

North I-25 Distribution Warehouse

GREAT VISIBILITY FROM PASEO DEL NORTE

For Lease



4931 Paseo del Norte NE | Albuquerque, NM 87113

NAI SunVista] Got Space™

±28,640 SF Available

Riley McKee CCIM, SIOR
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Alex Pulliam
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PROPERTY

AVAILABLE

Building: ±28,640 SF
Land: ±1.68 Acres

LEASE RATE

\$11.94/SF + NNN

HIGHLIGHTS

- Highly-visible location with ±60,700 cars per day on Paseo del Norte
- Office: ±3,850 SF
- Warehouse: ±24,790 SF
- 24' clear height
- 5 - 12' tall dock-high doors
- 1 - grade-level door
- 3-phase, 600-amp power
- Fire suppression system in place
- Roof replaced in 2023
- Available June 2025

IDO ZONING

- [NR-LM](#) 

LOCATION

- NWQ I-25 & Paseo del Norte NE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,625	65,845	173,819
Average HH Income	\$85,566	\$104,808	\$107,450
Daytime Employment	20,906	68,655	134,996

2024 Forecasted by Esri

Opportunity Zone [MORE INFO](#)



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FLOOR PLAN

AVAILABLE

Office: ±3,850 SF

Warehouse: ±24,790 SF

Total: ±28,640 SF

Floor plan not to scale.

