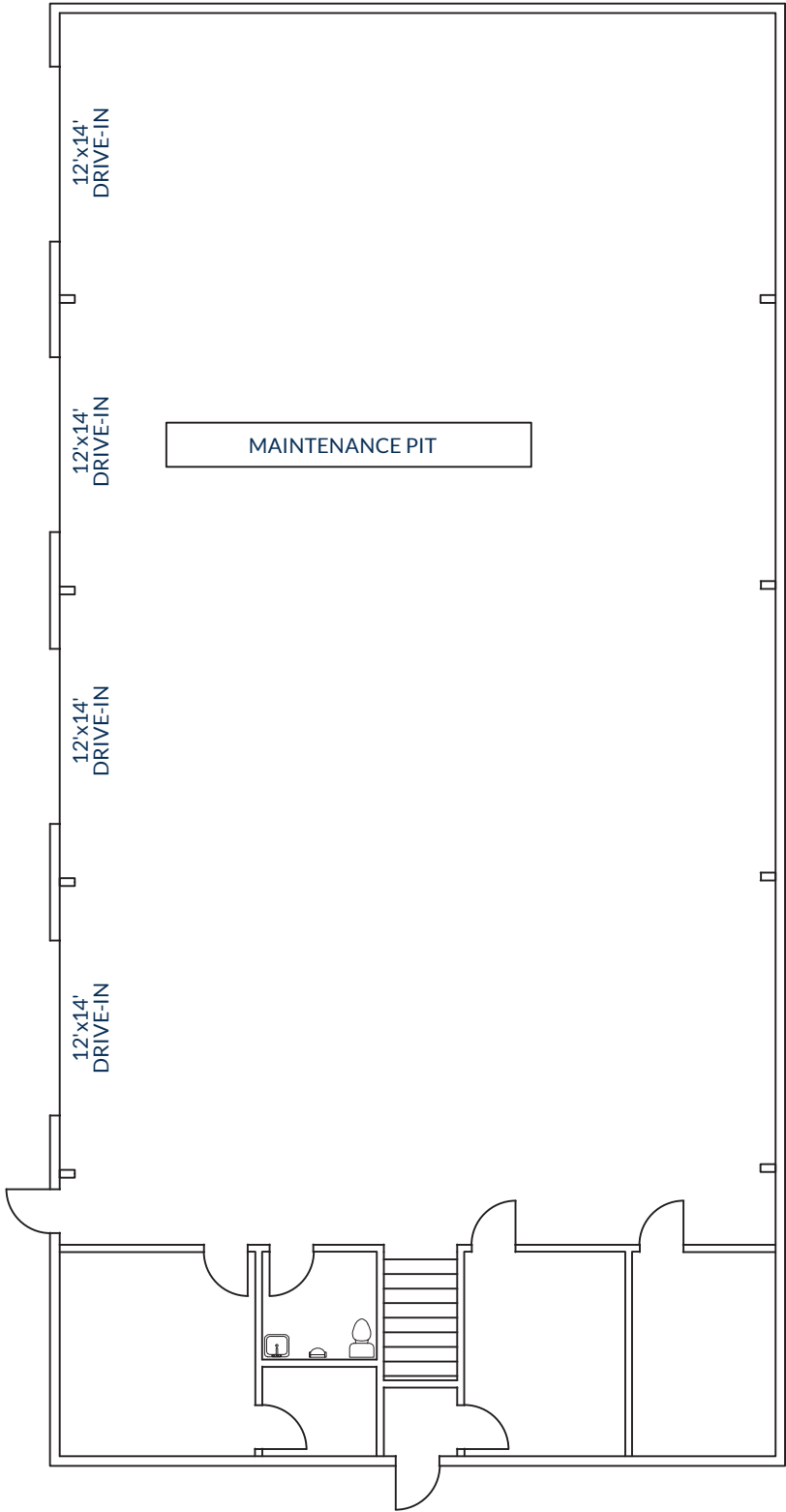
AERIAL MAP



SITE PLAN



FLOOR PLAN



PROPERTY INFO



PROPERTY TYPE	Industrial
ADDRESS	504 Carmony Rd NE, Albuquerque, NM 87113
CROSS STREETS	Edith Blvd and Comanche Rd NE

Property Details

BUILDING SIZE (SF)	5,000± SF
BUILDING DIMENSIONS	100' x 50'
STORIES	1
CONSTRUCTION TYPE	Steel
CLEAR HEIGHT	15'4" to 16'11"
COLUMN SPACING	Clearspan
ELECTRICAL VOLT AMP PHASE	200 Single
LAND AREA (ACRES)	0.9246± Acres
SPRINKLER SYSTEM	No
YEAR CONSTRUCTED	1985
ZONING	M-1 (County)

Lease Details

LEASE RATE	\$7,000/Month
LEASE TYPE	NNN
EST. NNN CHARGES	\$1.35/Per SF

Additional Details

OFFICE SF	700± SF
WAREHOUSE SF	4,300± SF
DOCK HIGH DOORS	None
DRIVE-IN DOORS	4
FLOORS	Ceramic & Slab
RESTROOMS	1
HEAT TYPE - OFFICE	Gas Forced Air
HEAT TYPE - WHSE	Radiant (Gas)
COOLING TYPE - OFFICE	Evaporative
COOLING TYPE - WHSE	None
LIGHTING	LED

Notes

Versatile, single tenant industrial property in the North I-25 corridor with excellent location with easy access to Interstate 25. Fully fenced property with ample yard space.

Tenant's Responsibilities

Tenant pays base rent plus property taxes, insurance, maintenance, property management, solid waste, and utilities. The estimated NNN charges include real estate taxes and building insurance. All other tenant responsibilities are direct tenant expenses.

Landlord's Responsibilities

Structural and roof repairs.