

5351 WILSHIRE AVE NE
ALBUQUERQUE, NM



North I-25 Corridor Single-Tenant Industrial Building

±34,310 SF on ±1.78 Acres
For Lease



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CBRE

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Suite 825

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CBRE



Property Overview

Available

- ±34,310 SF Freestanding Building
- ±1.78 Acres

Lease Rate

- \$13.50/SF/Yr NNN

Highlights

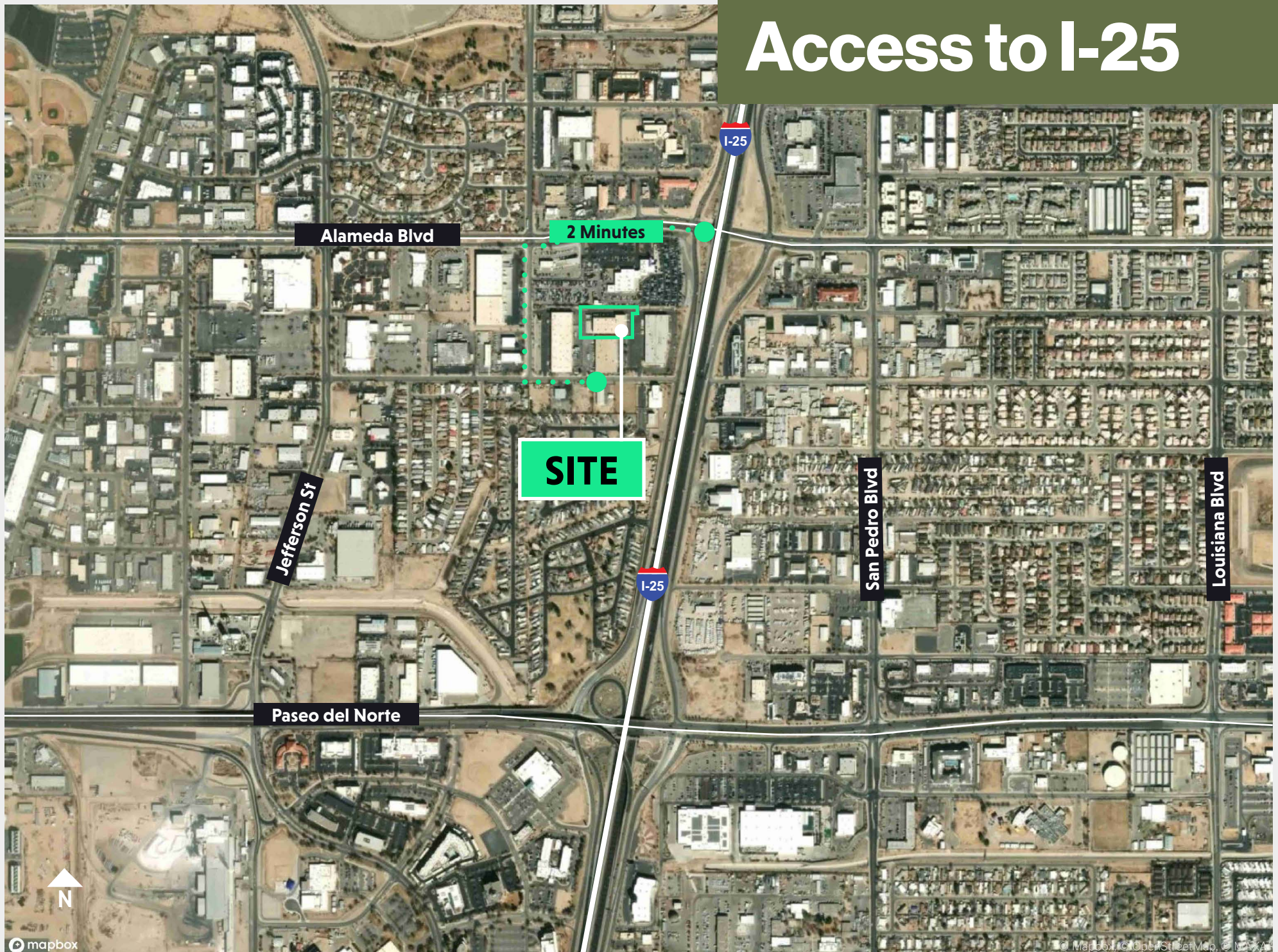
- Excellent North I-25 location, most attractive industrial submarket
- Visibility from Interstate 25
- Secured outdoor parking area, space for up to 15 vehicles
- High end office finishes with lots of natural light, private offices, open space and conference rooms
- Available 1/1/2027 (see broker)
- Rare industrial property with perfect mix of beautiful building aesthetics, functionality and secure outdoor space
- Purchase potential- contact broker to discuss
- **Please do not disturb tenant, contact broker for availability and showings**

Building Specifications

Type	Detail
Total Available SF	±34,310
Shop/Warehouse SF	±19,854
Office SF	±14,456 (First Floor: ±11,195 SF Second Floor: ±3,260 SF)
# of Doors	7 Dock doors
# of Drive-thru Bays	1 Drive-in door with a ramp
Zoning	Non-Residential/Light Manufacturing
HubZone Qualified	No
Clear Height	23' 6"
Electrical	3-phase, 480/277V, ~600 amps (approx. 500 kVA capacity)
Heating and Cooling	2 HVAC units for office, 8 swamp coolers in warehouse
Column Spacing	41' X41'
Lighting	Fluorescent
Roof	10 years old - Approximately 40 years left on warranty
Truck Court	Rear truck court
Parking Total parking	±60
Trailer Parking	At docks
Yard/Outdoor Storage	Secured area for overnight vehicles
Sprinkler System	ESFR
Security Systems	Central Security
Internet	Fiber
Year Built	2005
Submarket	North I-25



Access to I-25

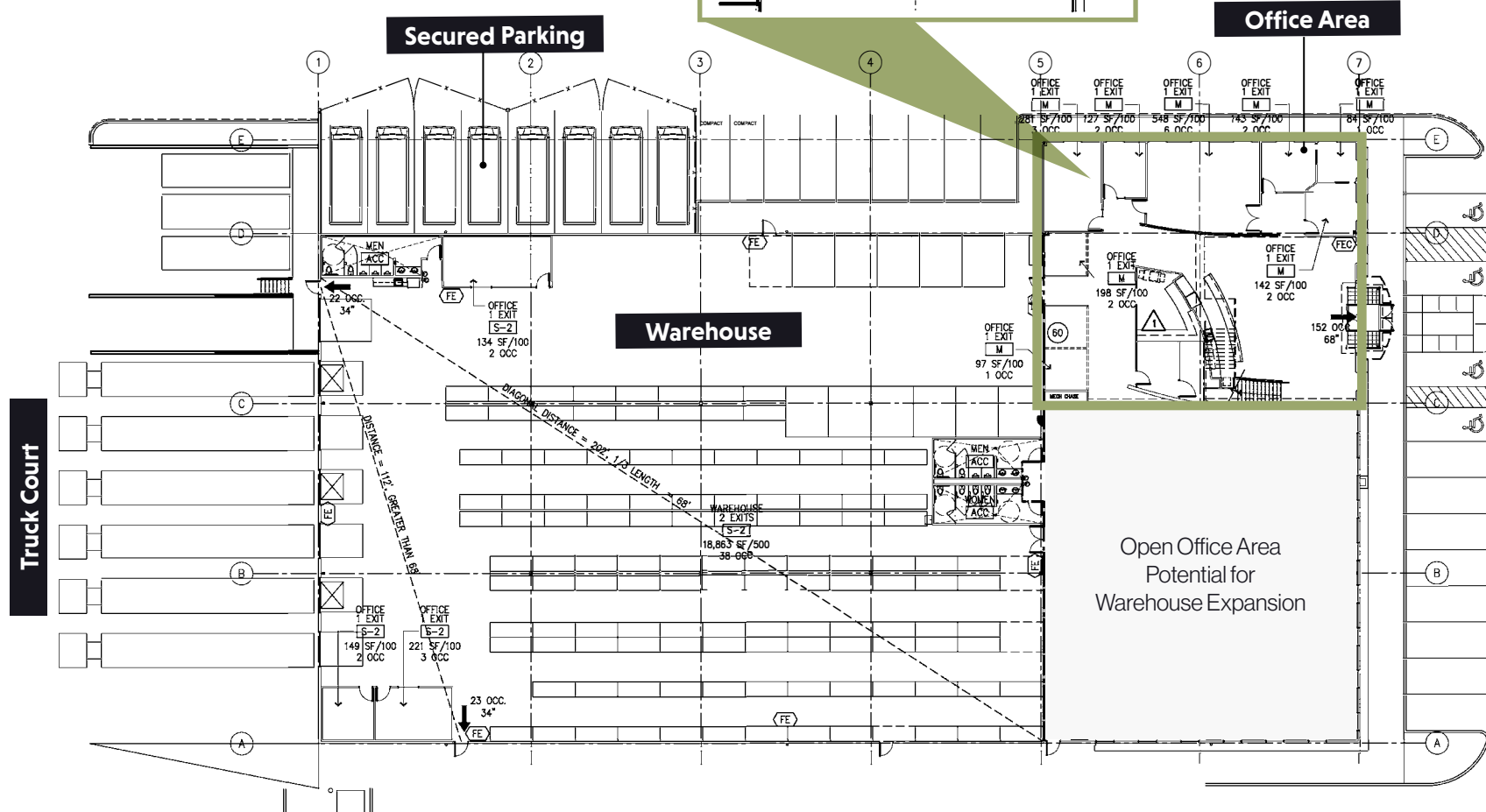
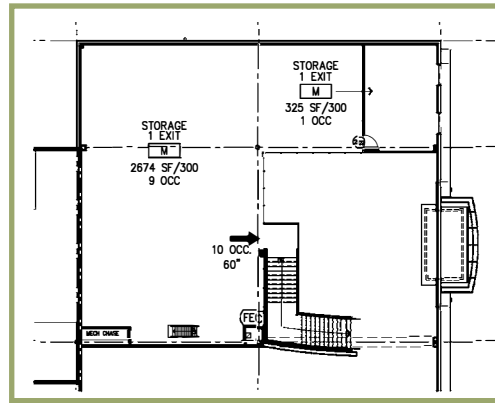


Site Plan

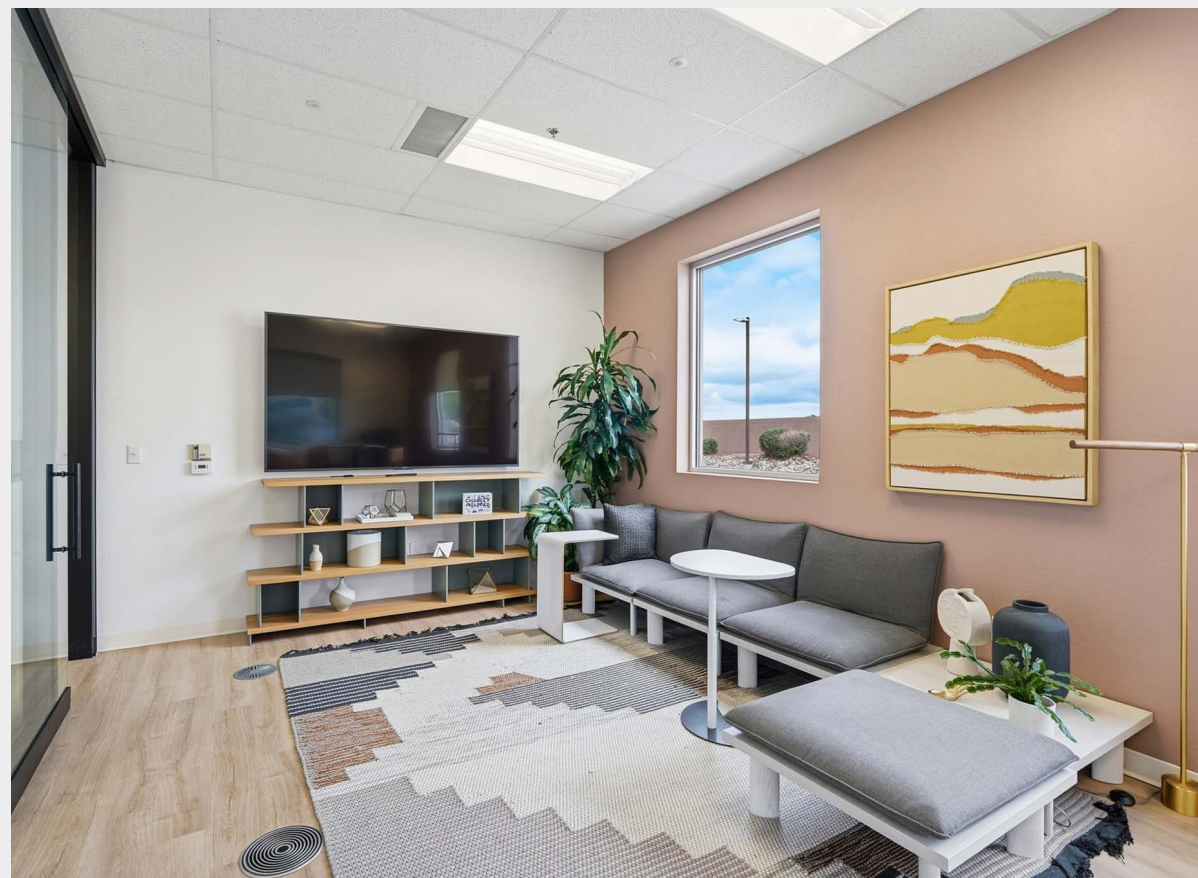


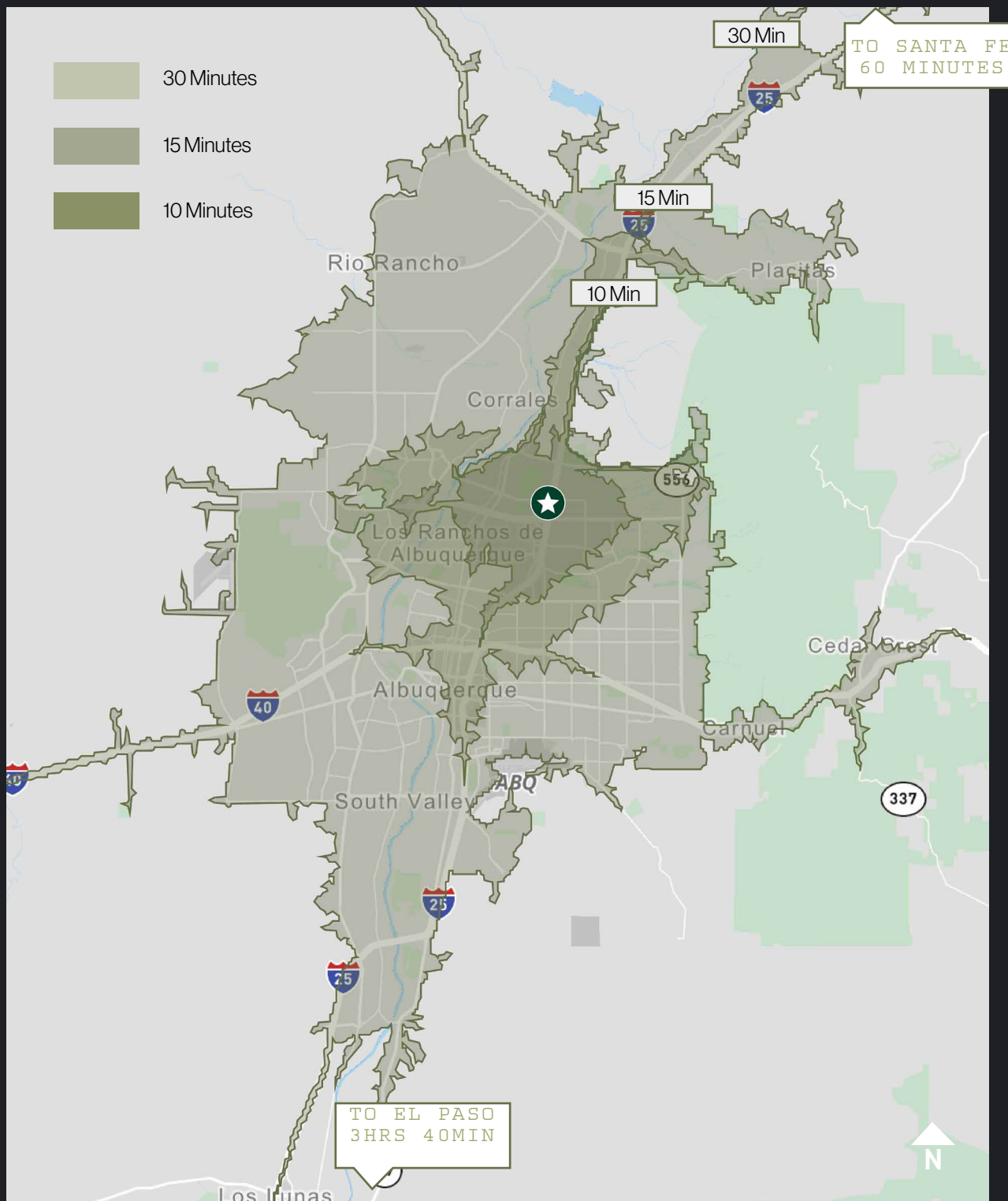
Floor Plan

Second Floor Mezzanine Office









Drive Time Map

INTERSTATE I-25

2 Minutes

BIG I INTERCHANGE
I-25 / I-40

11 Minutes

ABQ INTERNATIONAL
AIRPORT & KIRTLAND AFB

19 Minutes

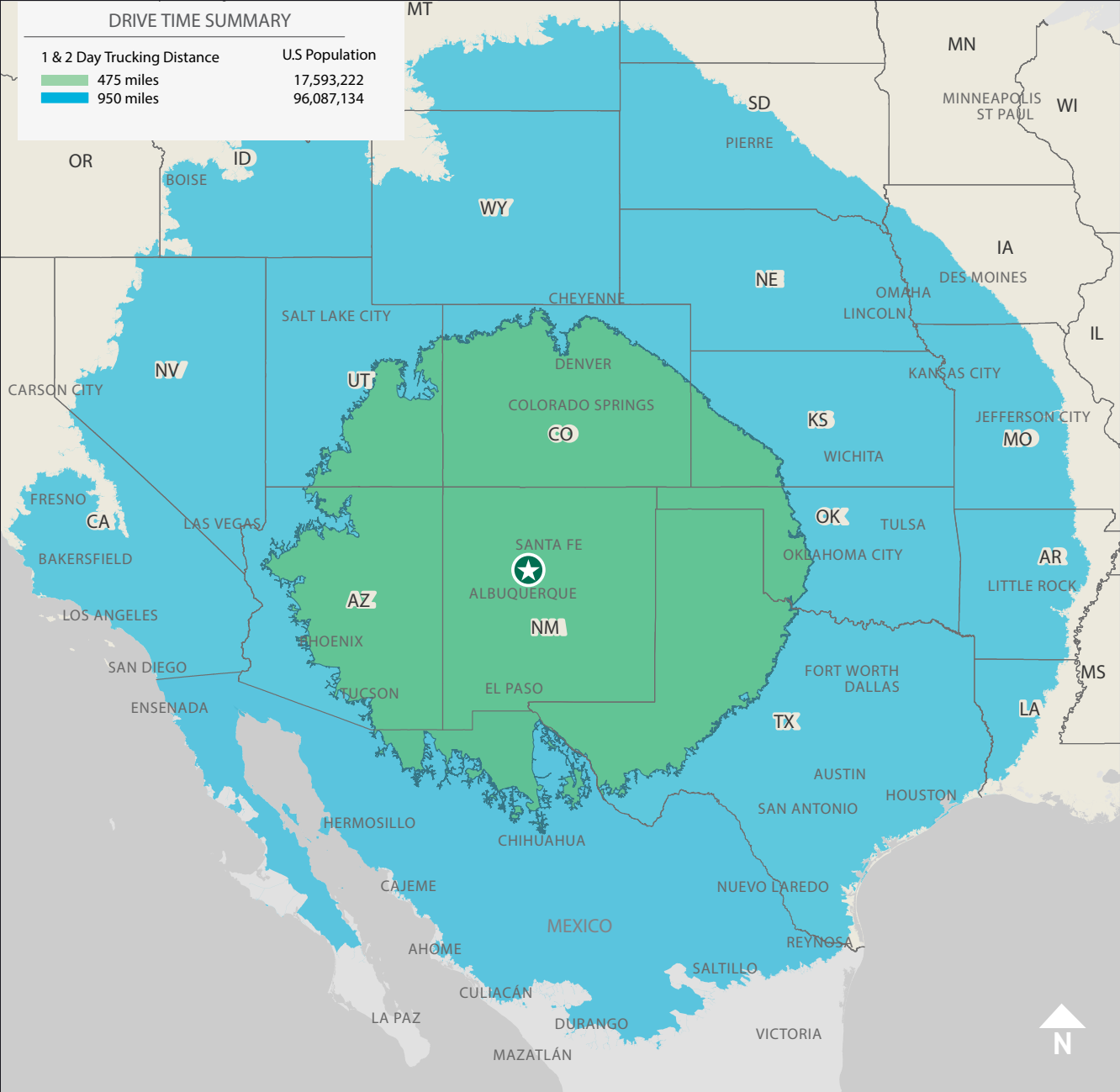
EL PASO, TX

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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