



1701 Aspen NW. (12th St. & I-40)
Albuquerque, NM

FOR LEASE

Industrial Complex Office/Warehouse



- Availability:** Suites A & B - 1,920 SF Warehouse / 2,280 SF Office - Available Dec 1, 2025
- Size:** 70 Feet x 120 Feet
(4,200 SF Total)
- Ceiling Height:** 20 FT - 22 FT Pitched Roof / Fully Sprinklered Throughout
- Doors:** 1 - 12' x 14' Drive-In Door
- HVAC:**
- Warehouse - Drop-down Gas Heaters; Evaporative Cooling
 - Office- Refrigerated A/C
- Lease Rate:** \$4,200/Month Plus NNN
- Comments:**
- Completely Fenced Property with After-hours Coded Gate Access
 - Easy "Big I" Access with Freeway Visibility

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.

(505) 268-2800

WWW.ROGER-COX.COM

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Albuquerque, NM 87110



ROGER COX
AND ASSOCIATES
PROPERTY MANAGEMENT, LLC

Brian Anderson, CCIM

M (505) 379-6030

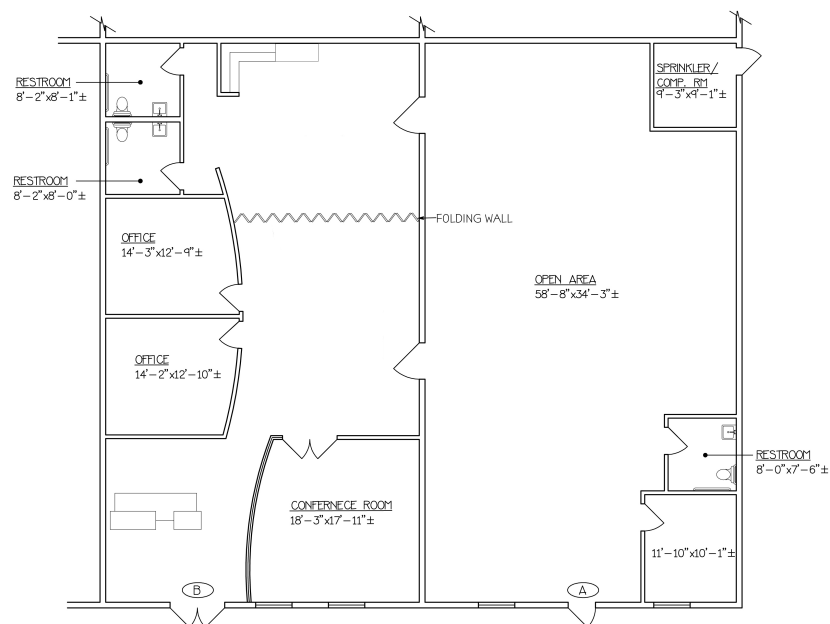
brian@roger-cox.com



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Floor Plan



1701 ASPEN NW, SUITES A & B

AREA CALCULATIONS:

SUITE A AREA	2095.98 SQ. FT.
(DOES NOT INCLUDE THE SPRINKLER ROOM)	
SUITE B AREA	2193.11 SQ. FT.

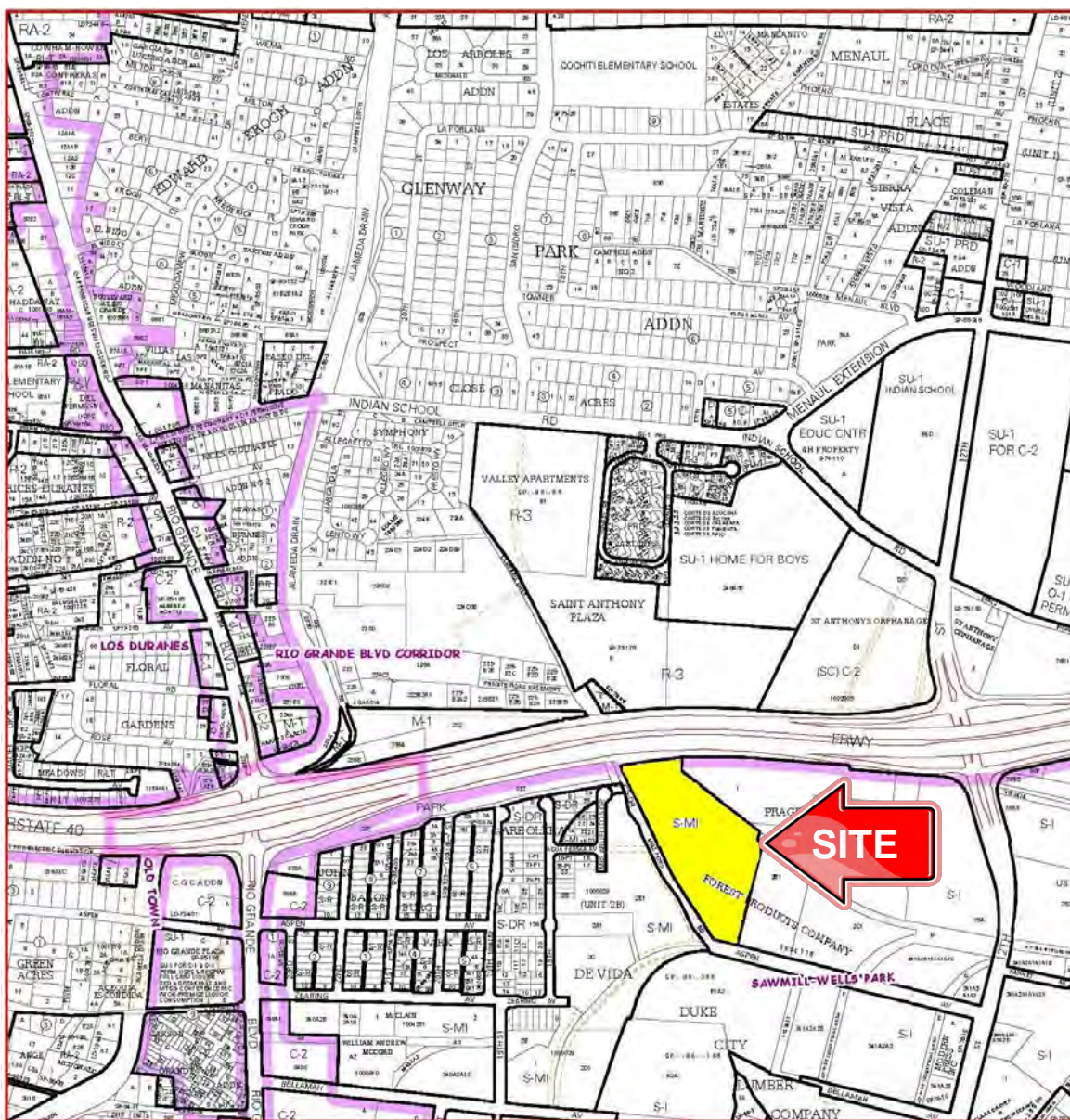
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Zone Atlas



For more current information and more details visit: <http://www.cabq.gov/gis>

