OFFICE WAREHOUSE OPPORTUNITY

335 Academy Dr Suite C, Corrales NM 87048

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE

OFFICE SPACE

AVAILABLE SPACE
± 1,425 SF

ZONING:
Commercial

LEASE RATE
$12 PSF + NNN

Joseph Maez
Jmaez@CREBerkshire.com
505.633.3335

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

PROPERTY SUMMARY

335 Academy Dr Suite C, Corrales NM 87048

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

- **± 1,425 sf Available**
- **± 2.12-Acre Site**
- **NNN Lease Structure**
- **Retail or Office space**
- **1 Restrooms**
- **Flexible Layout with many Possible Configurations**
- **200A Single-Phase Power Available**
- **Power Upgrade Available**



Location Highlights:

- **Positioned between Albuquerque and Rio Rancho**
- **Convenient access to Corrales Road, Alameda Blvd. and NM-528**
- **Easy connectivity to Albuquerque's Westside and North Valley**
- **Located within the established Corrales commercial area**
- **Strategic location serving Corrales, Rio Rancho and Albuquerque markets**
- **Rare large-scale commercial opportunity within the Village of Corrales**

Suites are currently occupied on month-to-month terms and are anticipated to be available within 30–days.

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

OFFERING SUMMARY

335 Academy Dr Suite C, Corrales NM 87048

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

PROPERTY DESCRIPTION:

An exceptional opportunity to occupy one of Corrales' larger commercial warehouse facilities. This expansive multi-section property offers approximately 44,000 SF with 23,163 SF available of highly functional warehouse, shop, storage, office, and support space on approximately 2.12 acres.

The facility's diverse configuration provides substantial flexibility, with large open warehouse areas complemented by individual shop spaces, multiple storage areas, offices, restrooms, second-floor areas, and operational support space. The layout may accommodate a broad range of commercial users requiring significant square footage while maintaining the ability to separate different functions throughout the facility.

Positioned in Corrales with convenient access to the greater Albuquerque and Rio Rancho markets, the property offers a distinctive combination of scale, versatility, and location that is difficult to replicate within the Village.





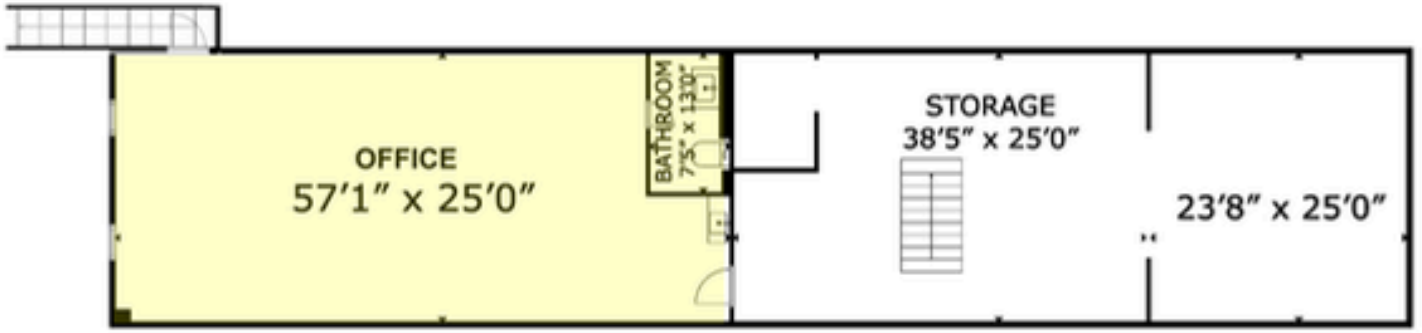
The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

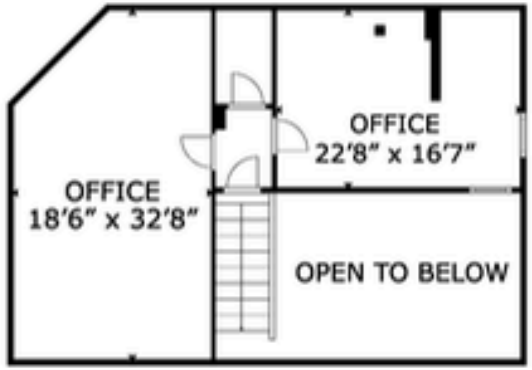
FLOOR PLAN

335 Academy Dr Suite C, Corrales NM 87048

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

Unit C:
± 1,425 SF Available
Office Space with Open Layout





FLOOR 2

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

SITE PLAN

335 Academy Dr Suite C, Corrales NM 87048

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

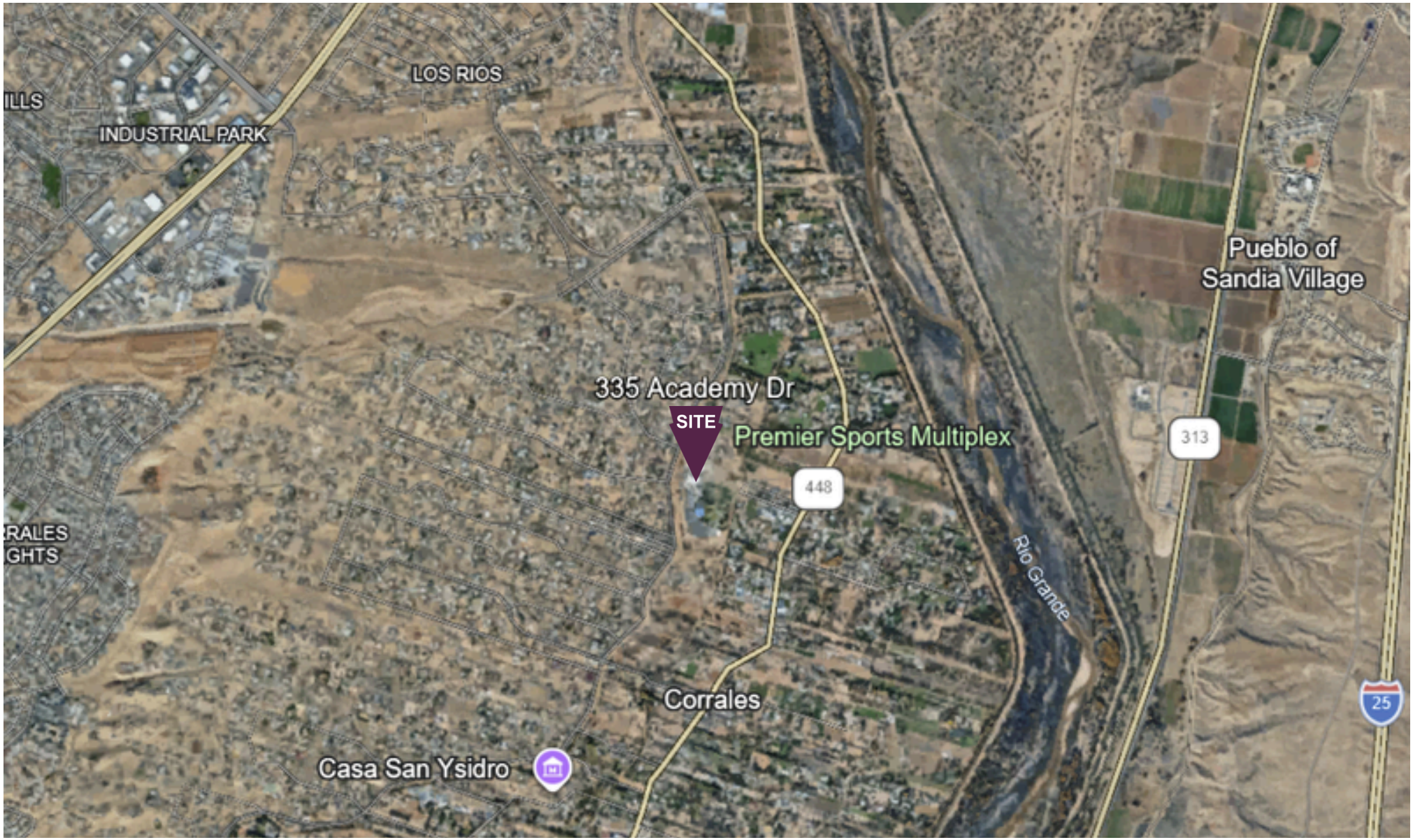


The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

LOCATION MAP

335 Academy Dr Suite C, Corrales NM 87048

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.