

For
Sublease

Office/Warehouse on Paseo del Norte

BELOW MARKET SUBLEASE RATE

RATE REDUCED TO \$7.50/SF



4601 Paseo del Norte NE | Albuquerque, NM 87113

NWC Paseo del Norte & Jefferson St. NE



AVAILABLE

Building: ±39,376 SF
Land: ±3.23 Acres



LEASE RATE

\$7.50/SF + NNN

- ±33,316 SF warehouse and ±6,080 SF office
- 18' warehouse ceiling height
- Facility has additional ±12,000 SF mezzanine not included in the total SF

NA SunVista

got space™

Dave Hill, CCIM, SIOR
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OFFICE/WAREHOUSE ON PASEO DEL NORTE

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SITE

AVAILABLE

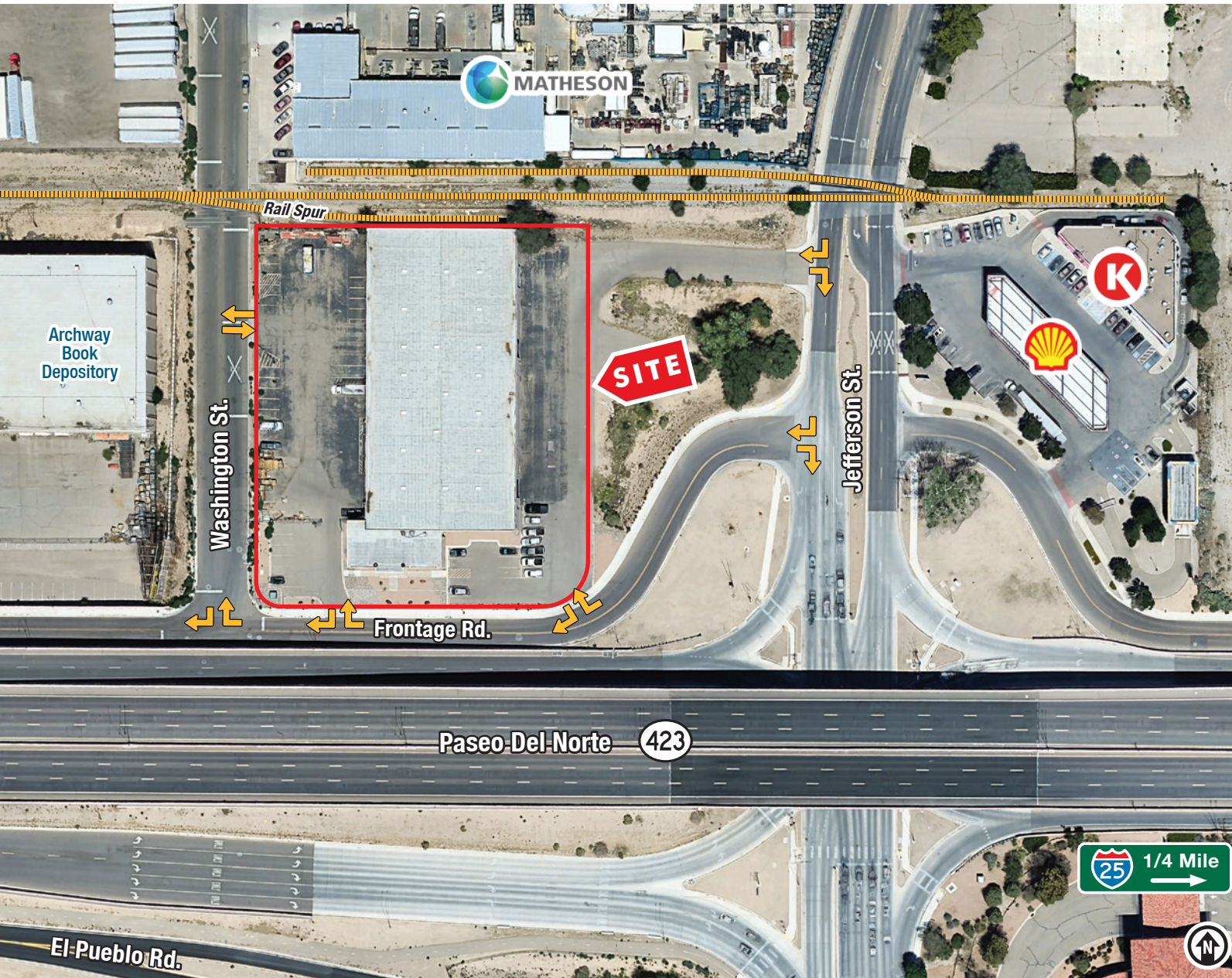
Office: ±6,080 SF
Warehouse: ±33,316 SF
Total: ±39,376 SF
Land: ±3.23 Acres

IDO ZONING

▪ [NR-LM](#) 

HIGHLIGHTS

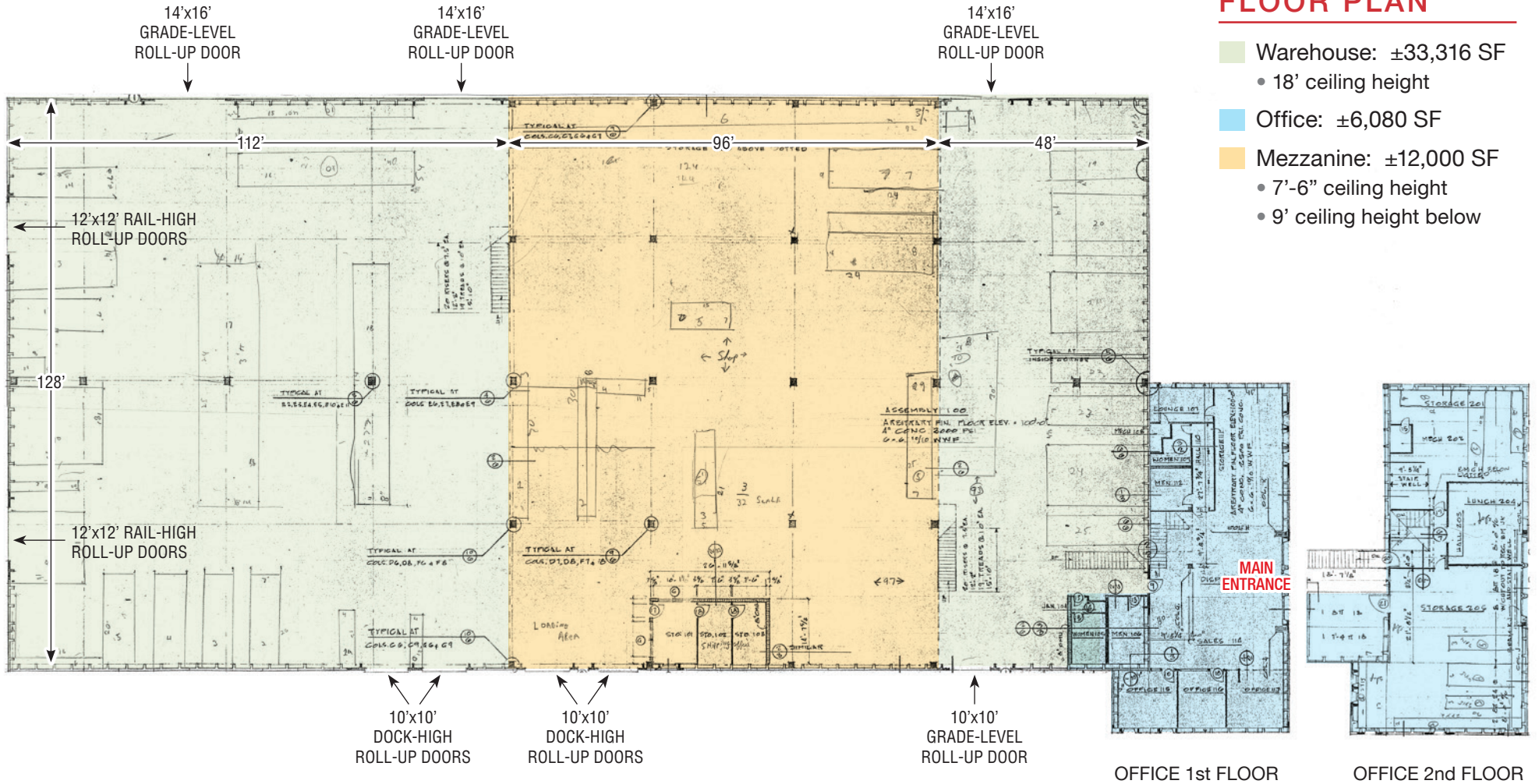
- On the corner of Paseo del Norte & Jefferson St.
- 18' warehouse ceiling height
- 4 - 10'x10' dock-high doors
- 3 - 14'x16' grade-level doors
- 1 - 10'x10' grade-level door
- 2 - 12'x12' rail-high doors
- **Additional ±12,000 SF mezzanine not included in the total SF**
- Master lease expires March 31, 2026



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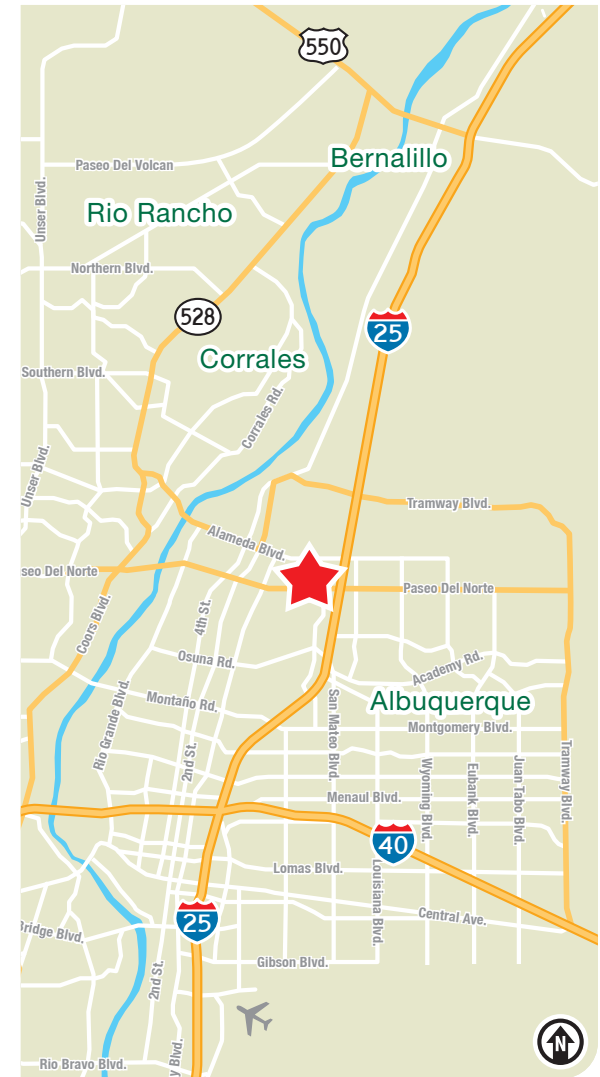
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LOCATION

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



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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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