

For Lease

Industrial & Office Space Available

CONVENIENTLY LOCATED NEAR I-25 NORTH

3600-3700 Osuna Rd. NE | Albuquerque, NM 87109

SWC Osuna Rd. & Academy Parkway NE



AVAILABLE

Suite 524: ±1,500 SF (Industrial)
Suite 614: ±1,500 SF (Office)



LEASE RATE

\$14.00/SF Modified Gross
with 3-Year Lease Term

- 0.8 Miles west of I-25
- Flexible floor plans
- Local ownership and on-site property management/maintenance

- Dusk-to-dawn security patrol
- Very convenient to local restaurants & amenities
- IDO Zoning: NR-BP

NASunVista

got space™

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NORTH I-25 INDUSTRIAL AND OFFICE SPACE

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SITE PLAN

AVAILABLE

All lease rates reflect a 3-year lease term.

Building 5

Suite 524: ±1,500 SF

- Industrial
- \$14.00/SF Modified Gross (\$1,750/Month)
- 3-Year Lease

Building 6

Suite 614: ±1,500 SF

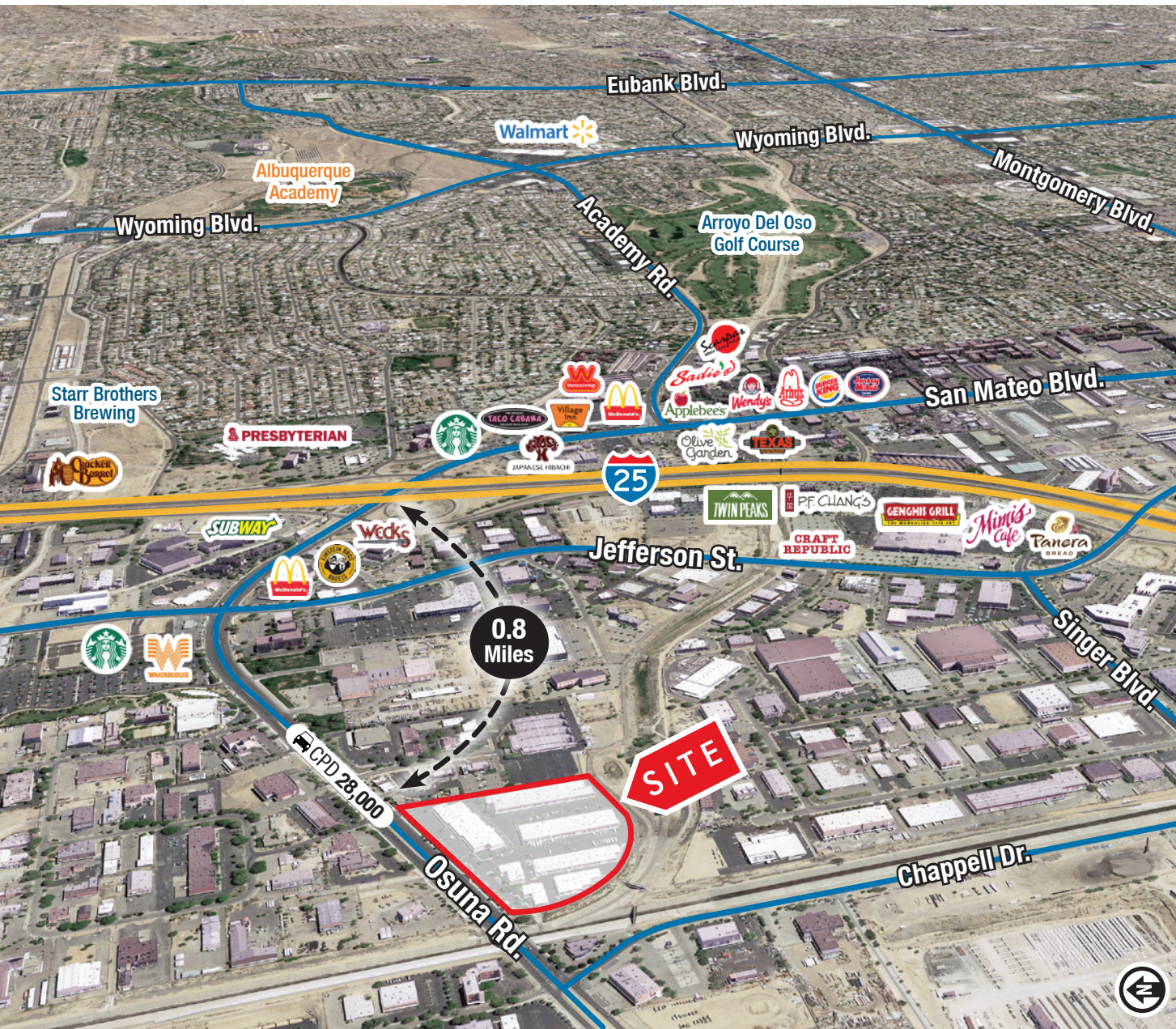
- Office
- \$14.00/SF Modified Gross (\$1,750/Mo.)



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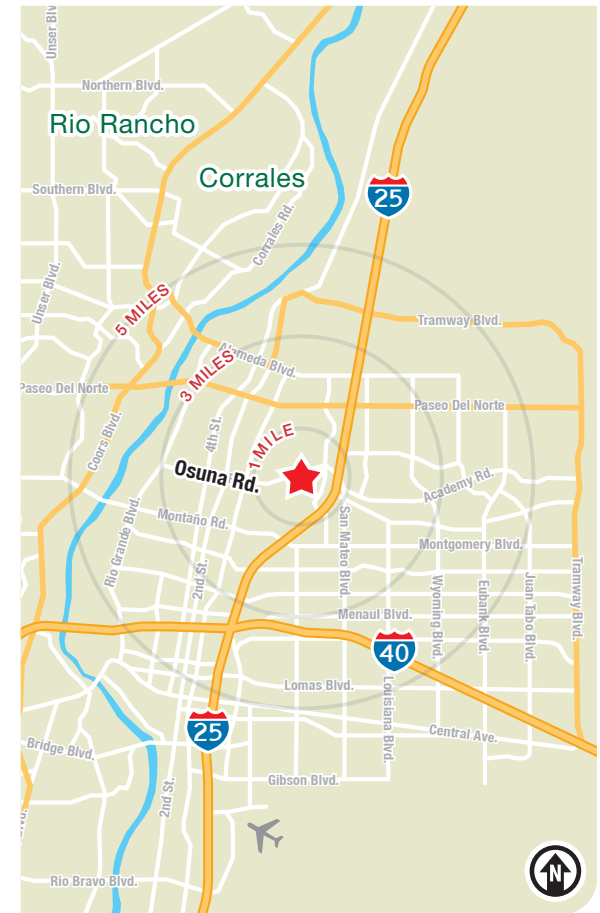
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	3,744	78,359	225,803
Average HH Income	\$111,263	\$87,346	\$100,422
Daytime Employment	15,231	88,325	180,135

2023 Forecasted by Esri



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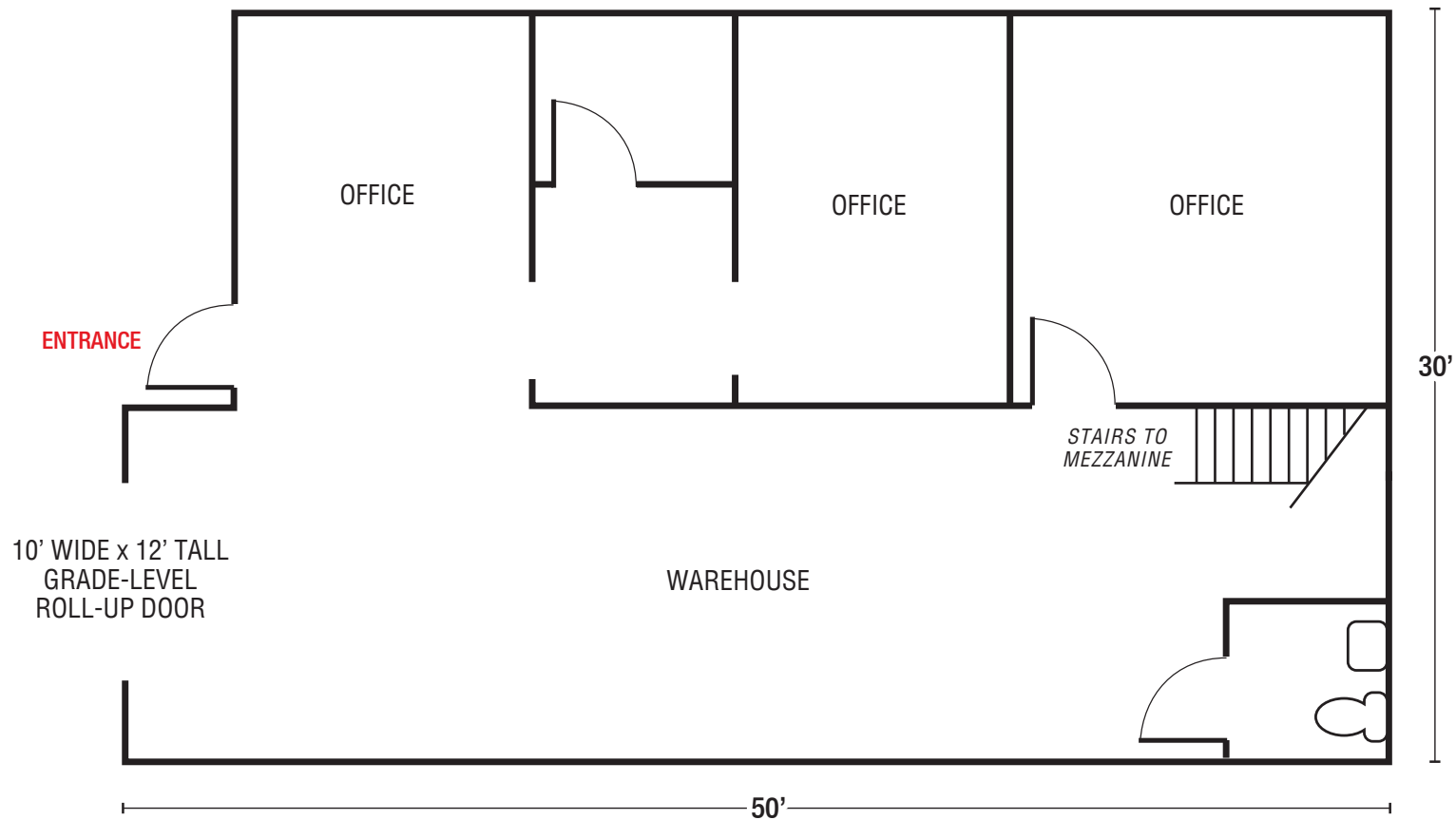
INDUSTRIAL

Suite 524: ±1,500 SF

\$14.00/SF Modified Gross
(\$1,750/Month)

3-Year Lease

Floor plan not to scale.



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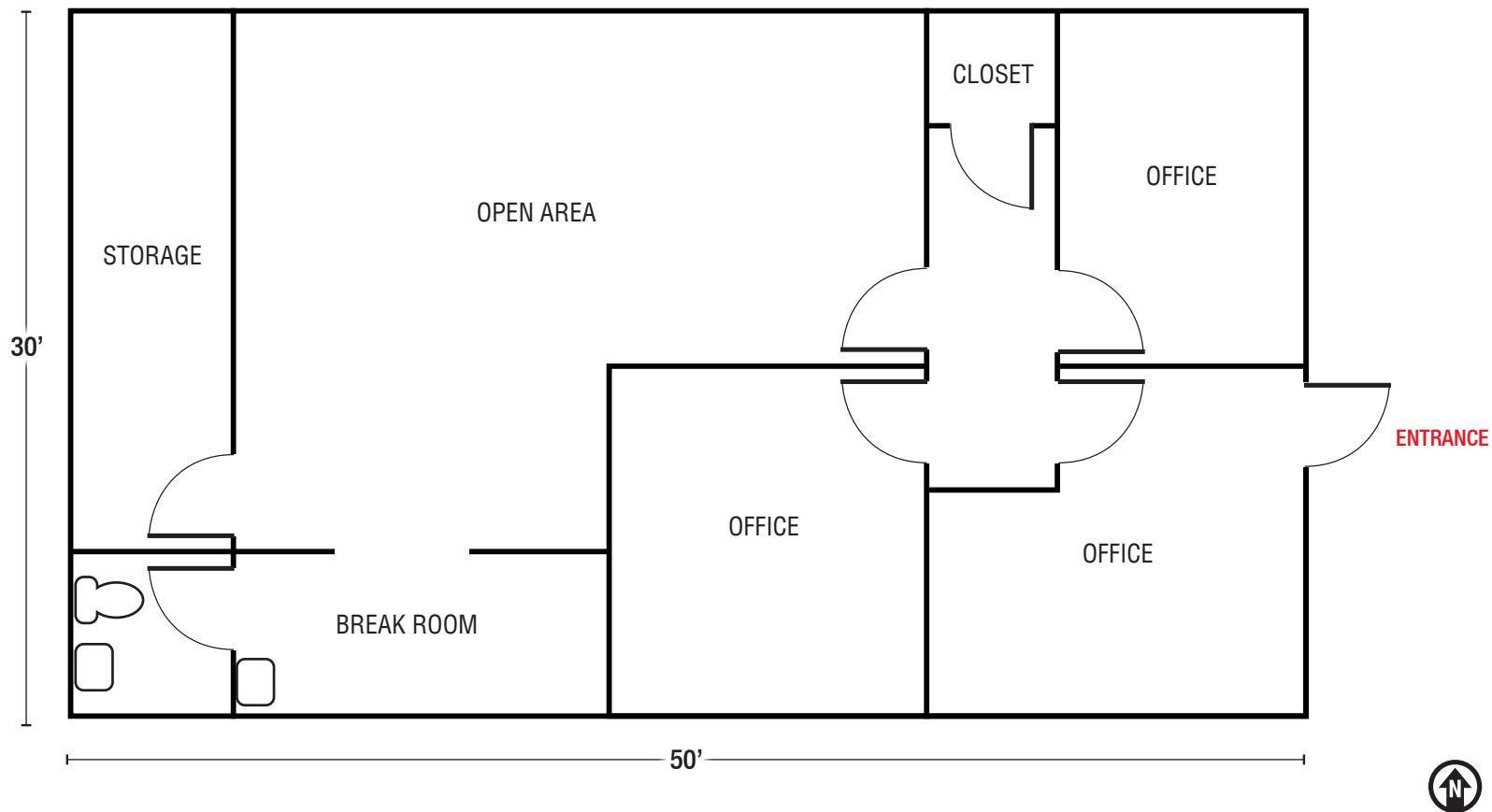
OFFICE

Suite 614: ±1,500 SF

\$14.00/SF Modified Gross
(\$1,750/Month)

3-Year Lease

Floor plan not to scale.



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The information contained is believed reliable. While we do not doubt the 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 projection, opinion, assumption or estimated uses 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 many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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