

WAREHOUSE FOR LEASE

2420 Candelaria Rd NE | ALBUQUERQUE, NM 87107

Near I-25 & I-40 Interchange

Easily Accessible Location



CANDELARIA RD 18,600 CPD

CLAY AZAR, CCIM | (505) 480-9777 | clay@mcrnm.com
(505) 858-1444 | 7410 Montgomery Blvd. NE, Suite 205 | Albuquerque, NM 87109

Metro Commercial
REALTY. INC.

WAREHOUSE FOR LEASE

2420 Candelaria Rd NE | ALBUQUERQUE, NM 87107

Details:

- 6,729 +/- sf warehouse
- \$6.50 PSF Modified Gross

Space Highlights:

- Lower dock and high-grade, drive-in door in rear
- 13' ceiling height
- 3-phase electrical service

Property Highlights:

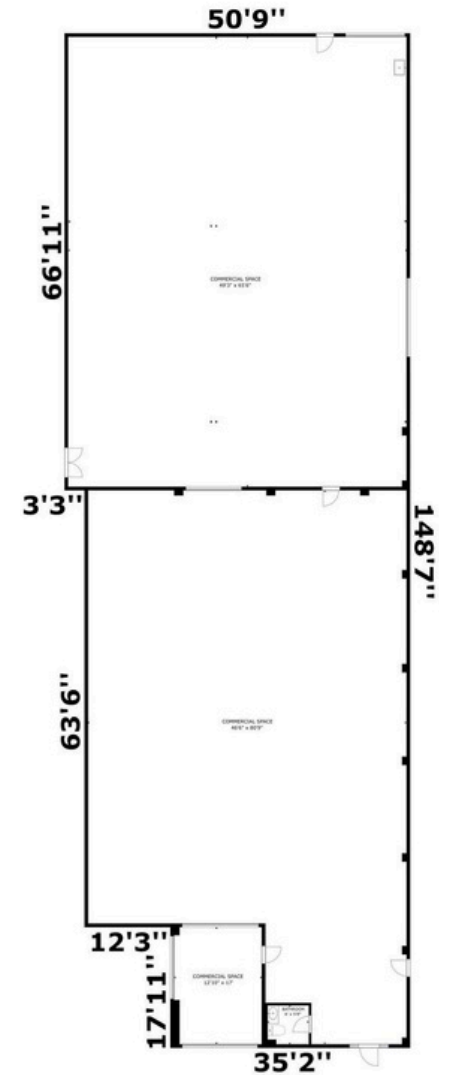
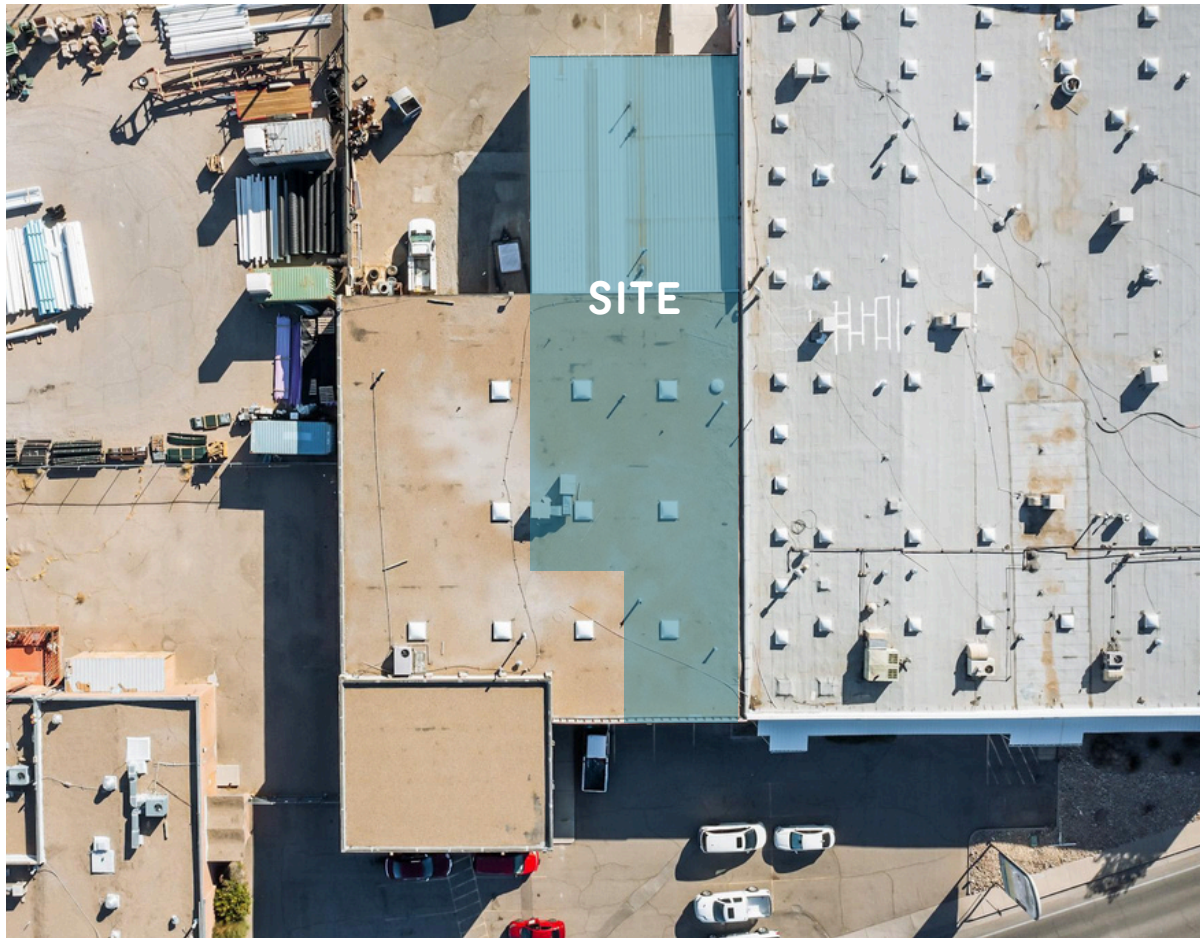
- Common area dock access on North side (Candelaria facing)
- First-come, first serve parking
- Zoned NR-LM ([Non-residential – light manufacturing](#))



The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



AERIAL & FLOOR PLAN





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TRADE AREA

