

2732 VASSAR PL NE
ALBUQUERQUE, NM

North I-25 Corridor

±2,450 SF Office/Warehouse

For Lease



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CBRE

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

+1505 837 4999

www.cbre.com/abq

CBRE



Property Overview

Now Available

- ±2,350 SF
 - ±1,081 SF office with reception
 - ±1,269 SF warehouse space with additional ±0.84 acres of outdoor storage

Lease Rate

- \$12.50/SF/Yr NNN

Highlights

- Excellent North I-25 location, most attractive industrial submarket
- Proximity to Interstate 25
- Excellent reception area, two offices/work areas, conference room, breakroom and two restrooms
- Warehouse restroom and mezzanine storage area
- One 10'x10' drive in door
- 13' 2" - 14' 6" clear height
- Fenced, gated outdoor secure area



Building Specifications

Type	Detail
Total Available SF	±2,350
Shop/Warehouse SF	±1,269
Office SF	±1,081
# of Doors	1 grade level door 10' X 10'
Zoning	NR-LM (non-residential, light manufacturing)
HubZone Qualified	Yes
Clear Height	13' 2" - 14' 6"
Heating and Cooling	HVAC in office, swamp coolers and suspended space heaters in warehouse
Lighting	Halogen in warehouse. Fluorescent in office
Parking Total parking	±8 dedicated parking spaces
Yard/Outdoor Storage	Small fenced area- approximately 40' X 50'
Sprinkler System	None
Lot Size	±1.37 acres
Total Building Size	±17,144
Year Built	2004
Submarket	North I-25
NNN Charges	Estimated at \$2.95/SF



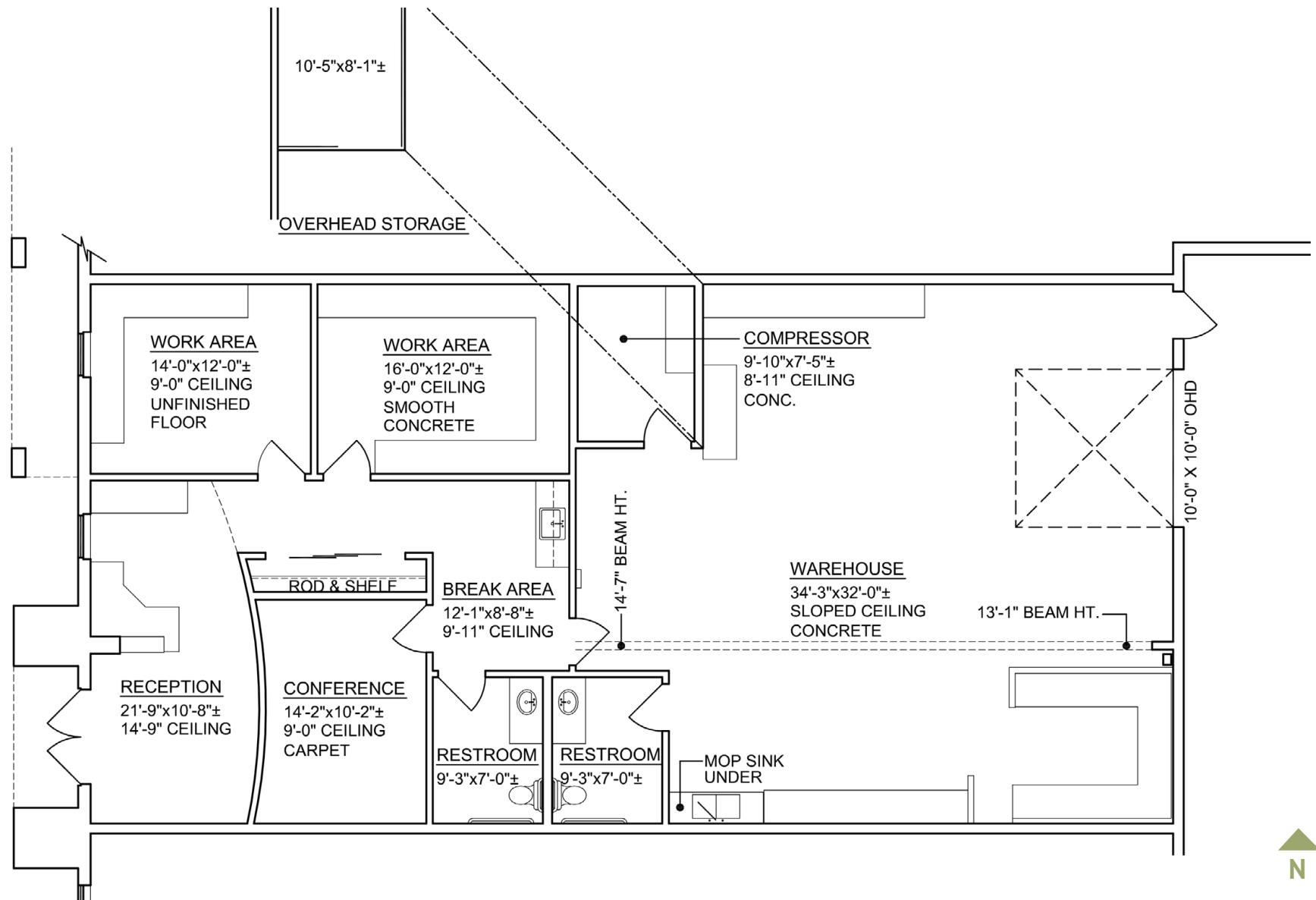
Access to I-25

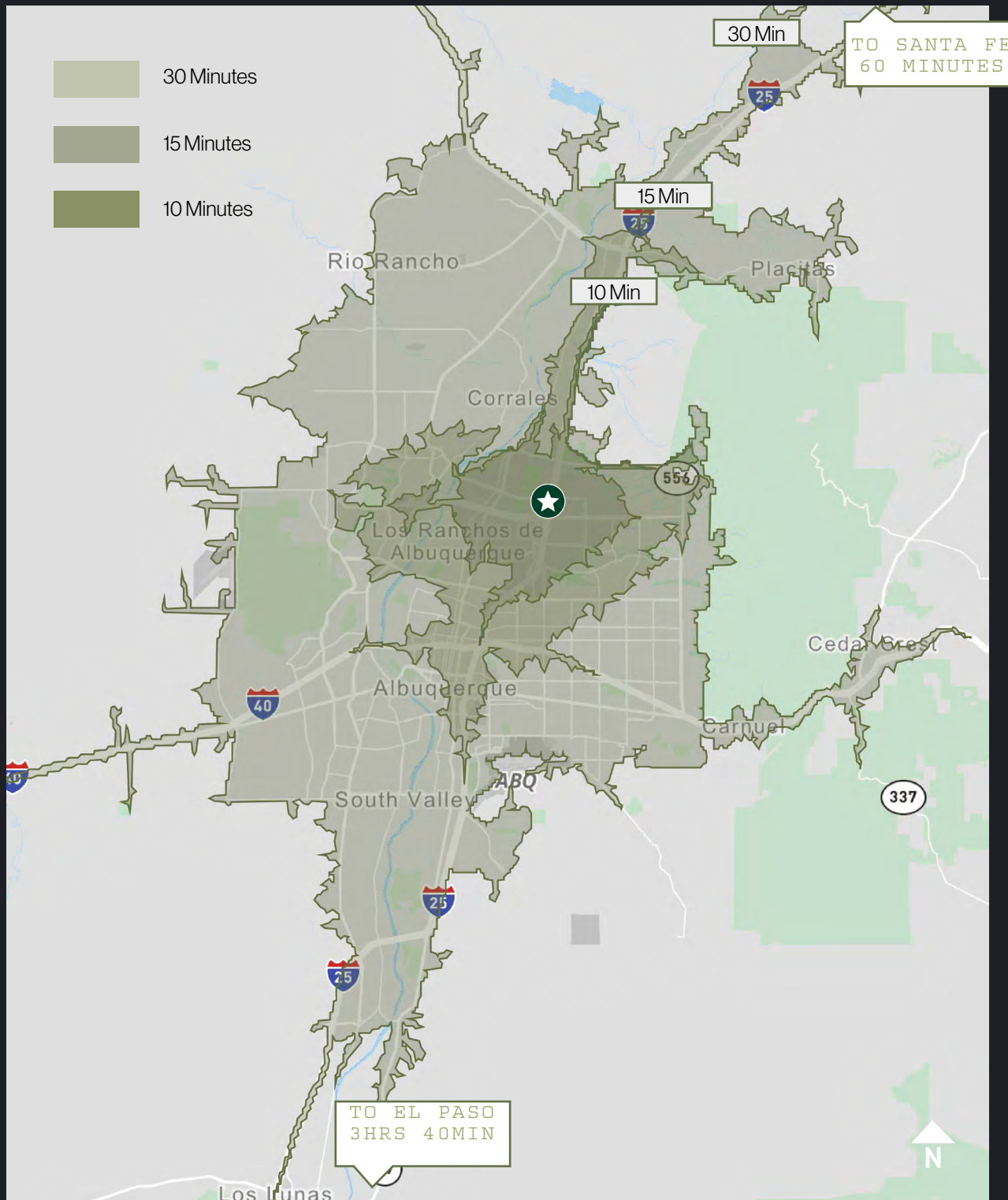


Site Plan



Floor Plan





Drive Time Map

INTERSTATE I-25

3 Minutes

BIG I INTERCHANGE
I-25 / I-40

6 Minutes

ABQ INTERNATIONAL
AIRPORT & KIRTLAND AFB

19 Minutes

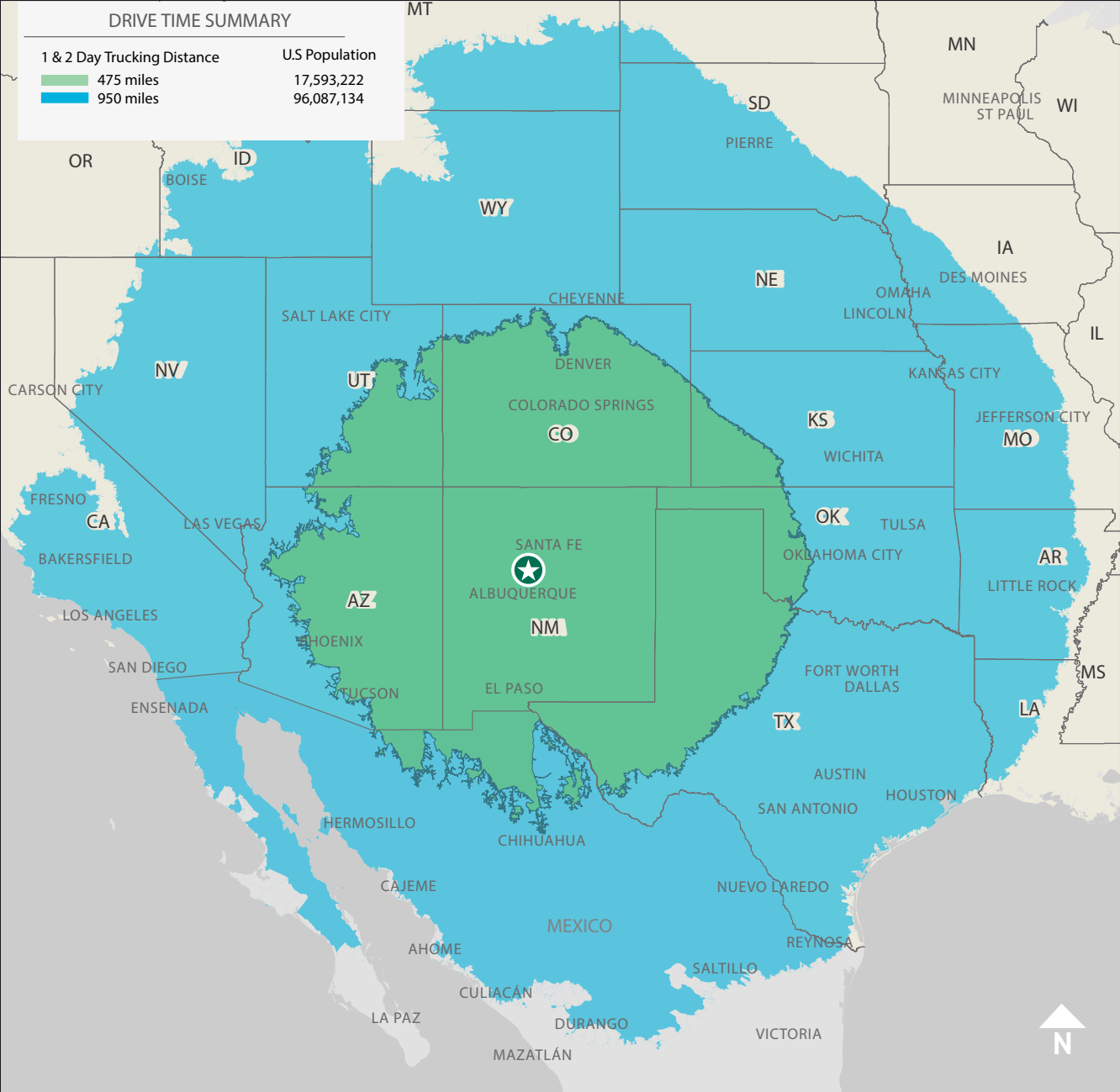
EL PASO, TX

3 hours and 40 minutes

SANTA FE, NM

60 Minutes

Truck Service Drive Time



One-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
El Paso, TX	266	3 hr 50 min
Amarillo, TX	288	4 hr 16 min
Colorado Springs, CO	378	5 hr 29 min
Phoenix, AZ	419	6 hr 31 min
Denver, CO	448	6 hr 33 min
Tucson, AZ	449	6 hr 36 min

Two-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
Las Vegas, NV	576	8 hr 34 min
Dallas, TX	649	9 hr 46 min
Salt Lake City, UT	667	9 hr 55 min
Los Angeles, CA	787	11 hr 53 min
San Diego, CA	772	12 hr 9 min
Little Rock, AR	882	13 hr 9 min
Houston, TX	841	13 hr 12 min



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