

5750 Pino Ave NE

Office/Warehouse

Two Buildings Totaling ±4,512 SF

FOR LEASE



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CBRE

6565 Americas Parkway NE

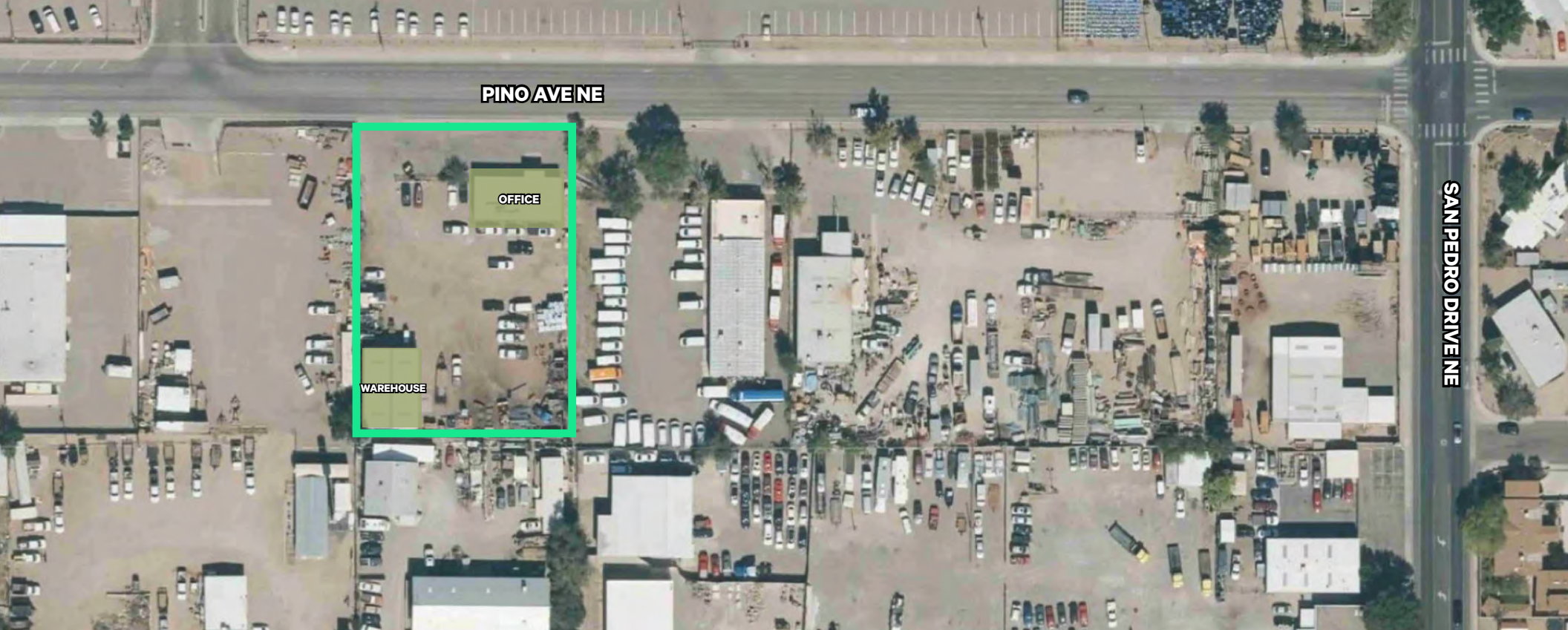
Suite 825

Albuquerque, NM 87110

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www.cbre.com/abq

CBRE



Property Overview

Available

- **Two Buildings Total**
±4,512 SF
- **Office Building**
±2,112 SF
- **Warehouse Building**
±2,400 SF

Lease Rate

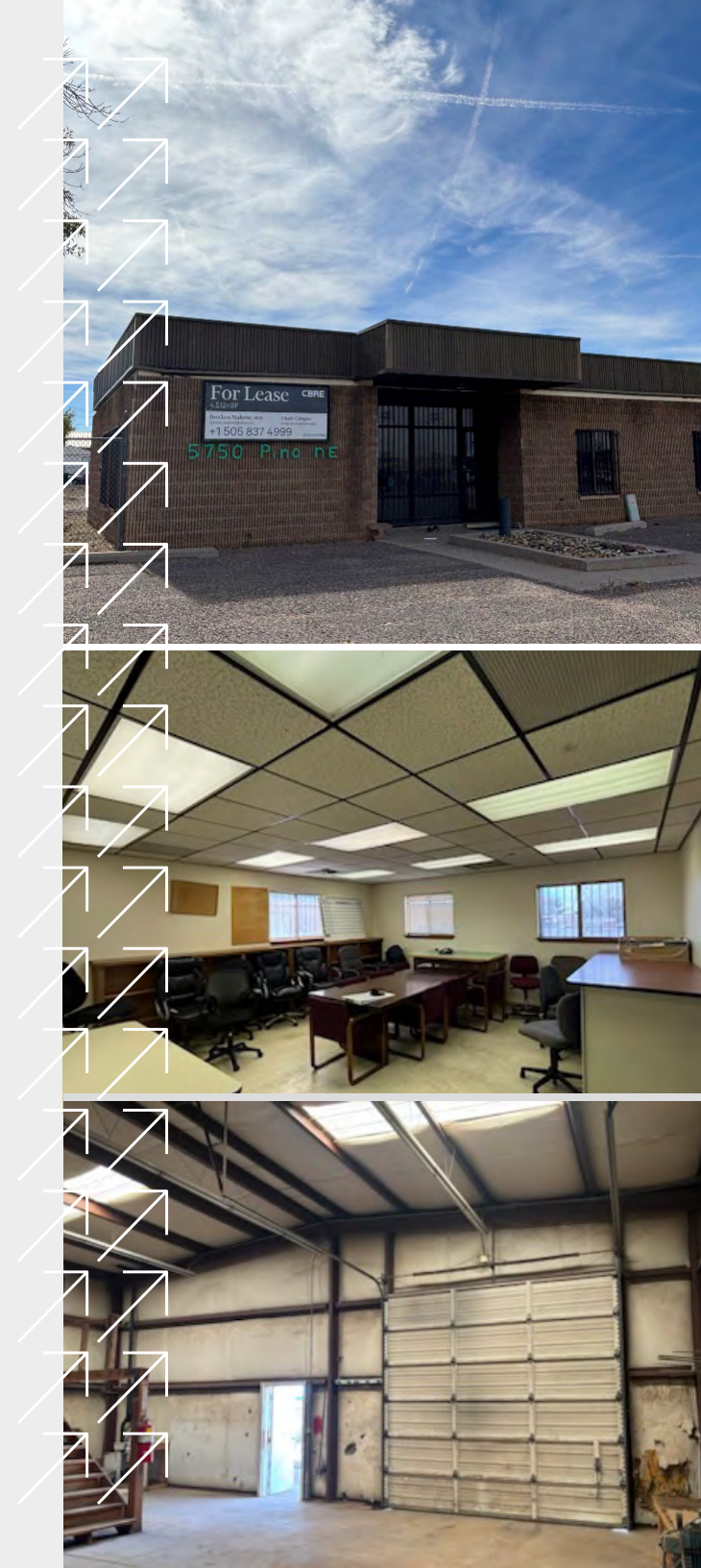
- \$13.50/SF/YR +NNN

Highlights

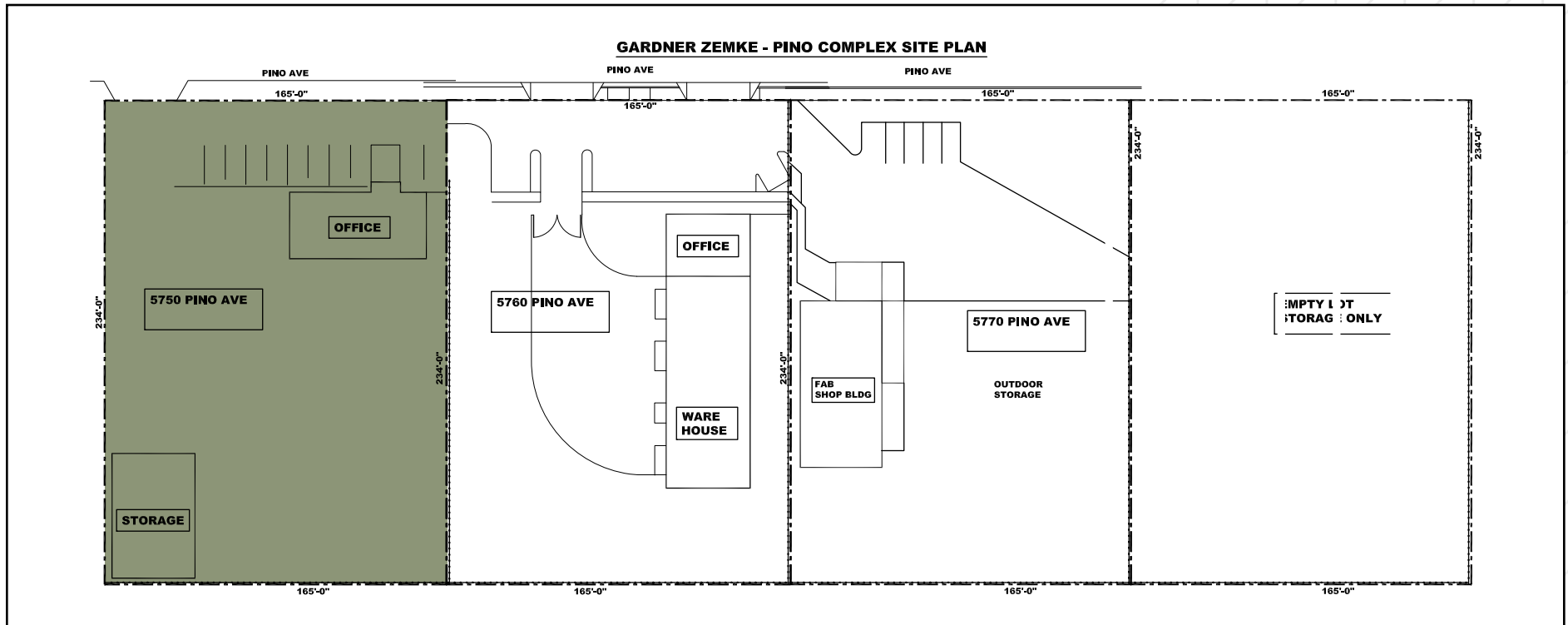
- Located in the desirable North I-25 submarket
- Office and warehouse two separate buildings
- Office has reception area, five private offices, breakroom and open area
- One (1) 12' X 12' drive in door
- One (1) 10' X 10' drive in door
- 14'6" clear ceiling height
- 15'6" ceiling height
- Large fenced gravel yard
- Mezzanine Storage
- HVAC in office
- 3-phase 120/240 volt electrical
- Zoning: NR-LM

Building Specifications

Type	Suite
Total Available SF	4,512± SF
Office Building SF	2,112± SF
Warehouse Building SF	2,400± SF
Mezzanine Storage	Yes
# of Dock Doors	None
# of Drive-In Doors	One (1) 12'X12' and One (1) 10'X10'
Zoning	NR-LM (Non-Residential-Light Manufacturing)
HubZone Qualified	No
Clear Ceiling Height	14'6"
Ceiling Height	15'6"
Electrical	3-phase 120/240v
Heating and Cooling	HVAC in office
Column Spacing	None
Parking Total parking spac-	6
Trailer Parking	Yes, ample
Yard/Outdoor Storage	Large Fenced Gravel Yard
Sprinkler System	None
Lot Size	0.90± ac
Total Building Size	4,512± SF
Year Built	1984
Submarket	North I-25

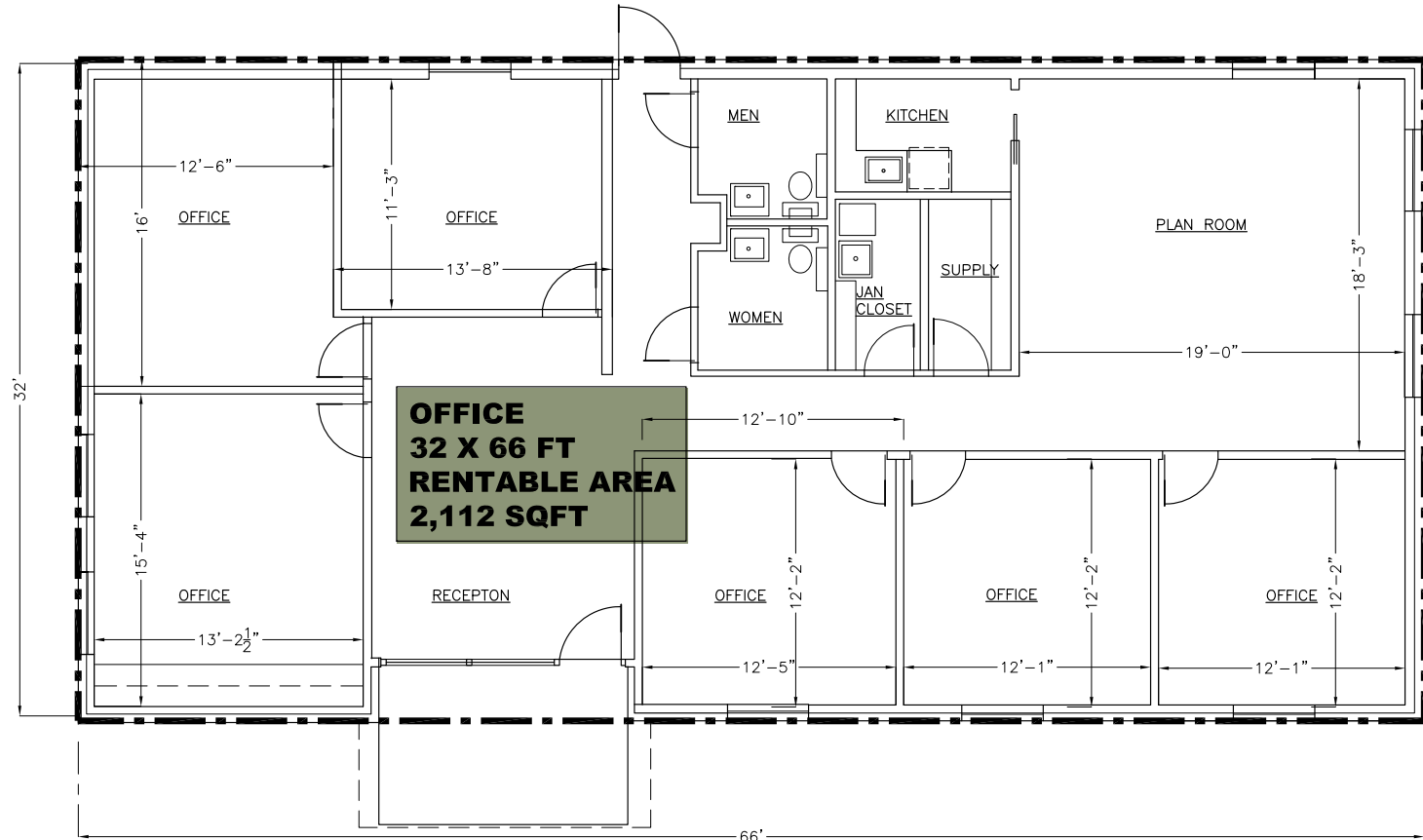


Site Plan



Office Floor Plan

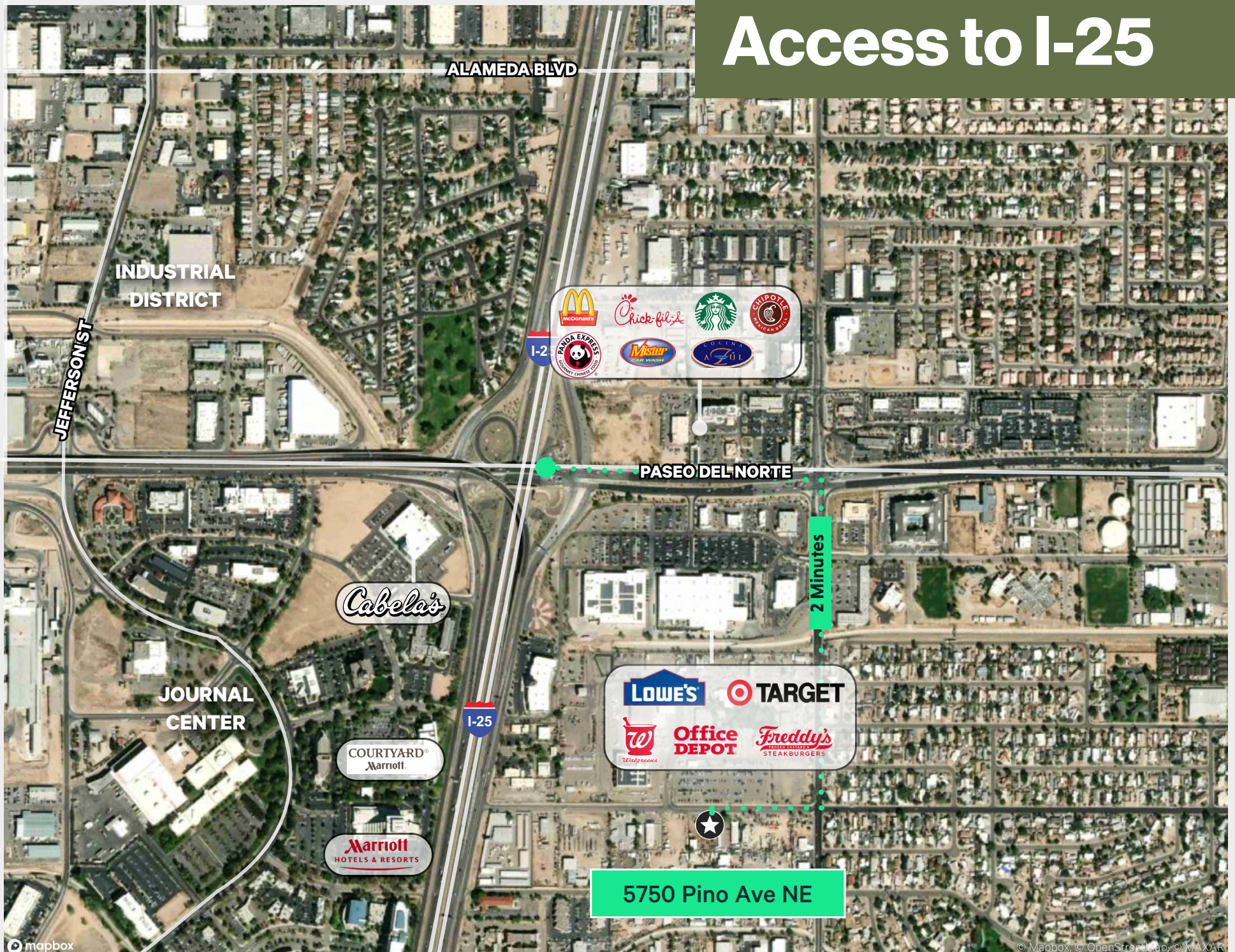
- Office SF
±2,112 SF

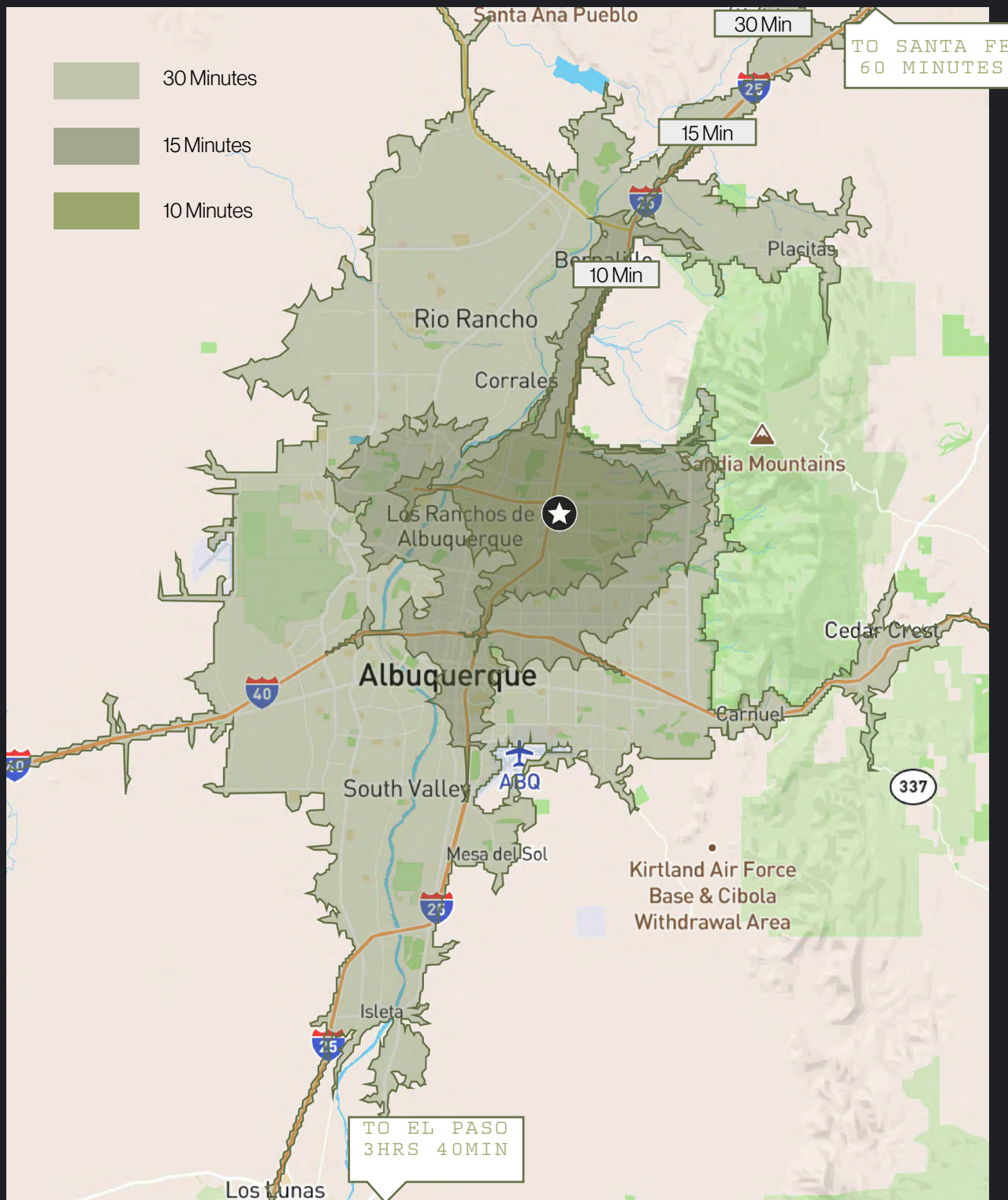


PINO OFFICE PLAN



Access to I-25





Drive Time Map

PASEO DEL NORTE

2 Minutes

INTERSTATE I-25

2 Minutes

BIG I INTERCHANGE
I-25 / I-40

8 Minutes

ABQ INTERNATIONAL
AIRPORT

14 Minutes

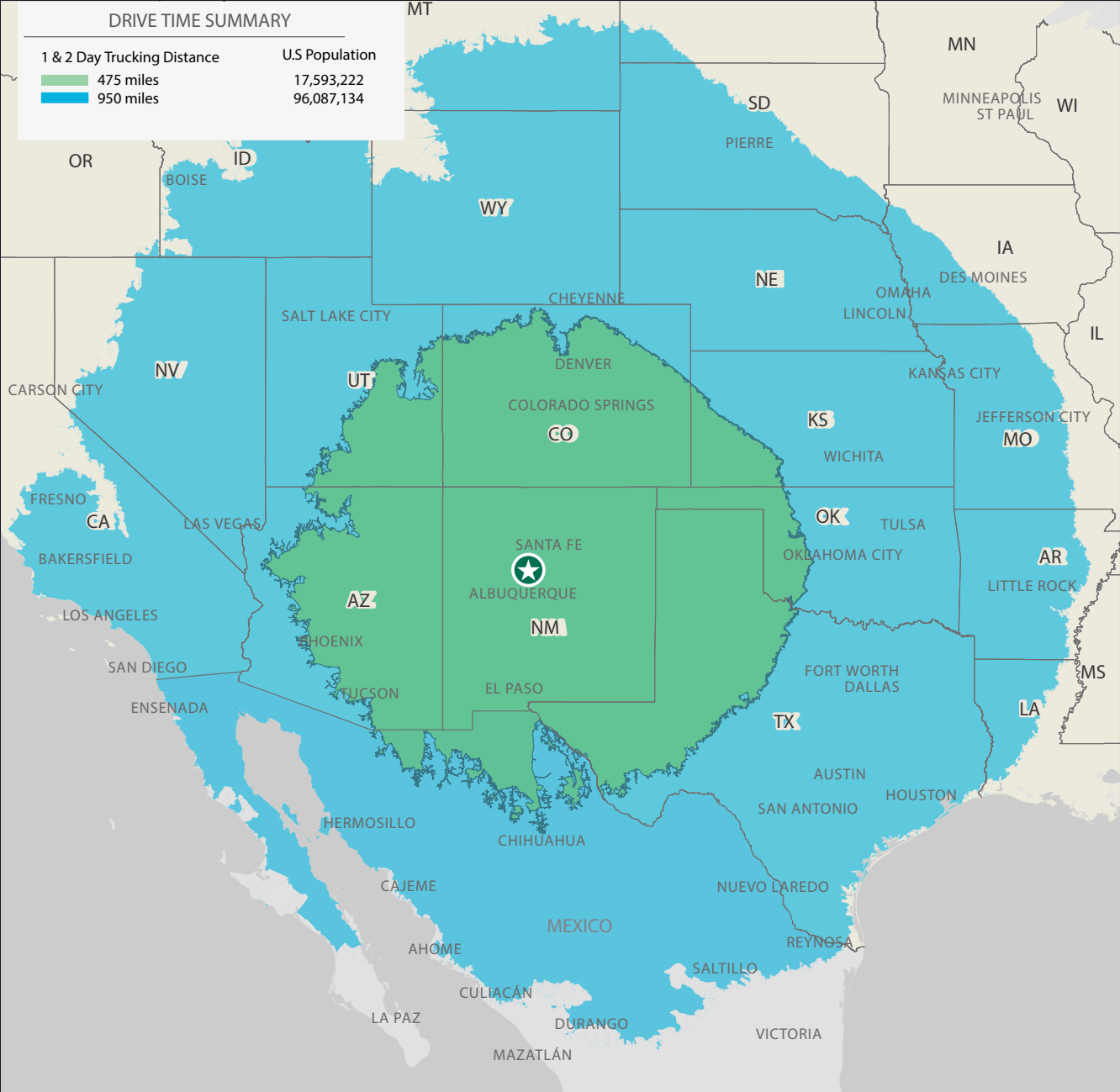
EL PASO, TX

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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