

For Lease

# North I-25 Office/Warehouse with Fenced Yard

EASY ACCESS TO BOTH I-40 & I-25



3740 Princeton Dr. NE | Suite B | Albuquerque, NM 87107

*SEQ I-25 & Comanche Rd. NE*



### AVAILABLE

Building: ±5,700 SF  
Available January 2025



### LEASE RATE

\$6,900/Mo.  
Modified Gross

- Currently undergoing renovations allowing for a user to configure their desired office space - See Advisors for details
- 13.5' - 15' clear height, 4 drive-in doors, 3-phase power

**NA** SunVista

got space™

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### SITE

#### AVAILABLE

Building: ±5,700 SF  
Available January 2025

#### HIGHLIGHTS

- Currently undergoing renovations allowing for a user to configure their desired office space - See Advisors for details
- 3-phase power
- 13.5' - 15' clear height
- 4 drive-in doors:
  - 1 - 16' x 11.5'
  - 2 - 14' x 14'
  - 1 - 12' x 11.5'
- Fenced yard
- Sprinklered
- Easy access to I-25 via Comanche and I-40 via Pan American Frontage Rd.

#### IDO ZONING

- [NR-LM](#)



For Lease

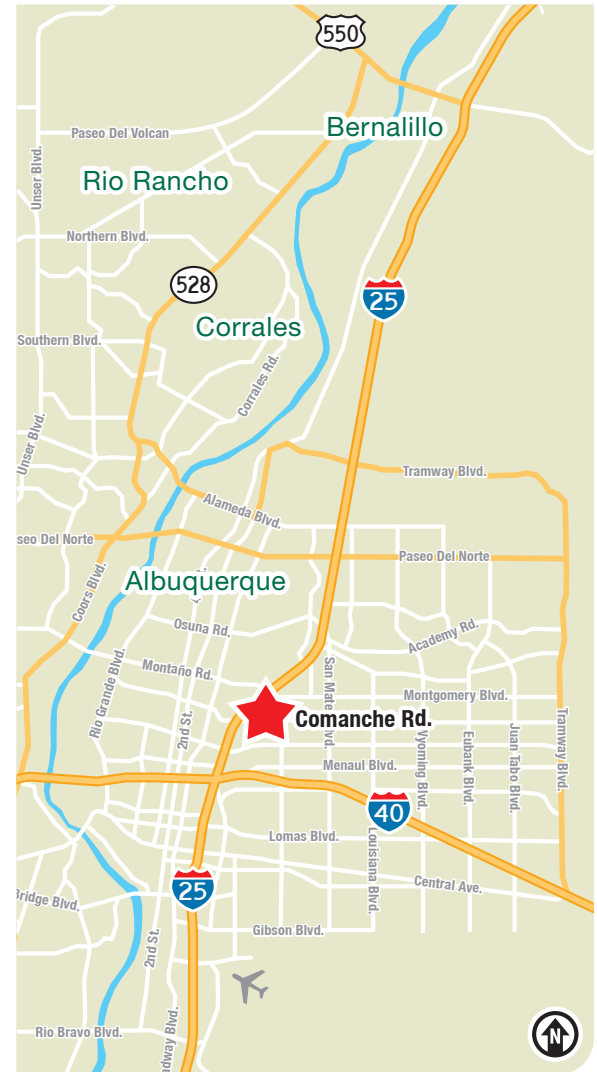
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## LOCATION

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





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**NAI**SunVista

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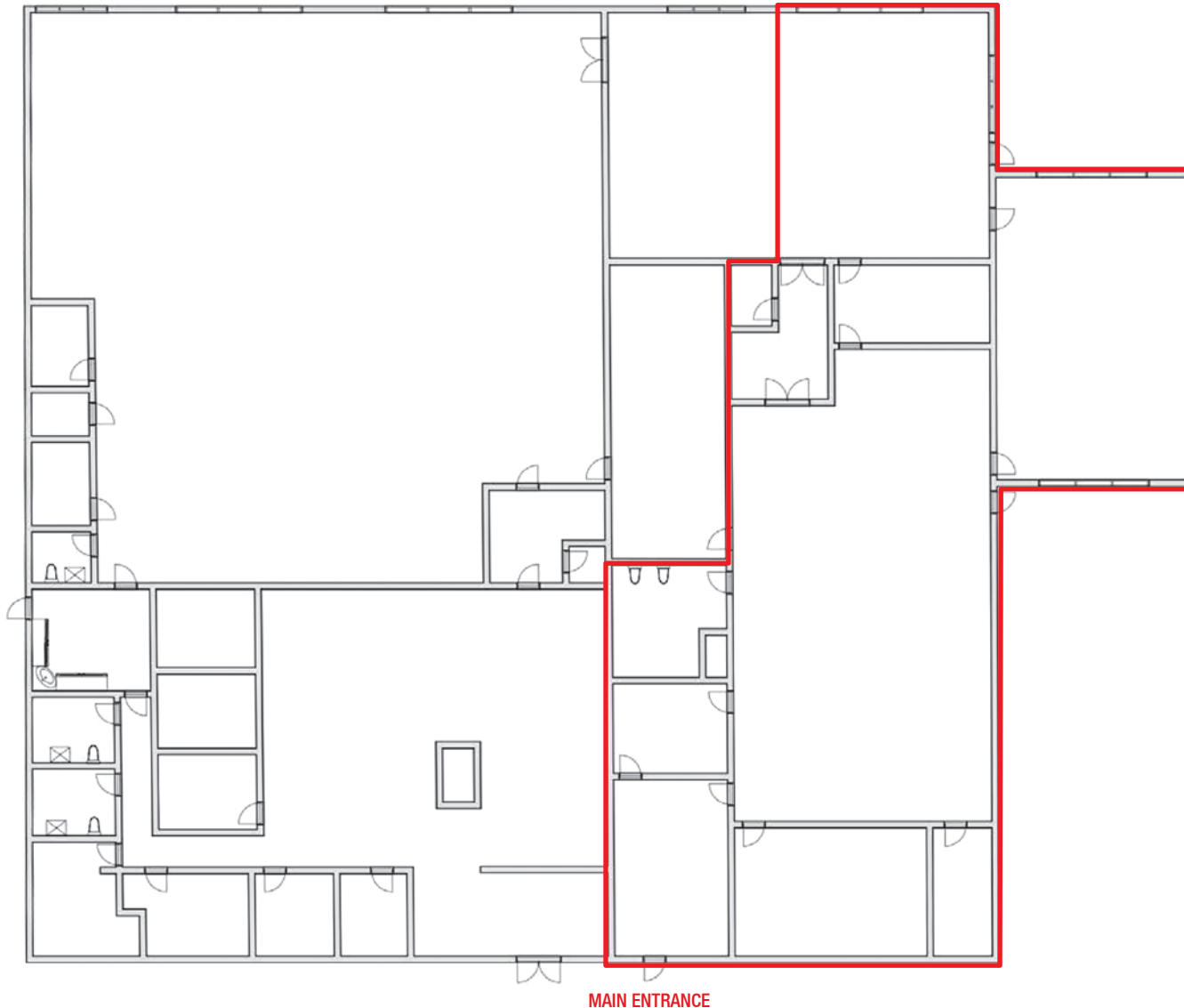
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### FLOOR PLAN

Suite B: ±5,700 SF

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