

For  
Lease ]

## Bite-Sized Industrial with Terrific Utility

LOCATED IN THE CANDELARIA INDUSTRIAL AREA



**±2,107 SF on ±0.31 Ac.  
Available**

3009 Aztec Rd. NE | Albuquerque, NM 87107

**NAI** SunVista ] Got Space™

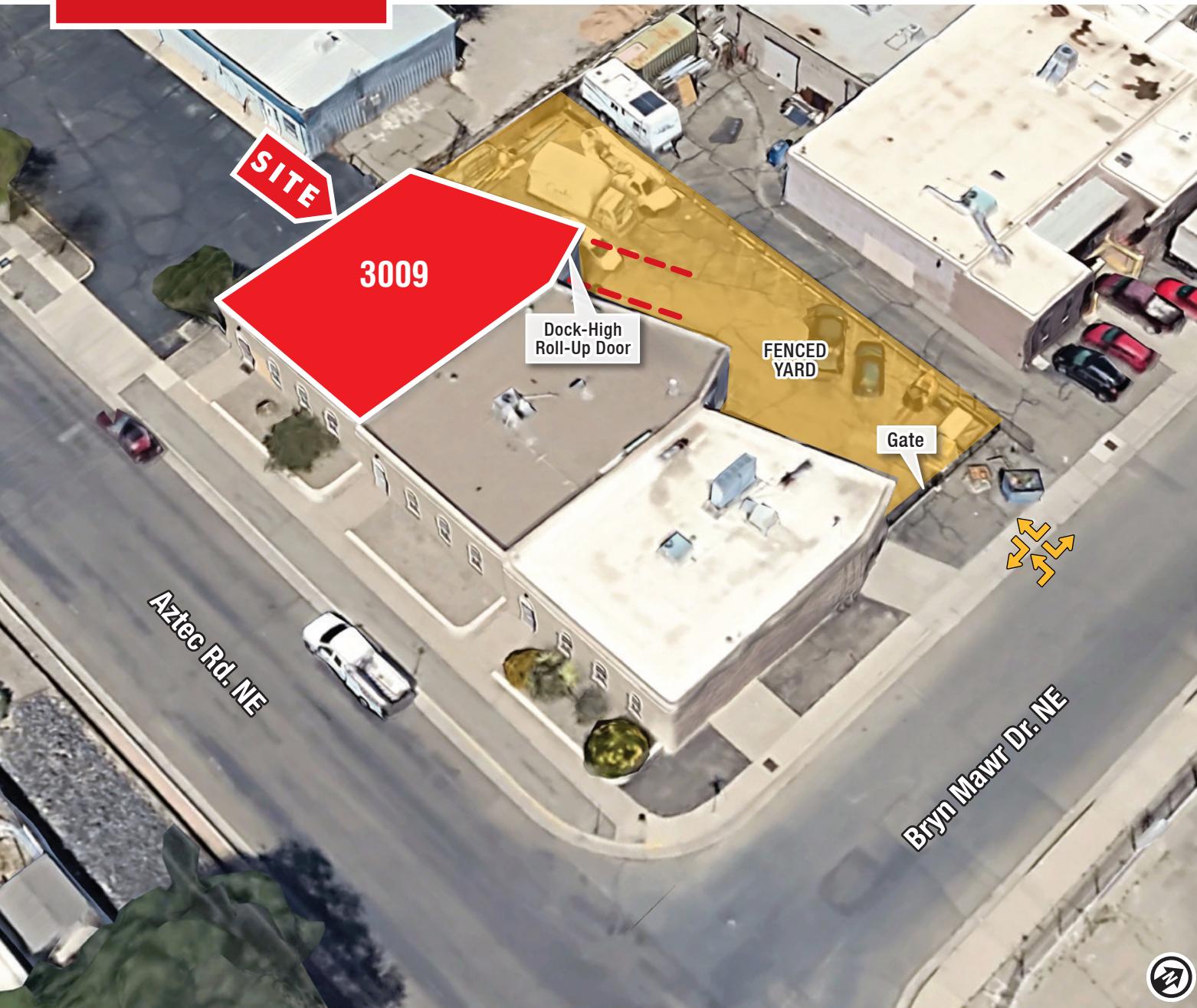
Opening the Door to Commercial Real Estate Excellence

**Todd Strickland**  
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**Rob Bridges** CCIM  
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## PROPERTY

### AVAILABLE

Building: ±2,107 SF  
Land: ±0.31 Acres

### LEASE RATE

\$2,458.17/Mo. (Includes NNN)

### HIGHLIGHTS

- Reception, one office and private restrooms
- Shared fenced yard
- Angled dock-high access for ease of deliveries and loading
- Single-phase, 125-amp power (3-phase power is also available)
- Ceiling heights in warehouse:
  - 12'-8" to deck
  - 10'-9" to rafters
- .75 miles from I-25 & Comanche Rd.

### ZONING [NR-C](#)

### LOCATION

- SWQ Carlisle Blvd. & Comanche Rd. NE

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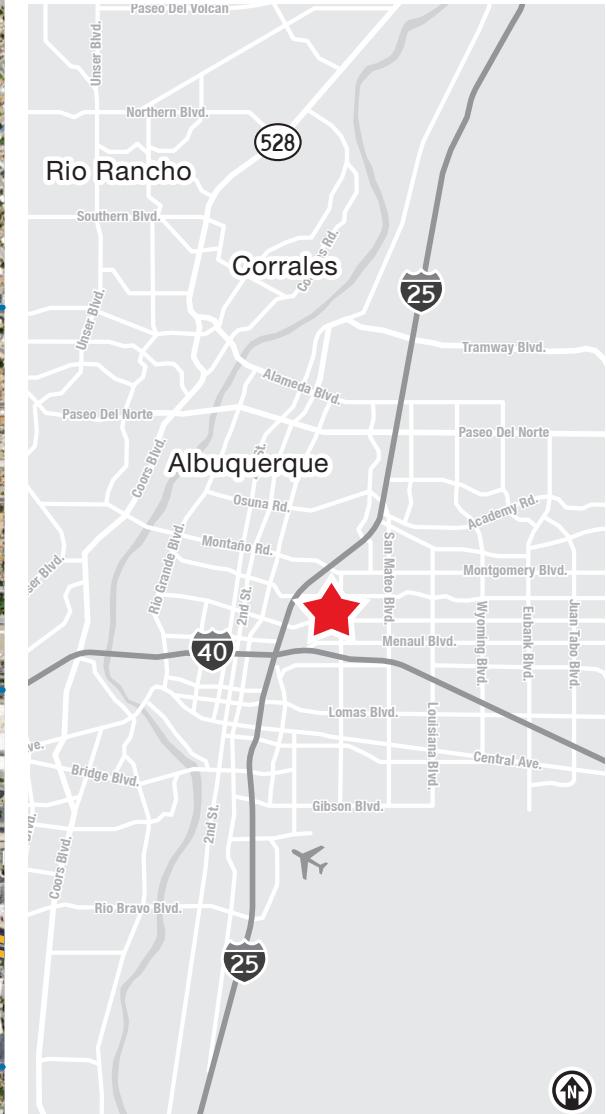
## LOCATION

**HUB Zone**

**MORE INFO**

**Opportunity Zone**

**MORE INFO**



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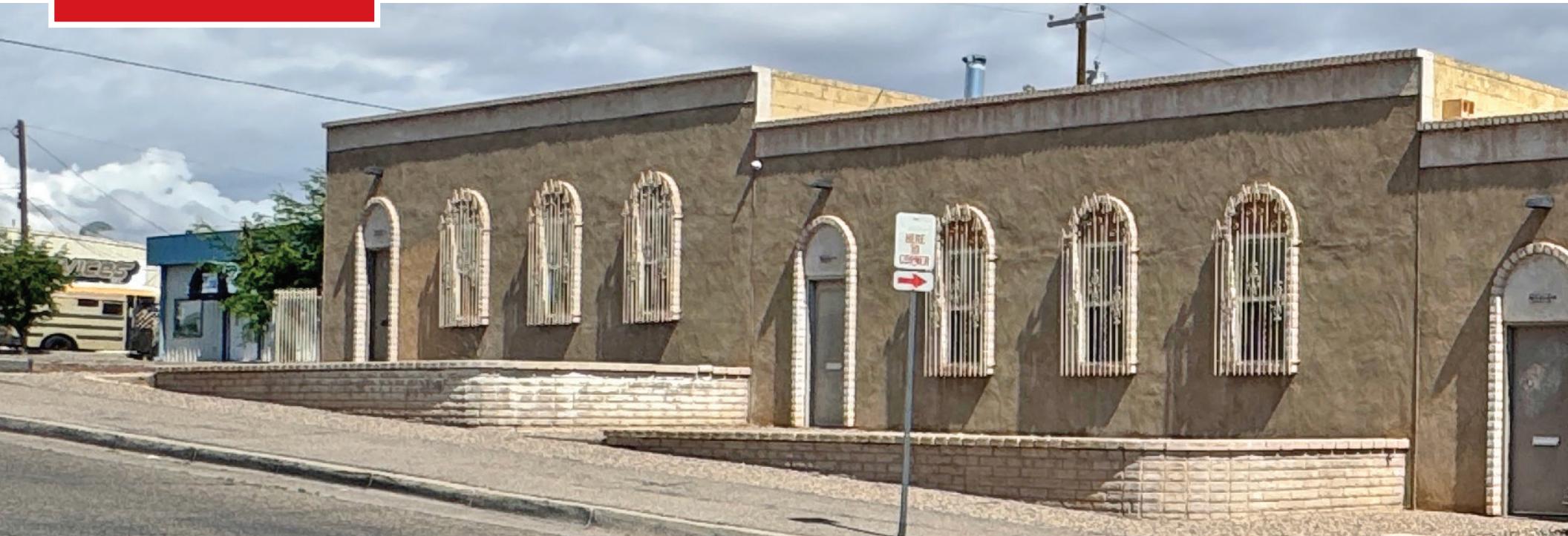
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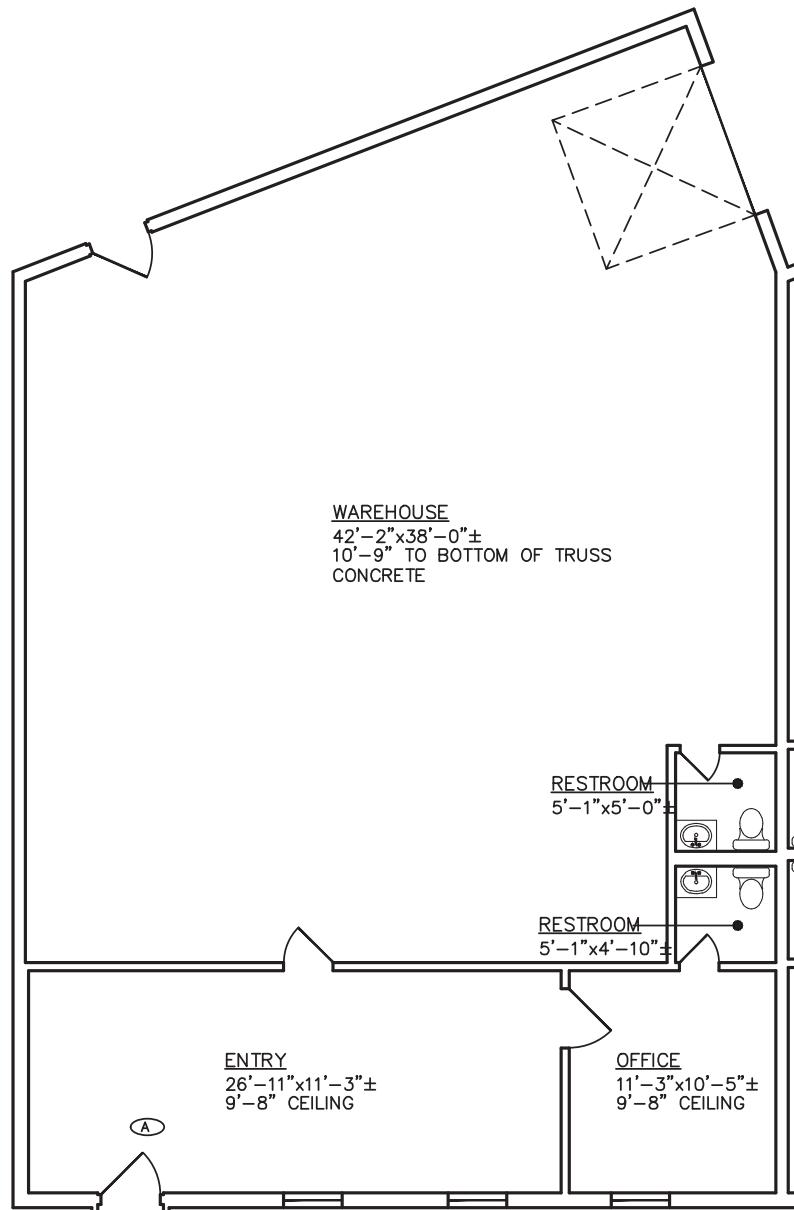
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## FLOOR PLAN



## AVAILABLE

±2,107 SF

