# OFFICE WARHOUSE OPPORTUNITY

**335 Academy Dr Suite B, Corrales NM 87048**



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



## FOR LEASE

**WAREHOUSE AND OFFICE SPACE**

**AVAILABLE SPACE**
± 15,926 SF
UNITS B

**ZONING:**
**Commercial**

**LEASE RATE**
$12 PSF + NNN

**Joseph Maez**
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# PROPERTY SUMMARY

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## PROPERTY HIGHLIGHTS

- **± 15,926 Available**
- **± 2.12-Acre Site**
- **NNN Lease Structure**
- **1 Grade Level Garage Doors -**
- **Garage Door - 10'**
- **1 High-Ceiling Warehouse**
- **1 Low-Ceiling Shop Area**
- **Ceiling Heights: ± 8' – ± 24'**
- **Clear Heights: 14' -17'**
- **5 Assorted Office and Storage Rooms**
- **Retail space with Showroom**
- **3 Restrooms**
- **Flexible Layout with many Possible Configurations**
- **200A Single-Phase Power Available**
- **Gas heaters throughout warehouse spaces and mini split A/C units in office areas.**
- **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.**

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# OFFERING SUMMARY

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## 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.**



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# WAREHOUSE

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## Photos Reflect Vacant Condition









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# OFFICE

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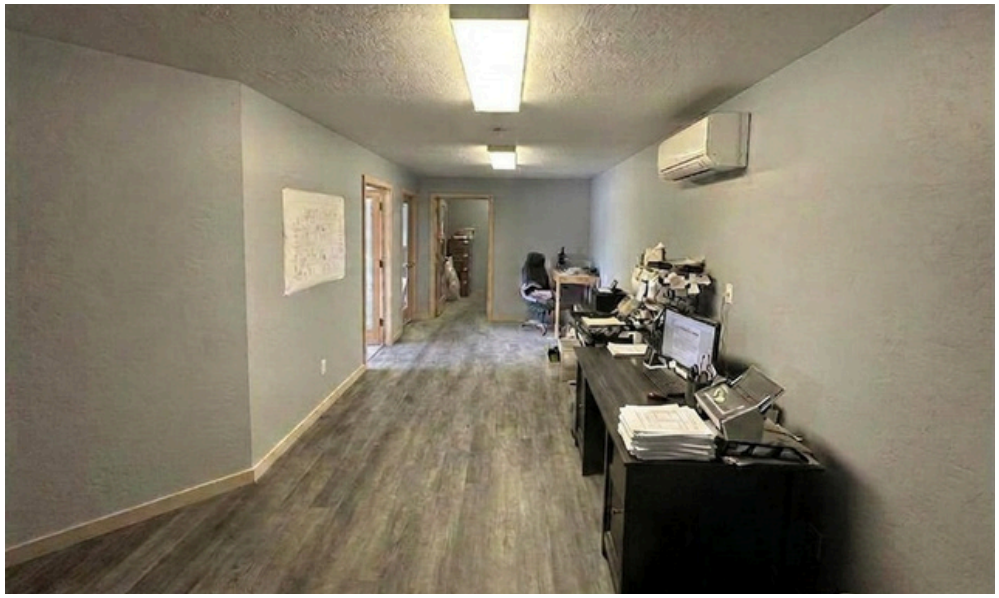

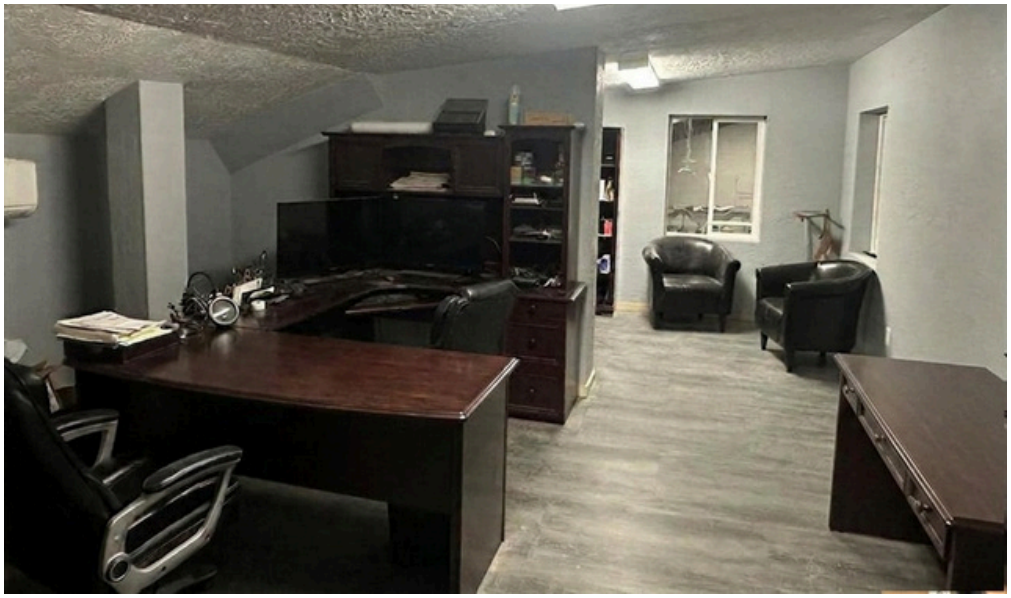





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# FLOOR PLAN

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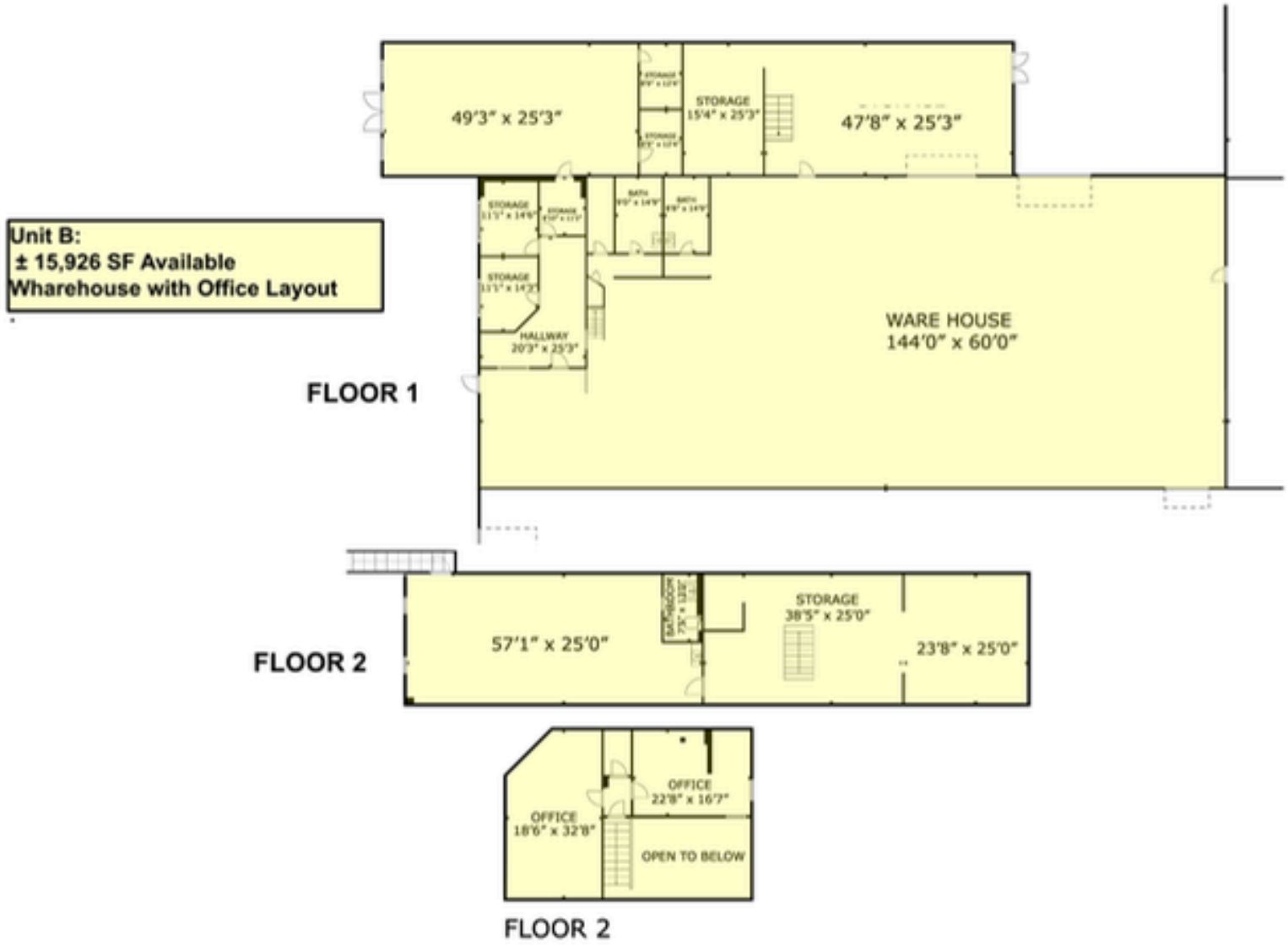


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# SITE PLAN

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# LOCATION MAP

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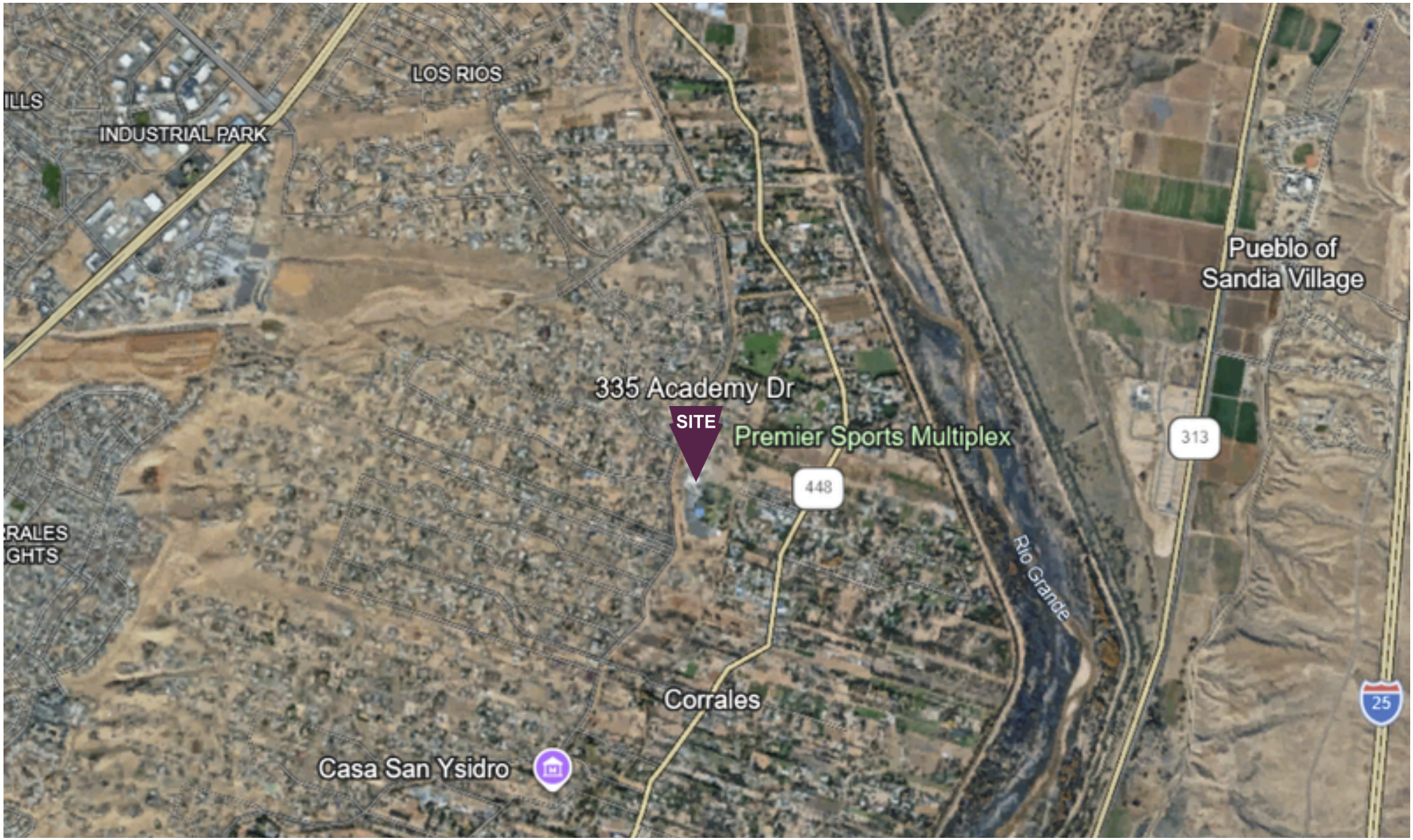


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