

For Sale

# Rare Industrial/Investment Opportunity

±75,808 SF FACILITY WITH A STRONG-CREDIT TENANT

3900 Vassar Dr. NE | Albuquerque, NM 87107

NEQ I-25 & Comanche Rd. NE



 Visit Our YouTube Channel to View this Property Video 



**AVAILABLE**

Building: ±75,808 SF  
Land: ±5.14 Acres



**SALE PRICE**

\$8,960,000  
(\$118.19/SF)

- Located in the desirable North I-25 corridor
- Easy access to I-25
- Brinks Leases 19,000 SF (25% of the Building) through 6/12/2025
- Seller requires one-year lease back on 56,000 SF

**NAI SunVista**

got space™

**Dave Hill, CCIM, SIOR**  
dave@sunvista.com  
505 238 6413

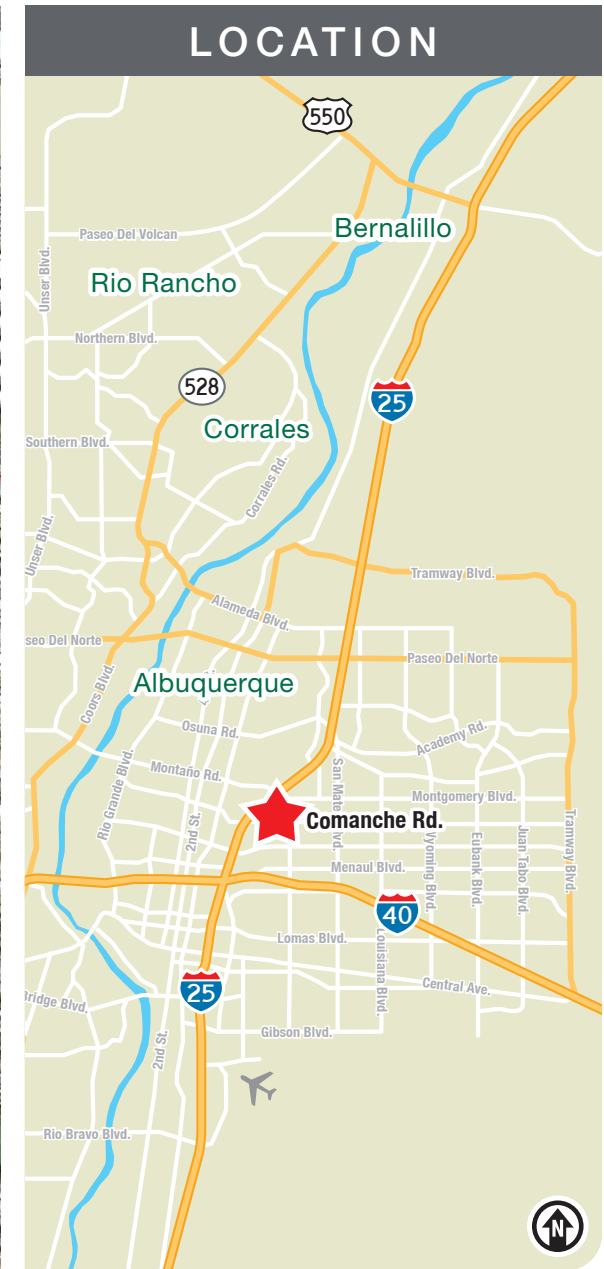
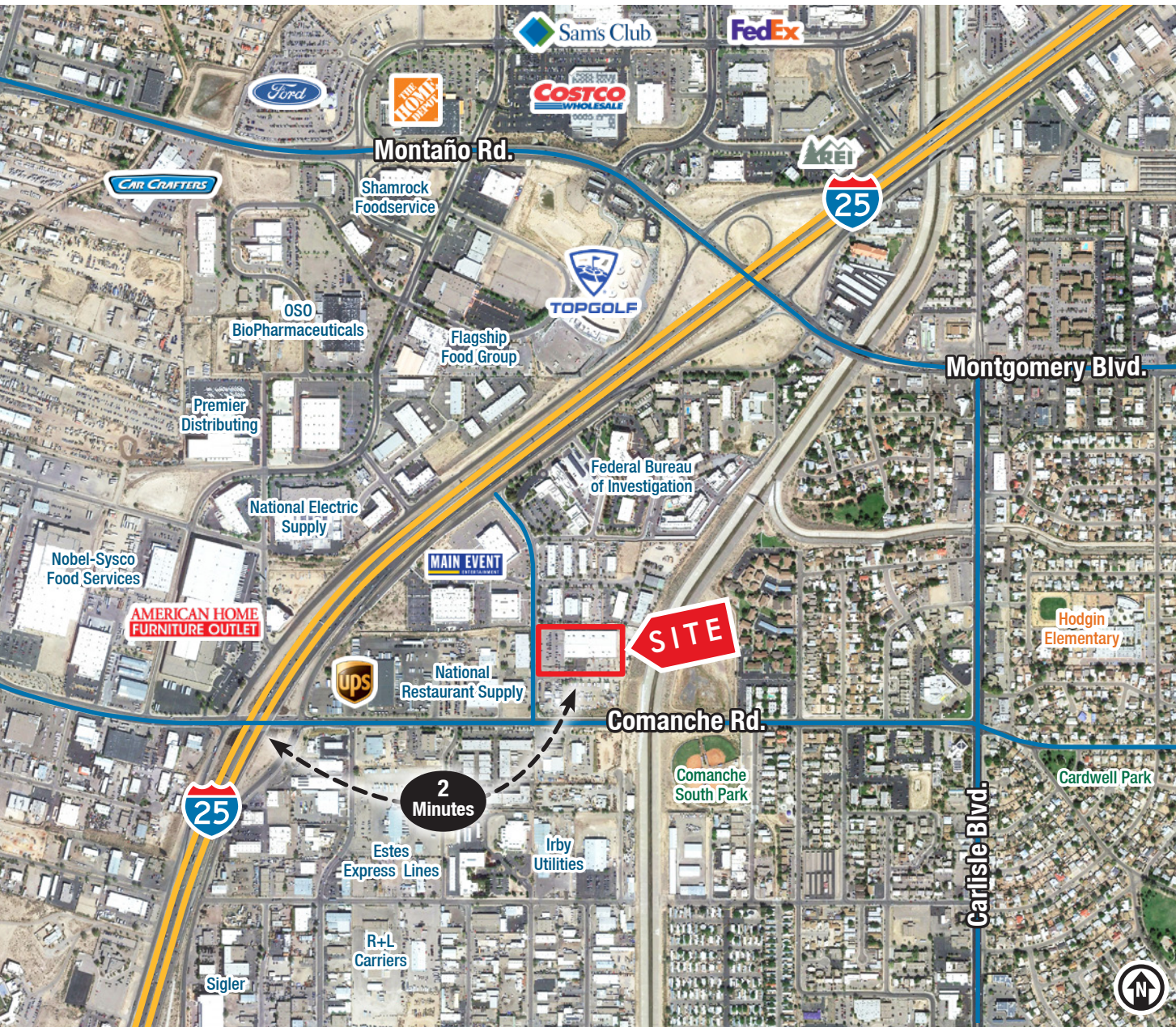
**DJ Brigman, CCIM**  
DJ@sunvista.com  
505 998 1562



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2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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### PROPERTY

#### AVAILABLE

- Building: ±75,808 SF
- Land: ±5.14 Acres

#### IDO ZONING [NR-LM](#)

#### HIGHLIGHTS

- Located in the desirable North I-25 corridor
- Just 2 minutes from I-25
- 2 grade-level 10' x 12' roll-up doors
- 2 dock-high 10' x 10' roll-up doors
- ±74,000 SF air conditioned
- Ceiling heights: 14'-16'
- Current NOI on Brinks lease: \$208,856
- On-site 500kw Generator & UPS System
- New roof with transferable 30-year warranty

#### SITE

- Building: ±75,808 SF
- Land: ±5.14 Acres



This property is in a **HUB Zone**

For Small Companies in Historically Underutilized Business Zones



This property is located in an **Opportunity Zone**

A new way to finance in under-served areas.





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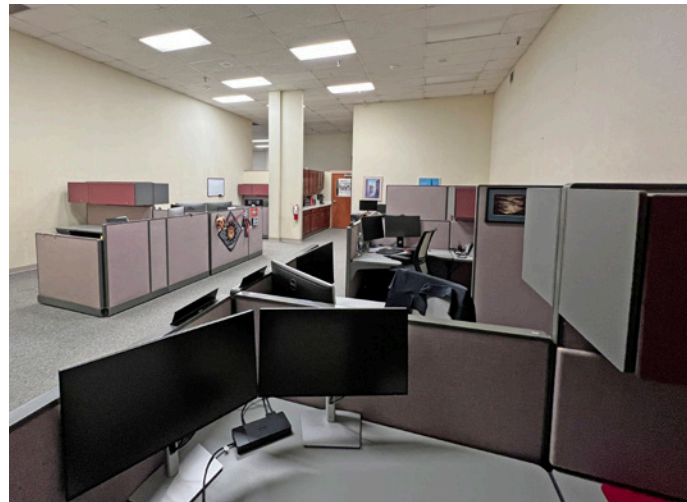
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FLOOR PLAN

Building: ±75,808 SF

- Office
- Warehouse
- Brinks Lease: 19,000 SF

