

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a yellow and red horizontal stripe at the bottom.

Colliers

For Sublease

3911 Singer Blvd NE
Albuquerque, NM 87109



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Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
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colliers.com

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Property Profile

Details

| | |
|-------------------|------------------|
| Lease Rate | \$12.95 PSF |
| Lease Type | NNN |
| Space Available | ± 23,189 SF |
| Lot Size | ± 1.76 Acres |
| Submarket | North I-25 |
| Zoning | NR-BP |
| Warehouse Ceiling | 18' Clear Height |

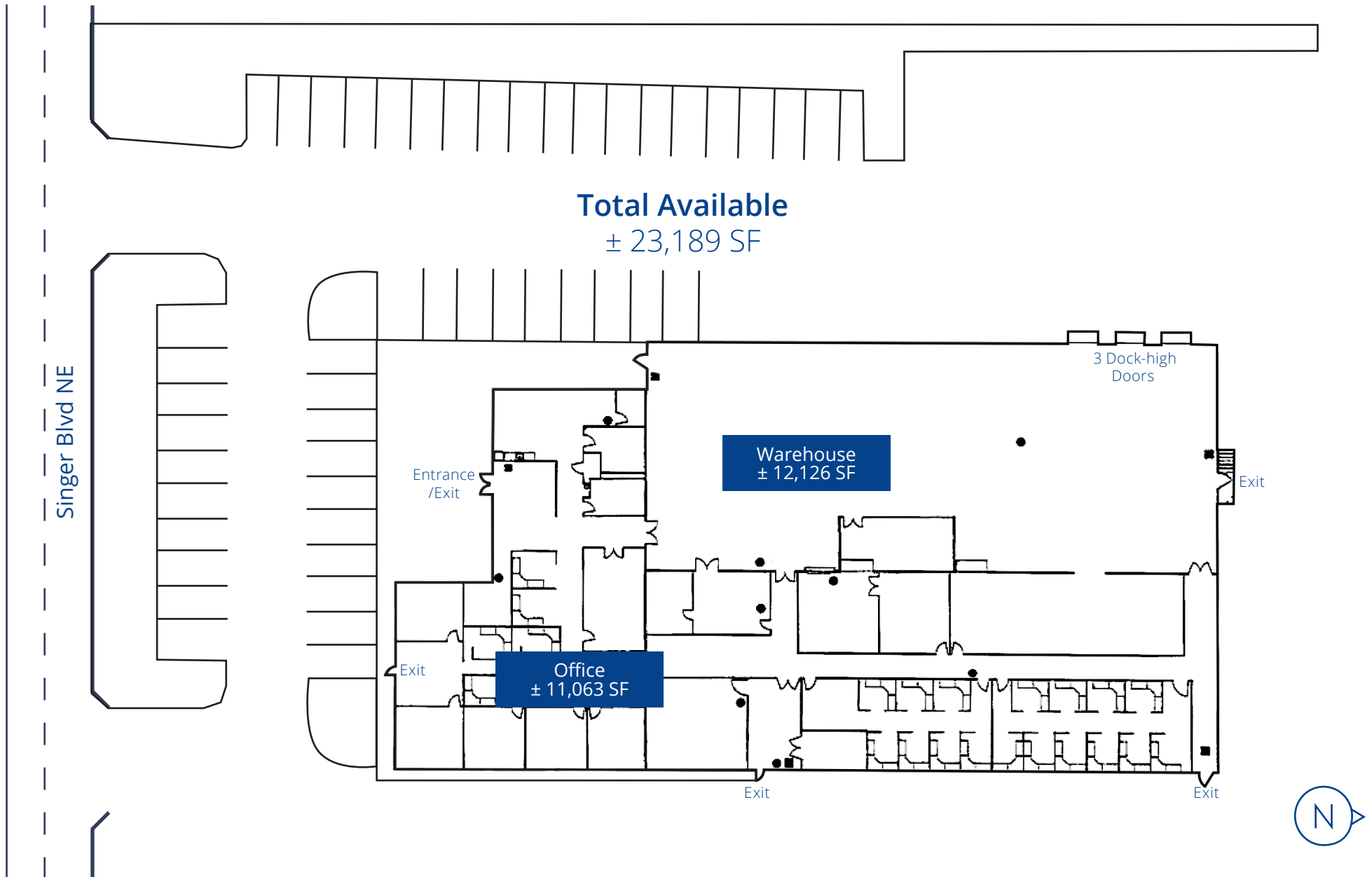
Features

- Single story freestanding building with great visibility on Singer Blvd
- Build in 1995
- Block construction
- Great north I-25 corridor location
- Excellent visibility & signage
- 63 Parking spaces
- 5,000 +/- office/showroom with additional office R&D/Lab space built out in warehouse
- 3 Dock-high doors (8x10), shelters & leveler
- 90' Truck court
- 3-Phase power 400 amp 480/277V
- Fire Sprinkler System

Lease Rate \$12.95 PSF



Floor Plan



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Property Gallery

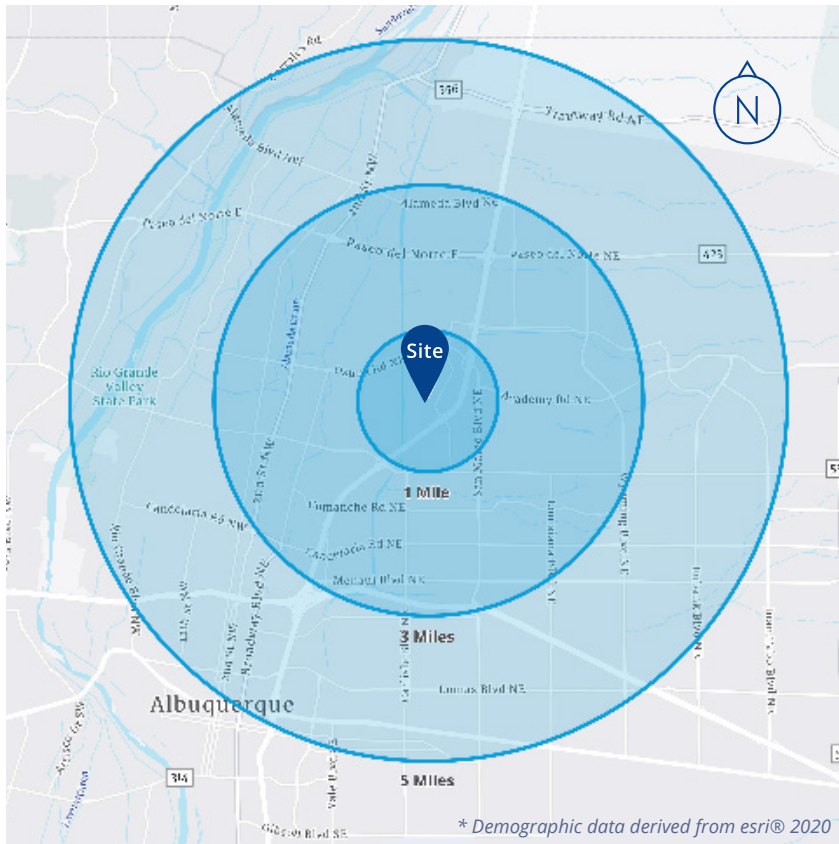


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Trade Area Aerial



Demographics*



| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| Population | 6,912 | 85,423 | 237,994 |
| Households | 3,426 | 39,843 | 109,941 |
| Median Age | 32.2 | 40.9 | 41.3 |
| Average HH Income | \$61,427 | \$85,329 | \$96,604 |
| Per Capita Income | \$26,613 | \$39,601 | \$44,888 |
| Daytime Population | 28,682 | 142,388 | 332,650 |
| College Education | 46.4% | 49.7% | 56.3% |



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