

**For  
Lease**



## **Bite-Sized Industrial with Terrific Utility**

LOCATED IN THE CANDELARIA INDUSTRIAL AREA



**±2,156 SF on ±0.31 Ac.  
Available**

3013 Aztec Rd. NE | Albuquerque, NM 87107

**NAI SunVista**  **Got Space™**

**Todd Strickland**

todd@sunvista.com | 505 450 1121

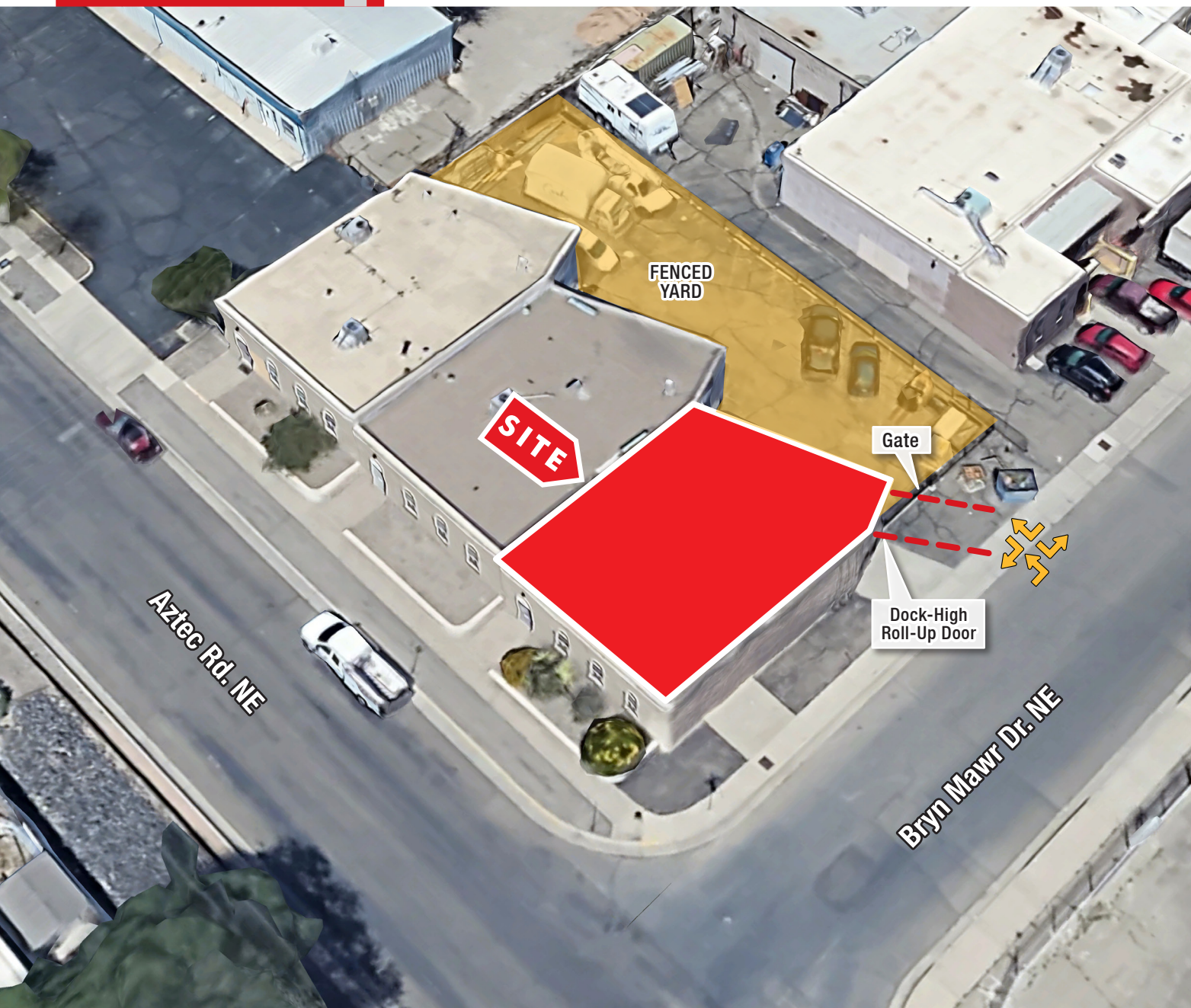
**Rob Bridges** CCIM

rob@sunvista.com | 505 977 5094



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## PROPERTY

### AVAILABLE

Building:  $\pm 2,156$  SF  
Land:  $\pm 0.31$  Acres

### LEASE RATE

\$12.00/SF + \$2.00/SF NNN

### HIGHLIGHTS

- Reception, three offices, two restrooms, and storage
- Angled dock-high access for ease of deliveries and loading
- 3 Phase, 100 AMPS
- Ceiling heights in warehouse:
  - 12'-8" to deck
  - 10'-9" to rafters
- .75 miles from I-25 & Comanche Rd.

**ZONING** NR-C 

### LOCATION

- SWQ Carlisle Blvd. & Comanche Rd. NE

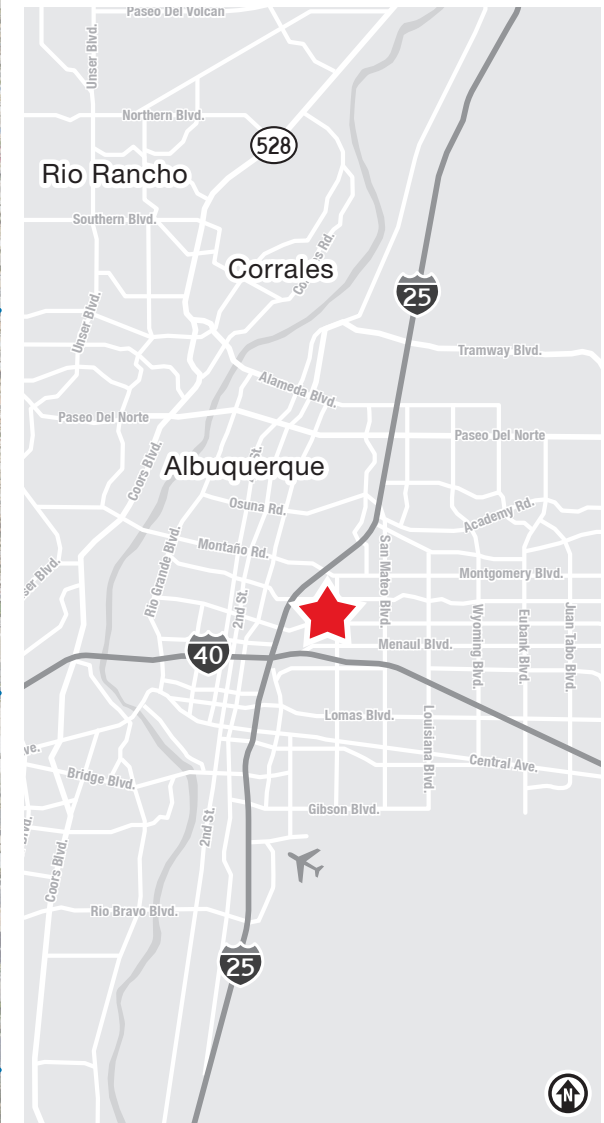


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## LOCATION



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

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## FLOOR PLAN

**AVAILABLE**

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