North I-25 Warehouse with Yard

VERSATILE, SMALL, STAND-ALONE BUILDING



3239 Girard Blvd. NE

Albuquerque, NM 87107

NWQ Girard Blvd. & Candelaria Rd. NE



AVAILABLE

Building: ±2,500 SF Land: +0.51 Acres



LEASE RATE

\$14.50 + \$2.50 NNN (\$3,542/Month)

- Shared, secure yard
- 2 14' drive-in garage doors
- 15' 16' ceiling heights
- Kitchen infrastructure in place (can stay or go)
- Less than 5 minutes from I-40/I-25 interchange
- IDO Zoning: NR-LM



got space

Todd Strickland

todd@sunvista.com 505 450 1121 Rob Bridges, CCIM rob@sunvista.com

NORTH I-25 WAREHOUSE WITH YARD

3239 Girard Blvd. NE | Albuquerque, NM 87107







505 977 5094

NORTH I-25 WAREHOUSE WITH YARD

3239 Girard Blvd. NE | Albuquerque, NM 87107

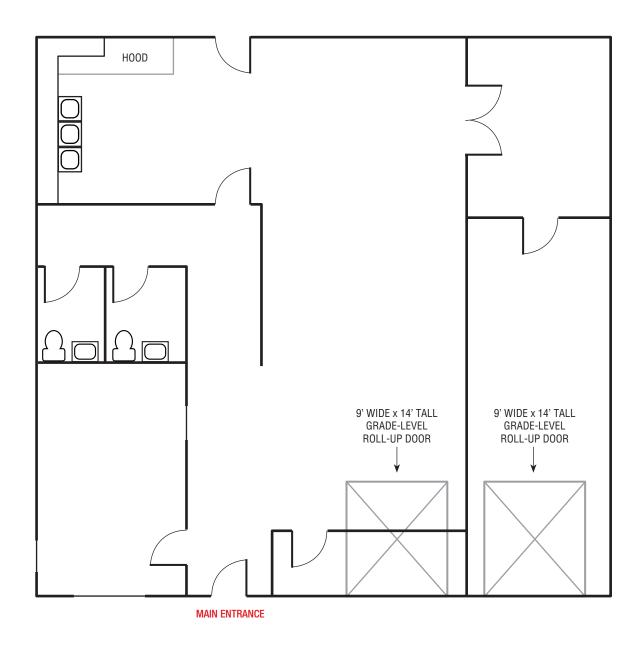




505 450 1121

NORTH I-25 WAREHOUSE WITH YARD

3239 Girard Blvd. NE | Albuquerque, NM 87107



FLOOR PLAN

±2,500 SF

Floor plan not to scale.





The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, werranty 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 acraful independent investigation of the property to determine that it is suitable to your needs.

Todd Strickland todd@sunvista.com 505 450 1121

Rob Bridges, CCIM rob@sunvista.com 505 977 5094