

For Lease

Office/Warehouses with Fenced Yard

OFF I-40 JUST MINUTES EAST OF ALBUQUERQUE

1376 N.M. Hwy. 333 | Tijeras, NM 87059

SEQ I-40 & Sedillo Hill Rd.



AVAILABLE

Building B: ±2,400 SF
Q2 2024 Delivery

Building C: ±2,400 SF
Q1 2024 Delivery



LEASE RATE

\$3,200/Mo. NNN
+ Utilities
(Rate Includes NNN)

ZONING [SD-E66-CC](#)

HIGHLIGHTS

- Easy access to I-40 with highway visibility
- Each building features:
 - Office/storage and one restroom
 - 14'-17' ceiling heights
 - One 12' x 12' grade-level roll-up door
 - 200-amp, single-phase power
 - Fully-insulated warehouse
 - Small fenced yard
 - Ample parking
- Landlord open to discuss tenant-specific build out

NEW CONSTRUCTION

NAI SunVista

got space™

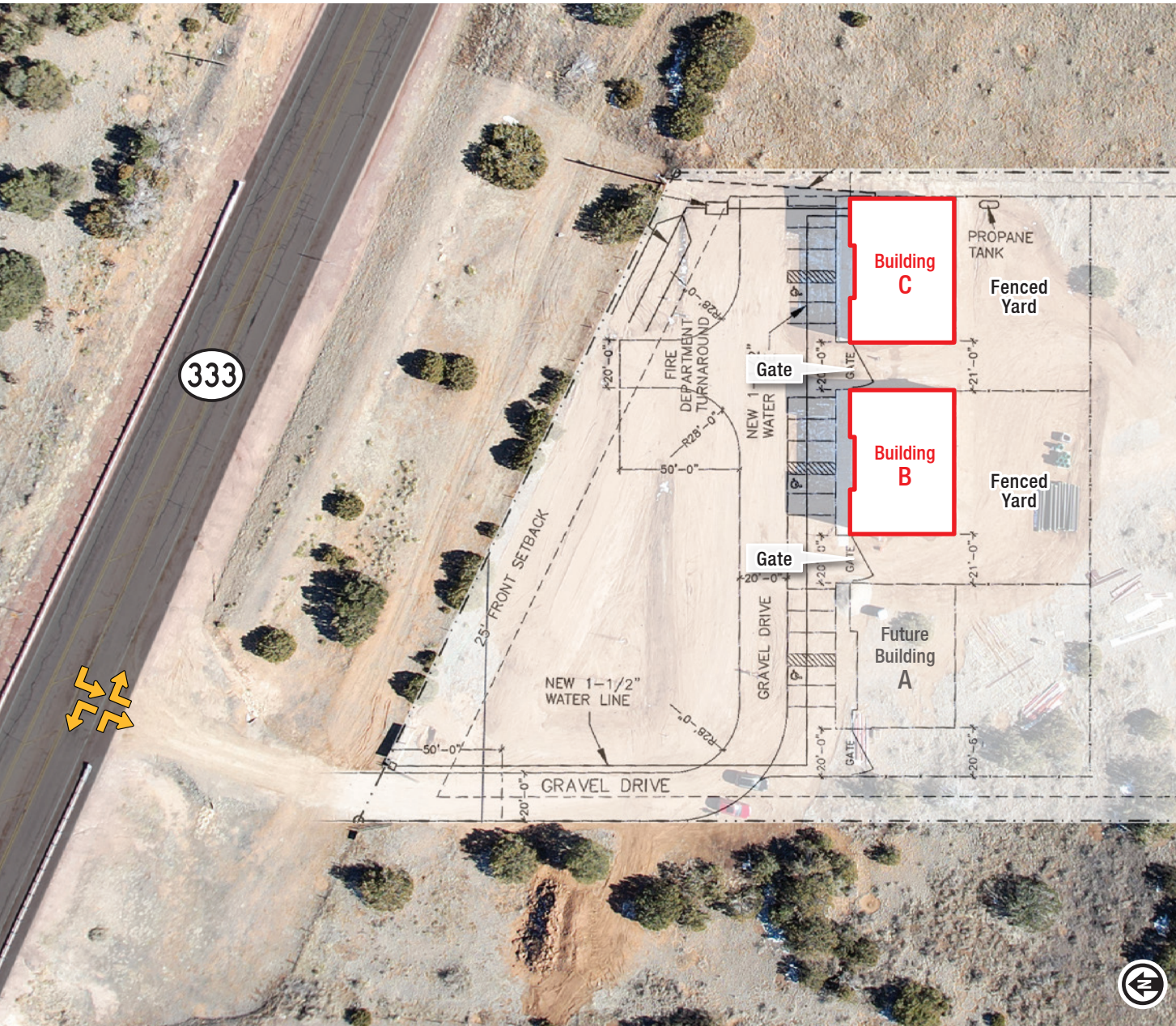
Alex Pulliam
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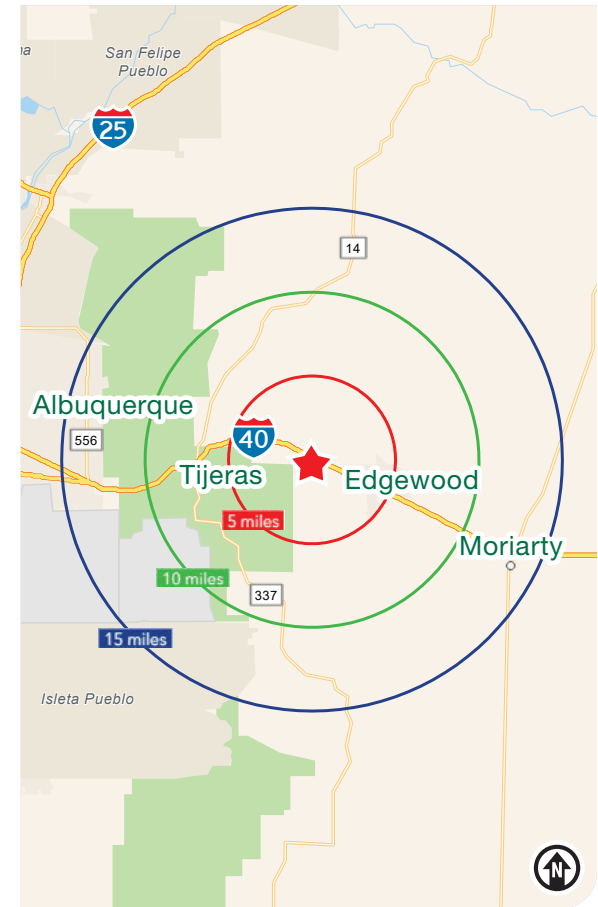
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LOCATION

Demographics	5 mile	10 mile	15 mile
Total Population	13,073	28,641	119,123
Average HH Income	\$113,960	\$115,003	\$115,634
Daytime Employment	1,467	3,709	19,690

2023 Forecasted by Esri



505 878 0001 | sunvista.com

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

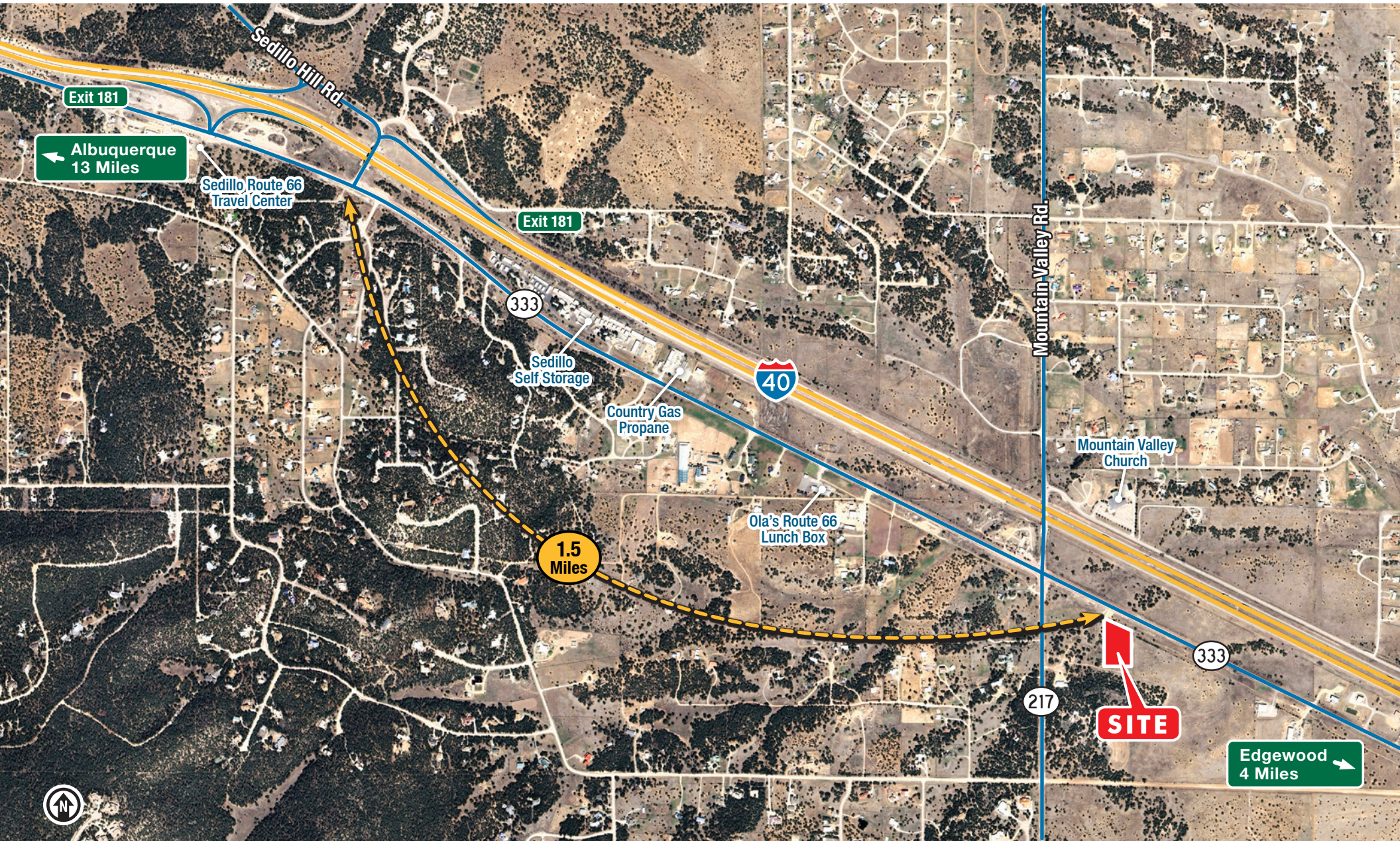
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