

For
Sublease

Office/Warehouse on Paseo del Norte

BELOW MARKET SUBLEASE RATE



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

\$9.50/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™

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SITE

AVAILABLE

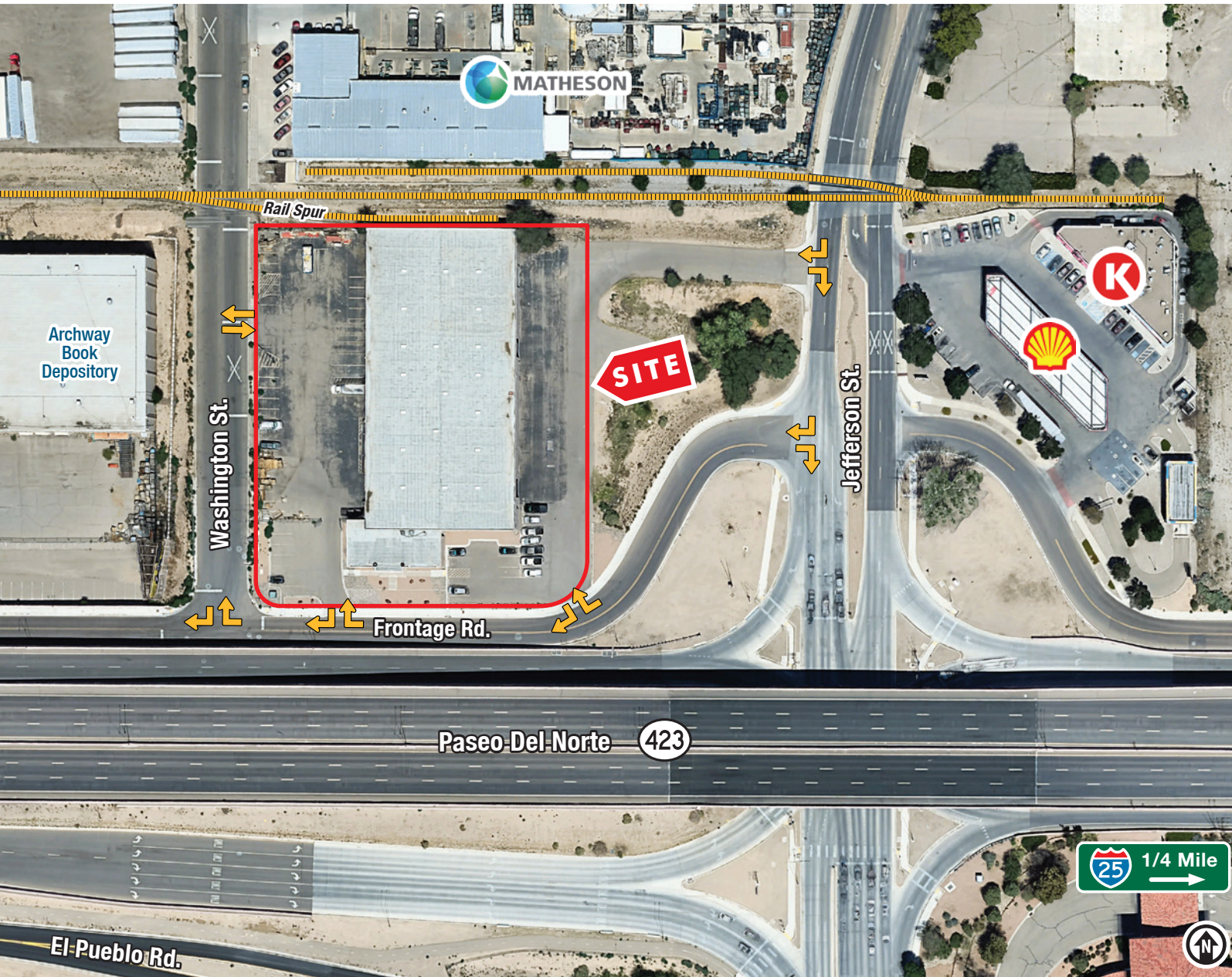
Office: ±6,080 SF
Warehouse: ±33,316 SF
Total: ±39,376 SF
Land: ±3.23 Acres

IDO ZONING

▪ NR-LM 

HIGHLIGHTS

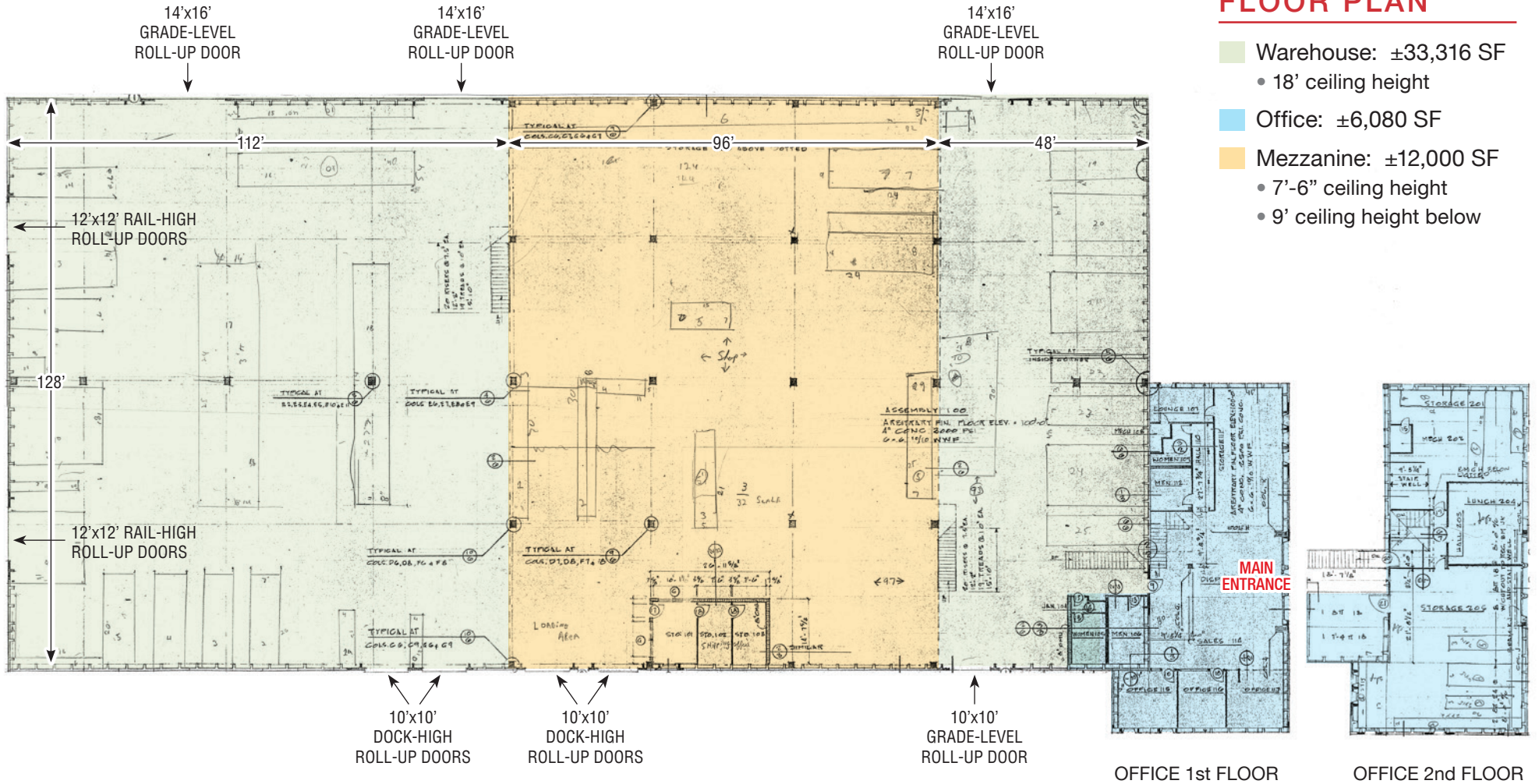
- On the corner of Paseo del Norte & Jefferson St.
- 18' warehouse ceiling height
- 4 - 10'x10' dock-high doors
- 3 - 14'x16' grade-level doors
- 1 - 10'x10' grade-level door
- 2 - 12'x12' rail-high doors
- **Additional ±12,000 SF mezzanine not included in the total SF**
- Master lease expires March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



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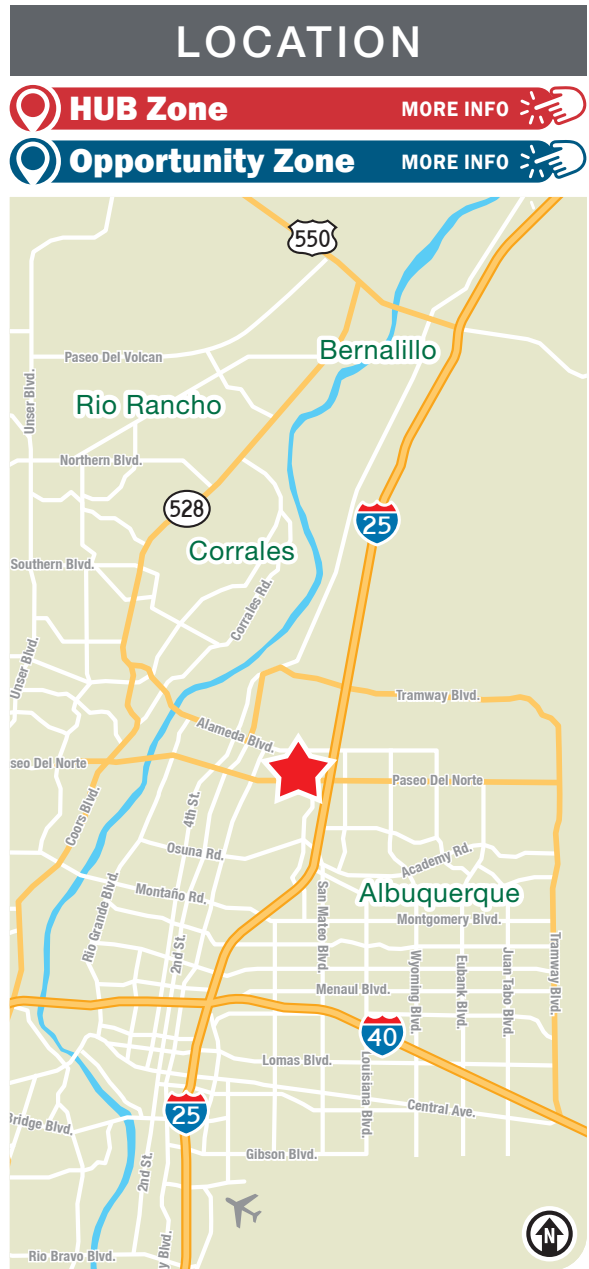
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