

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

±1,500 - 4,500 SF



LEASE RATE

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

- Less than a mile west of I-25
- Flexible floor plans
- On-site property management/maintenance
- Dusk-to-dawn security patrol
- Very close to restaurants & amenities
- IDO Zoning: [NR-BP](#)

NA SunVista

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 3

- Suite 318 & 319: ±3,000 SF
- Office/Warehouse
 - \$14.00/SF Modified Gross (\$3,500/Month)

Building 5

- Suite 508: ±1,500 SF
- Office
 - \$14.00/SF Modified Gross (\$1,750/Month)

Building 7

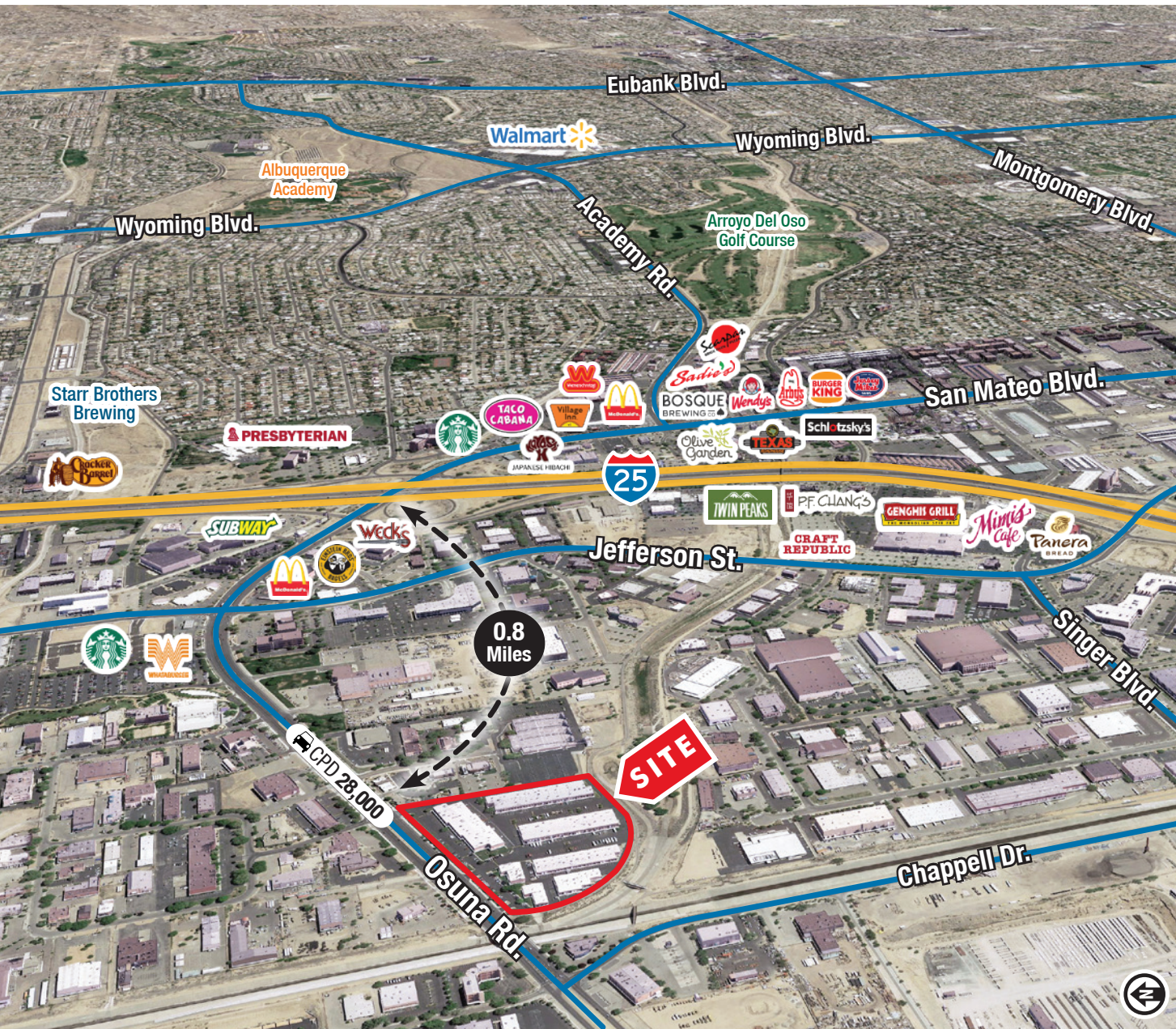
- Suites 708 & 709: ±4,500 SF
- Office/Warehouse
 - \$14.00/SF Modified Gross (\$5,250/Month)



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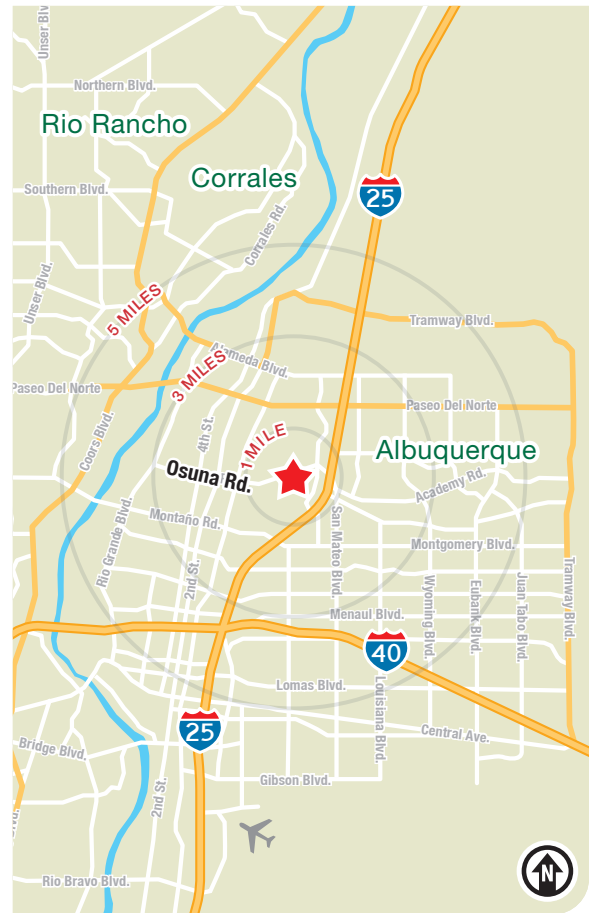
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LOCATION

| Demographics | 1 mile | 3 mile | 5 mile |
|--------------------|-----------|----------|-----------|
| Total Population | 3,552 | 79,894 | 225,270 |
| Average HH Income | \$108,275 | \$86,987 | \$100,483 |
| Daytime Employment | 19,337 | 95,533 | 190,329 |

2024 Forecasted by Esri



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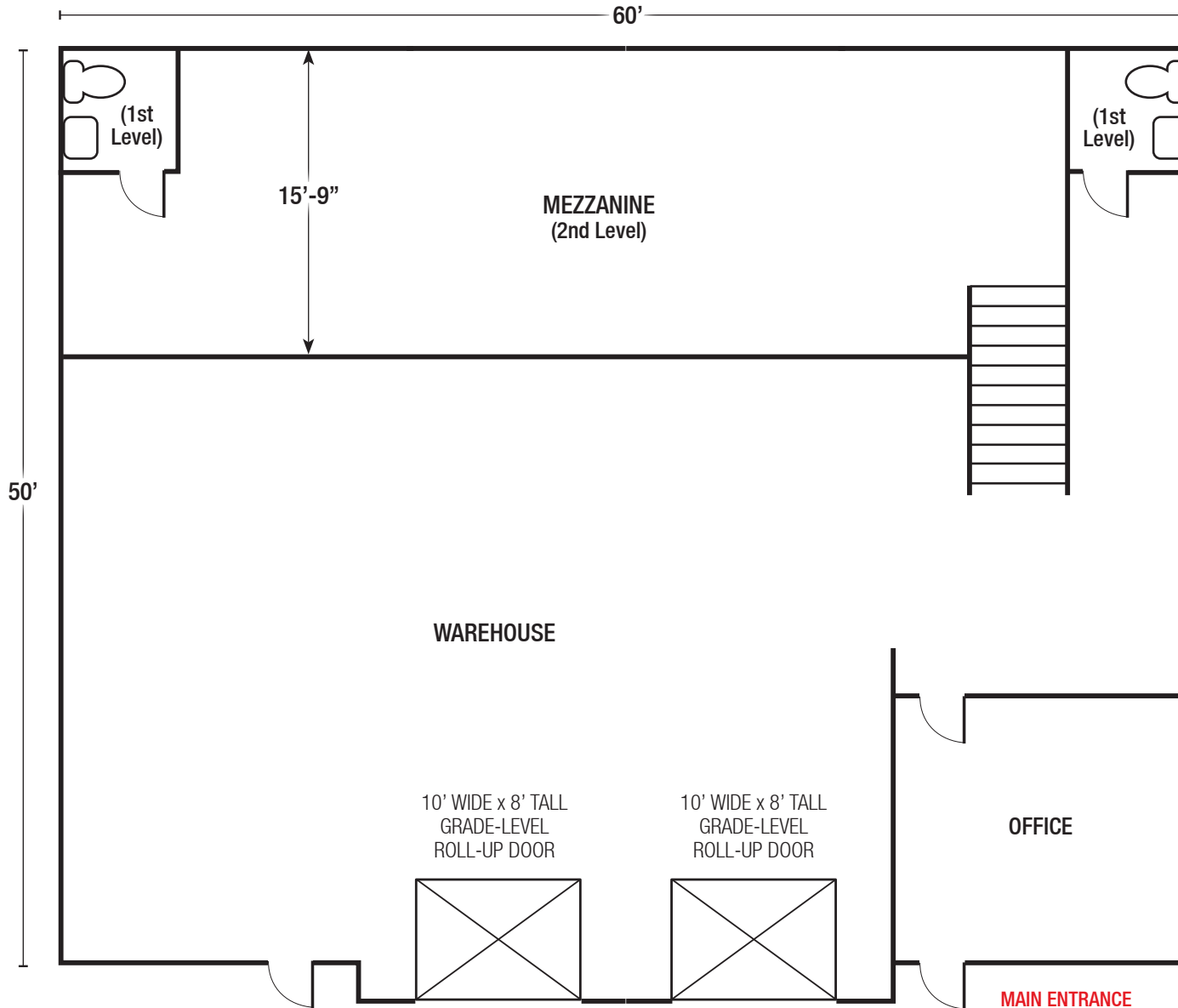
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OFFICE/ WAREHOUSE

Suites 318 & 319:
±3,000 SF

\$14.00/SF Modified Gross
(\$3,500/Month)
3-Year Lease

Floor plan not to scale.



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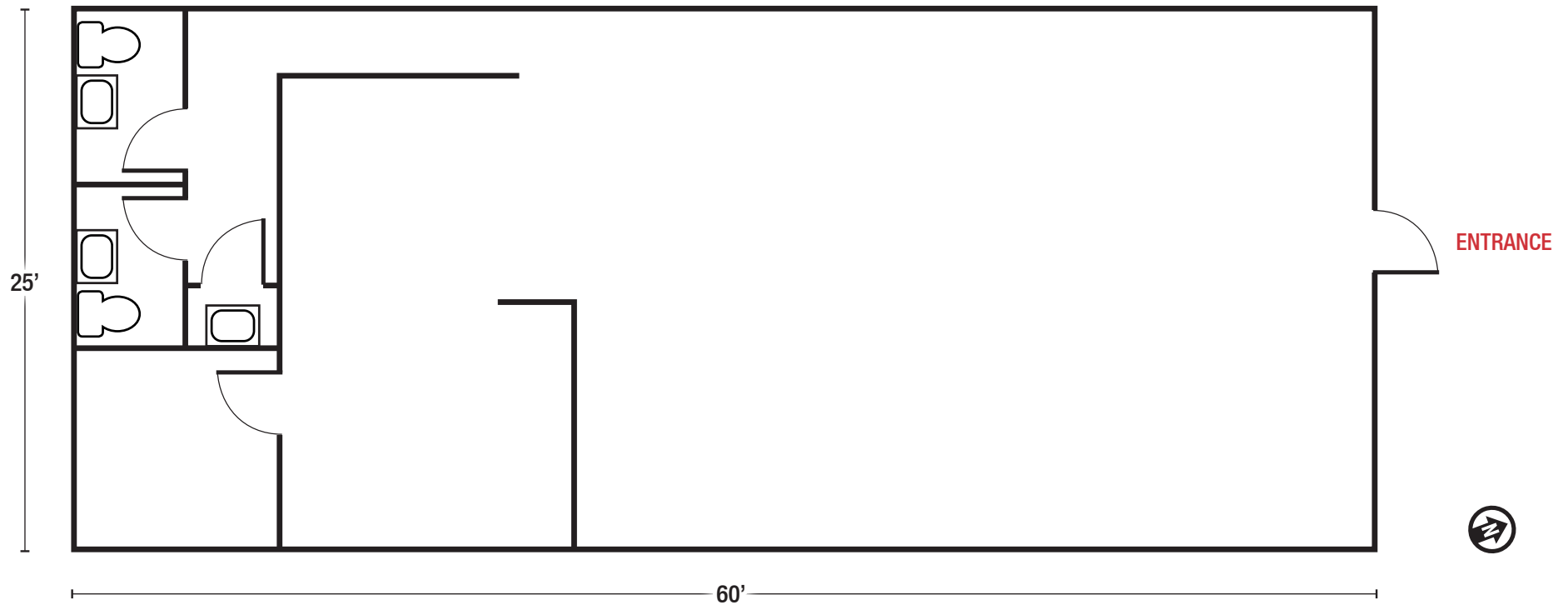
Suite 508: ±1,500 SF

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

3-Year Lease

Floor plan not to scale.

OFFICE



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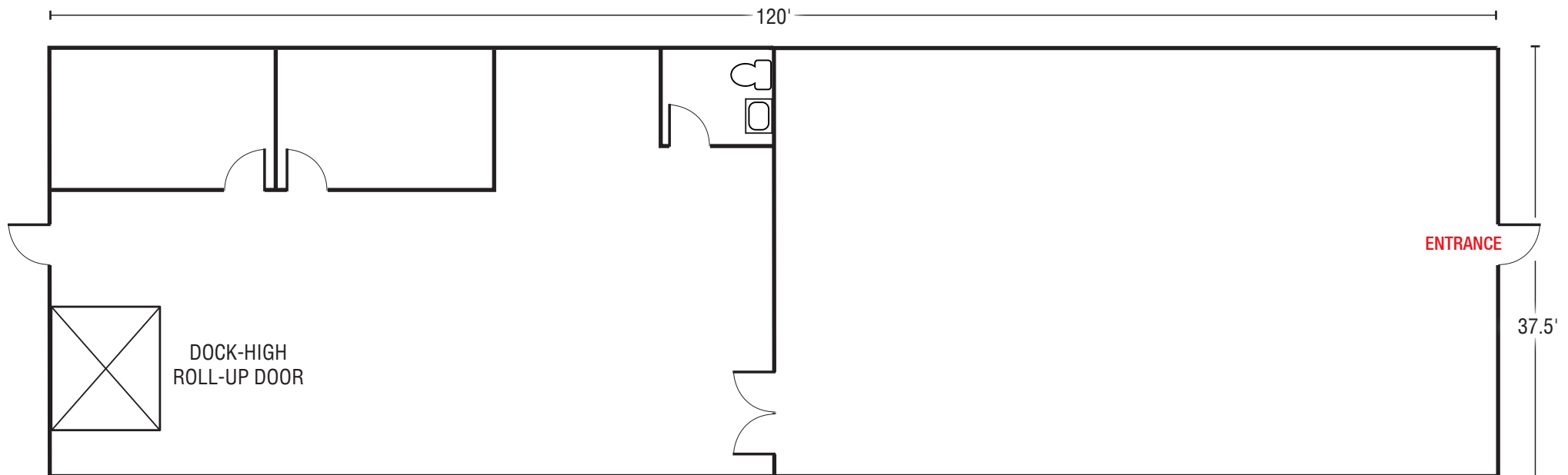
OFFICE/WAREHOUSE

Suites 708 & 709: ±4,500 SF

\$14.00/SF Modified Gross
(\$5,250/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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