



1701 Aspen NW. (12th St. & I-40)
Albuquerque, NM

FOR LEASE

Industrial Complex Office/Warehouse



Availability	January 2026 (Possibly Earlier)
Premises:	Suite K & L :4200 SQ FT / 200 Sq Ft Office/Bathroom -4000 Sq Ft Warehouse
Ceiling Height:	20 FT - 22 FT Clear Height / Fully Sprinklered Throughout
Doors	1 - 12' x 14' Drive-In Door; 1 - Dock High Door 12 x 14
HVAC	•Warehouse - Drop-down Gas Heaters; Evaporative Cooling Office- Refrigerated A/C
Lease Rate	\$3,675.00/Month, Plus NNN (\$10.50/SF NNN)
Comments	•Completely Fenced Property with After-hours Coded Gate Access •Easy "Big I" Access with Freeway Visibility

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. If square footage is a consideration, parties are advised to measure the property.

(505) 268-2800

WWW.ROGER-COX.COM

1717 Louisiana Blvd. NE, Suite 111
Albuquerque, NM 87110



ROGER COX
AND ASSOCIATES
PROPERTY MANAGEMENT, LLC

Brian Anderson, CCIM

M (505) 379-6030

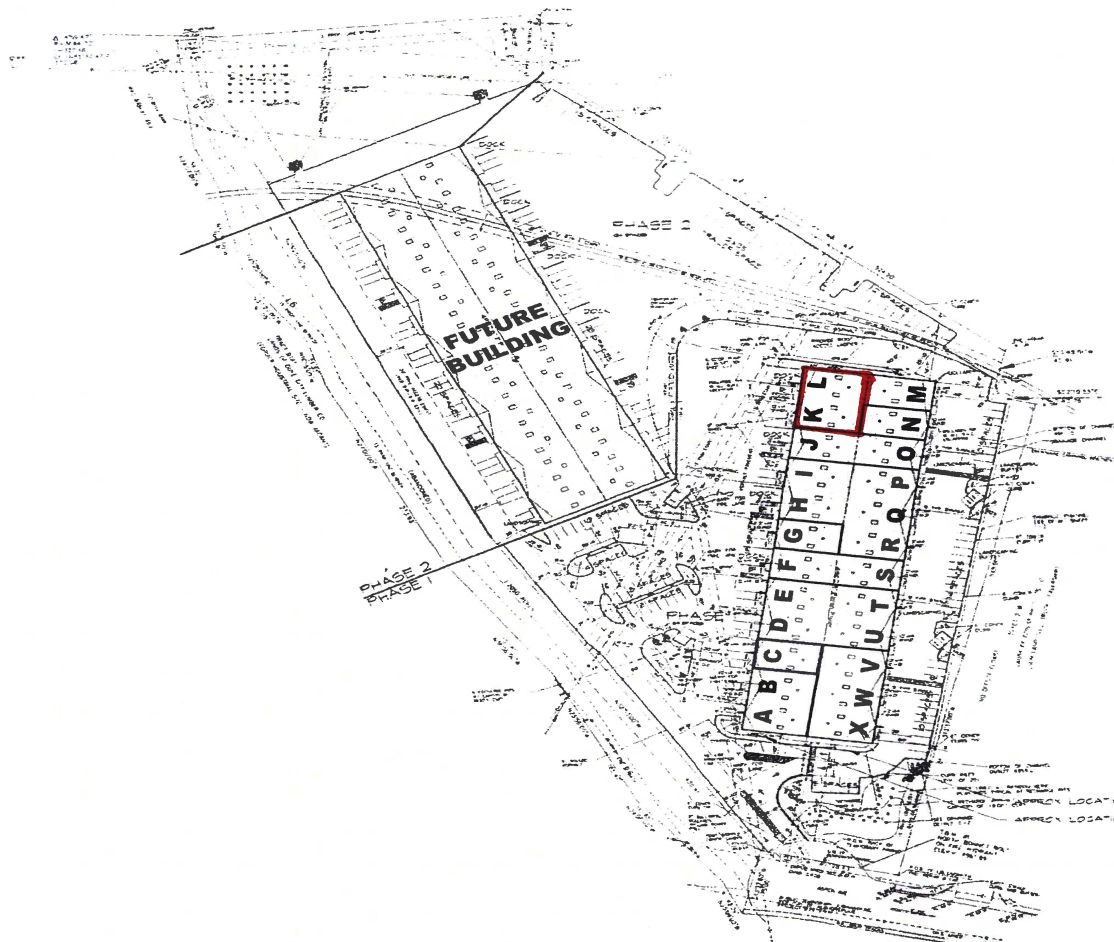
brian@roger-cox.com



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Site Plan

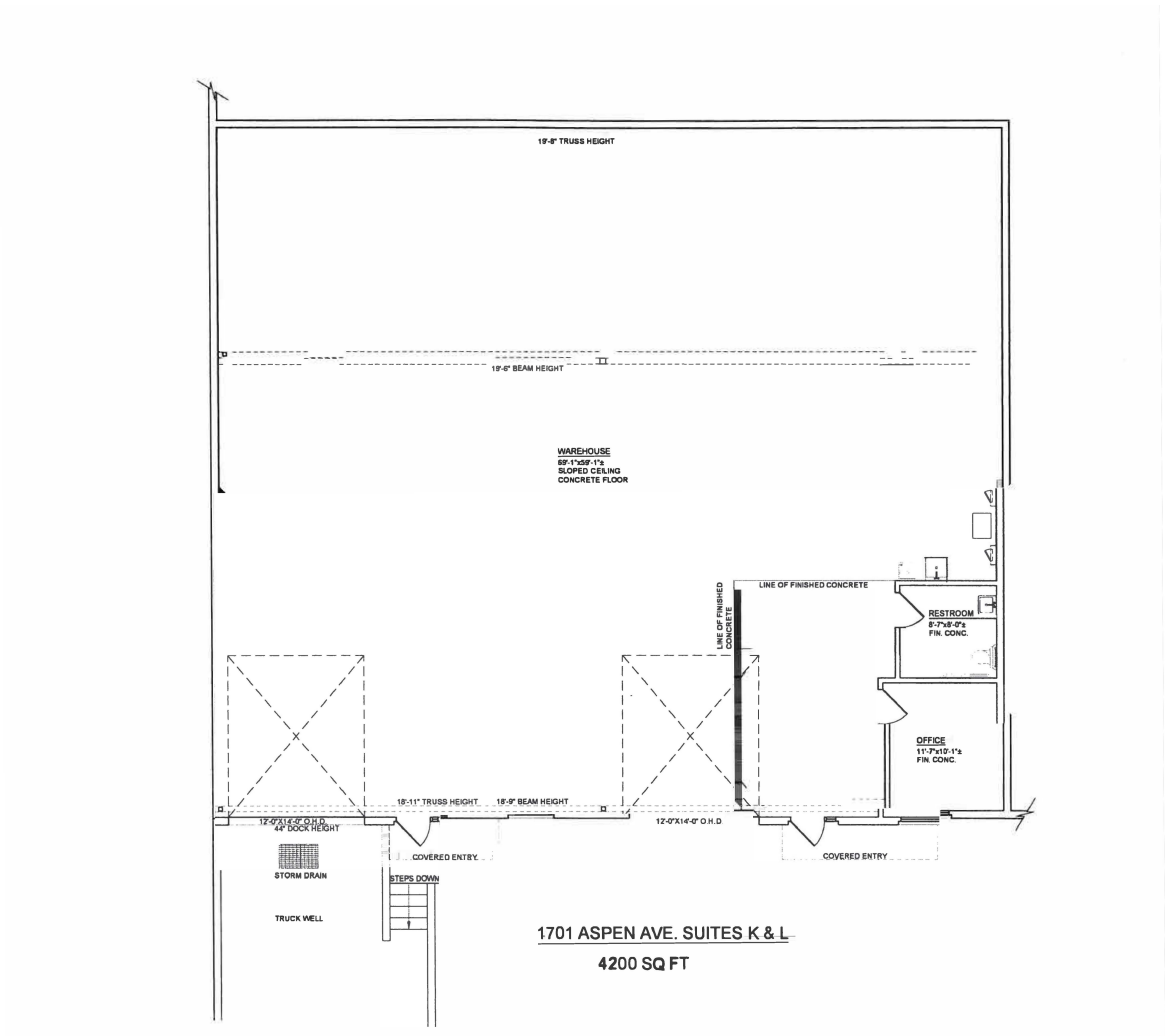




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Suite K & L Floor Plan

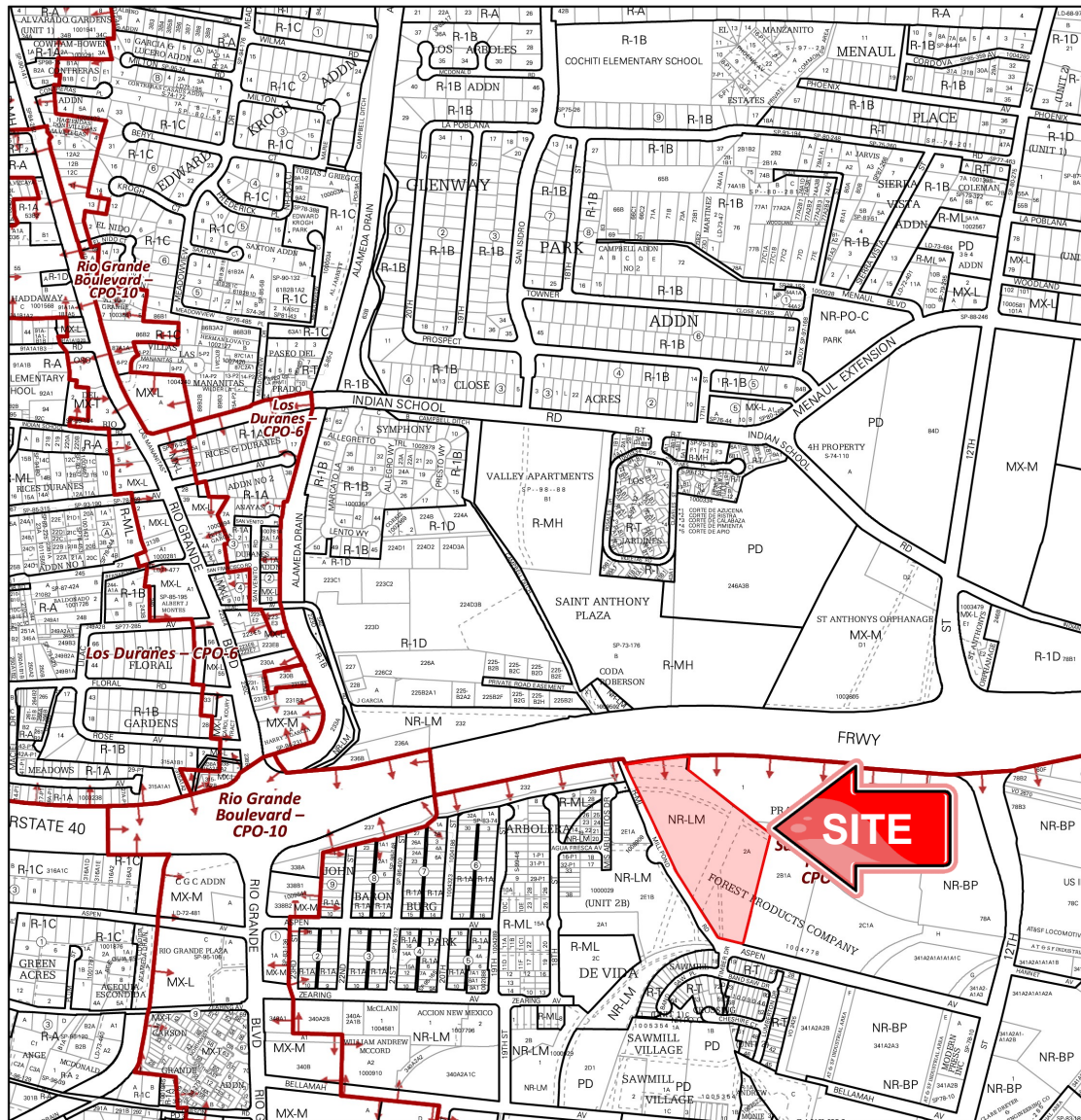


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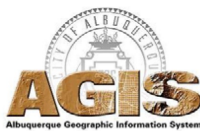
Zone Atlas



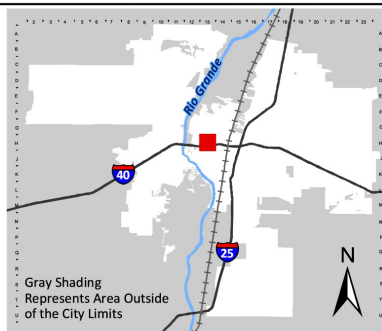
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
H-13-Z

-  Easement
  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone