

ALBUQUERQUE TRADE CENTER

3520-3540 Pan American Freeway Albuquerque, NM 87107

Office/Warehouse Space Available



BASE 5

RETAIL PARTNERS

**SUITE 3530H
6,000 SF**

Pan American Freeway



**LISTING
BROKER**

Brandon Saylor, CCIM

brandon@base5retail.com - 505.350.0296

6739 Academy Rd NE, Suite 380 • Albuquerque, NM 87109

505.807.0605 • WWW.BASE5RETAIL.COM



SITE DETAILS

ALBUQUERQUE TRADE CENTER

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AVAILABLE

Suite: 3530 H - 6,000 SF

YEAR BUILT

1974

ZONING

NR-LM

SUBMARKET

North I-25

PARKING

126 Spaces
Parking Ratio: 4:1,000
Lot Size: 3.84 AC

TRAFFIC COUNTS

215,000 VPD on I-25

GREAT LOCATION

This property is perfectly positioned in Albuquerque, with direct frontage to I-25 and monument signage. It is just minutes away from the Big-I interchange (I-25 and I-40).

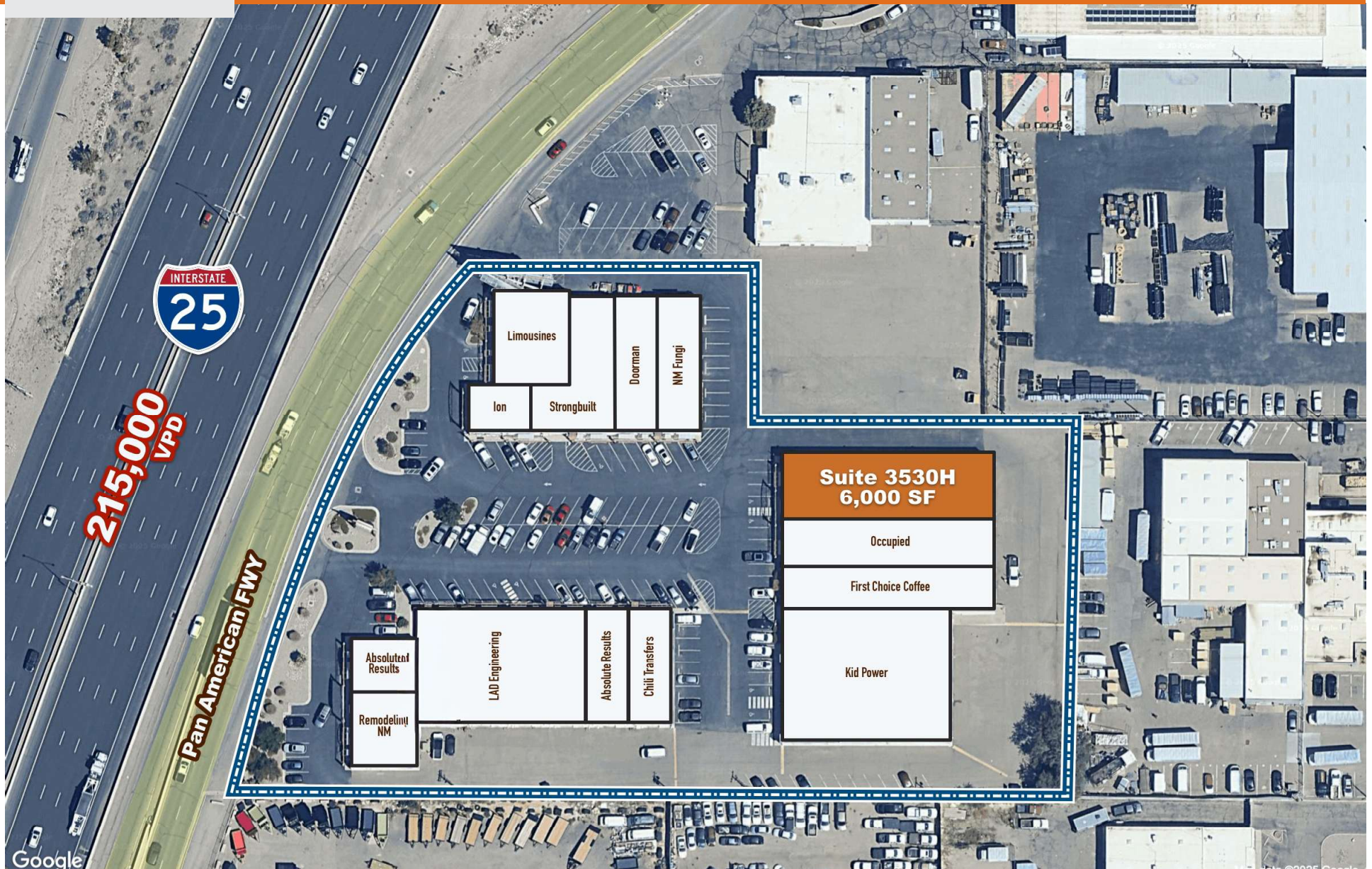




AERIAL

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FLOOR PLAN

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SUITE 3530 H

Suite Size: 6,000 SF

Asking \$10.00/SF + NNN

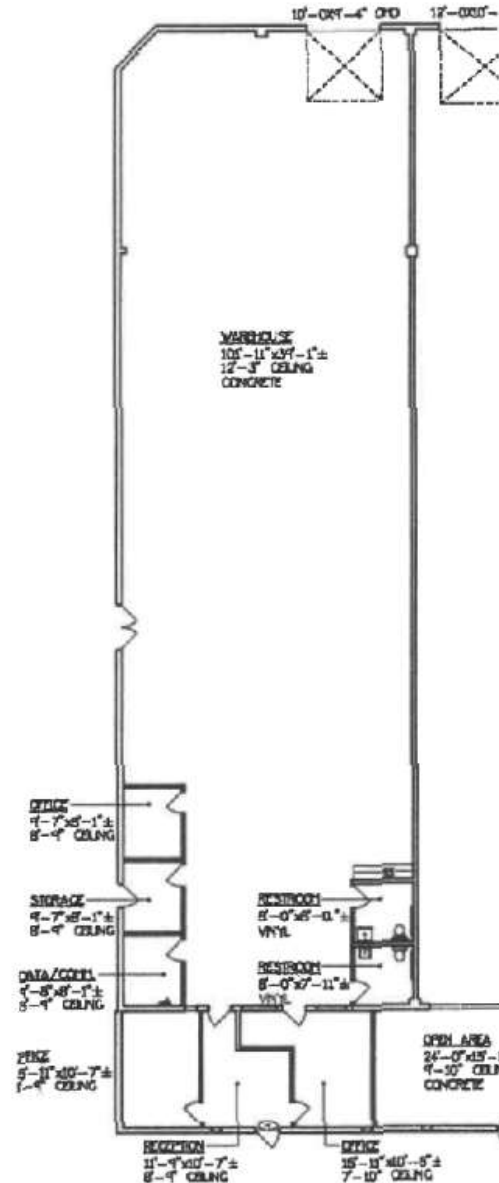
2025 NNN = \$3.00/SF

10' Ground Level Roll Up Door

12' Ceiling Height

3 Phase Power

Currently Available





PHOTOS

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OVERVIEW

ALBUQUERQUE TRADE CENTER

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- The Albuquerque Trade Center (ATC) has been an established business center for logistics and distribution since 1974.
- The building stands prominently along North I-25 with exceptional visibility from the interstate.
- The Albuquerque Trade Center is comprised of 3 buildings totaling 60,511 square feet, with a range of industrial and retail uses alike.

LET'S CHAT

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