

For Lease

# 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

**NA**SunVista

got space™

**Todd Strickland**  
todd@sunvista.com  
505 450 1121

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

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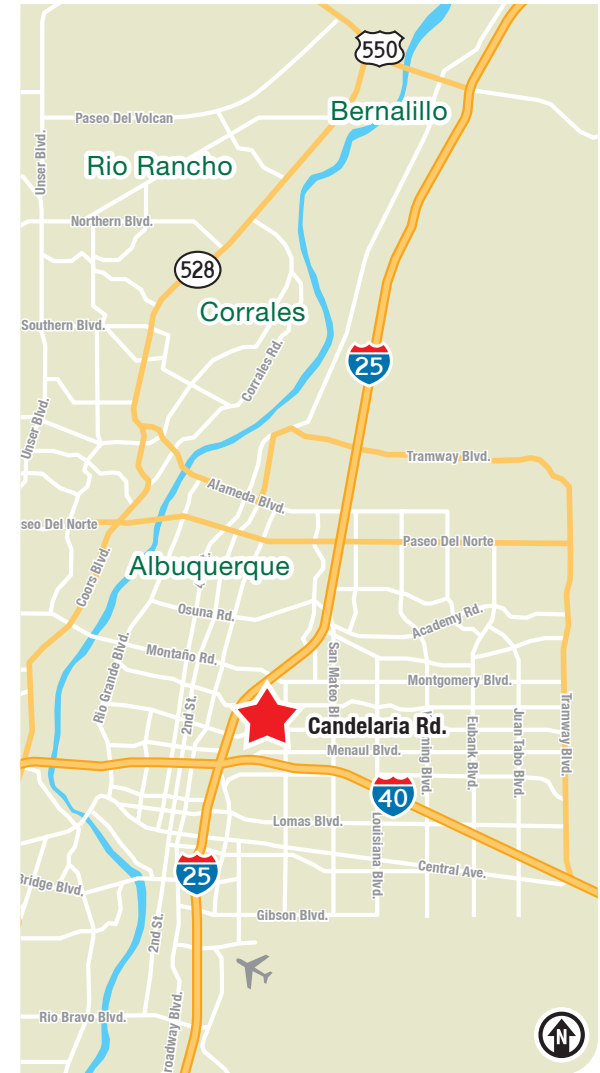
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### LOCATION

- HUB Zone** [MORE INFO](#)
- Opportunity Zone** [MORE INFO](#)



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)   
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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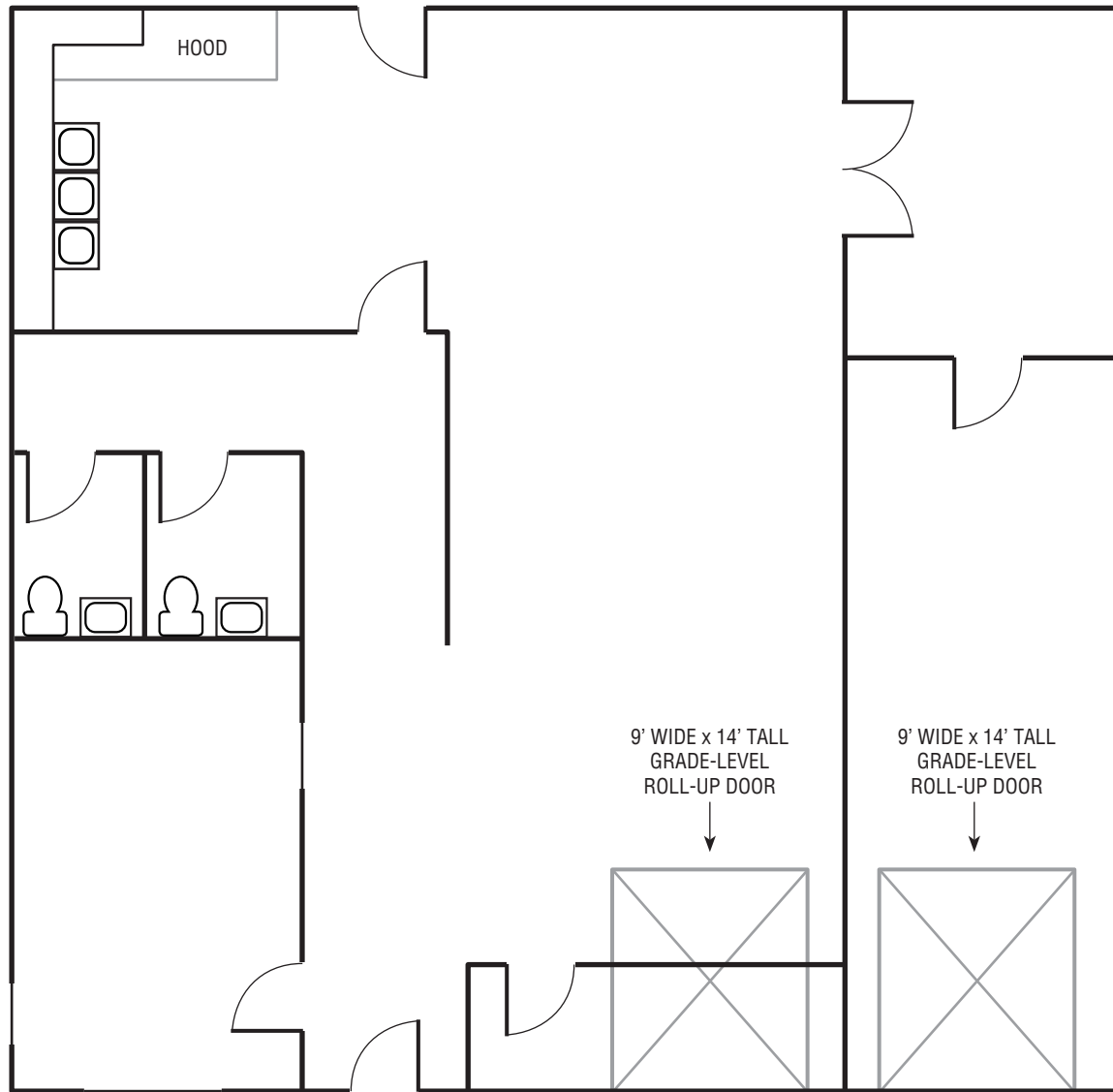
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### FLOOR PLAN

±2,500 SF

*Floor plan not to scale.*

