

Two-Unit Office/Warehouse

OWNER/USER AND INVESTMENT OPPORTUNITY

For Sale



3300 Columbia Dr. NE | Albuquerque, NM 87107

NEQ I-25 & Candelaria Rd. NE



AVAILABLE

Building: ±7,725 SF
Land: ±0.61 Acres



SALE PRICE

\$949,000
(\$122.85/SF)

- Easily-accessible North I-25 corridor location
- Grade-level and dock-high doors, 12' clear height, fenced yard
- Existing tenant in place – see Advisors for details

NASunVista

got space™

Riley McKee CCIM, SIOR
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For Sale

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SITE

AVAILABLE

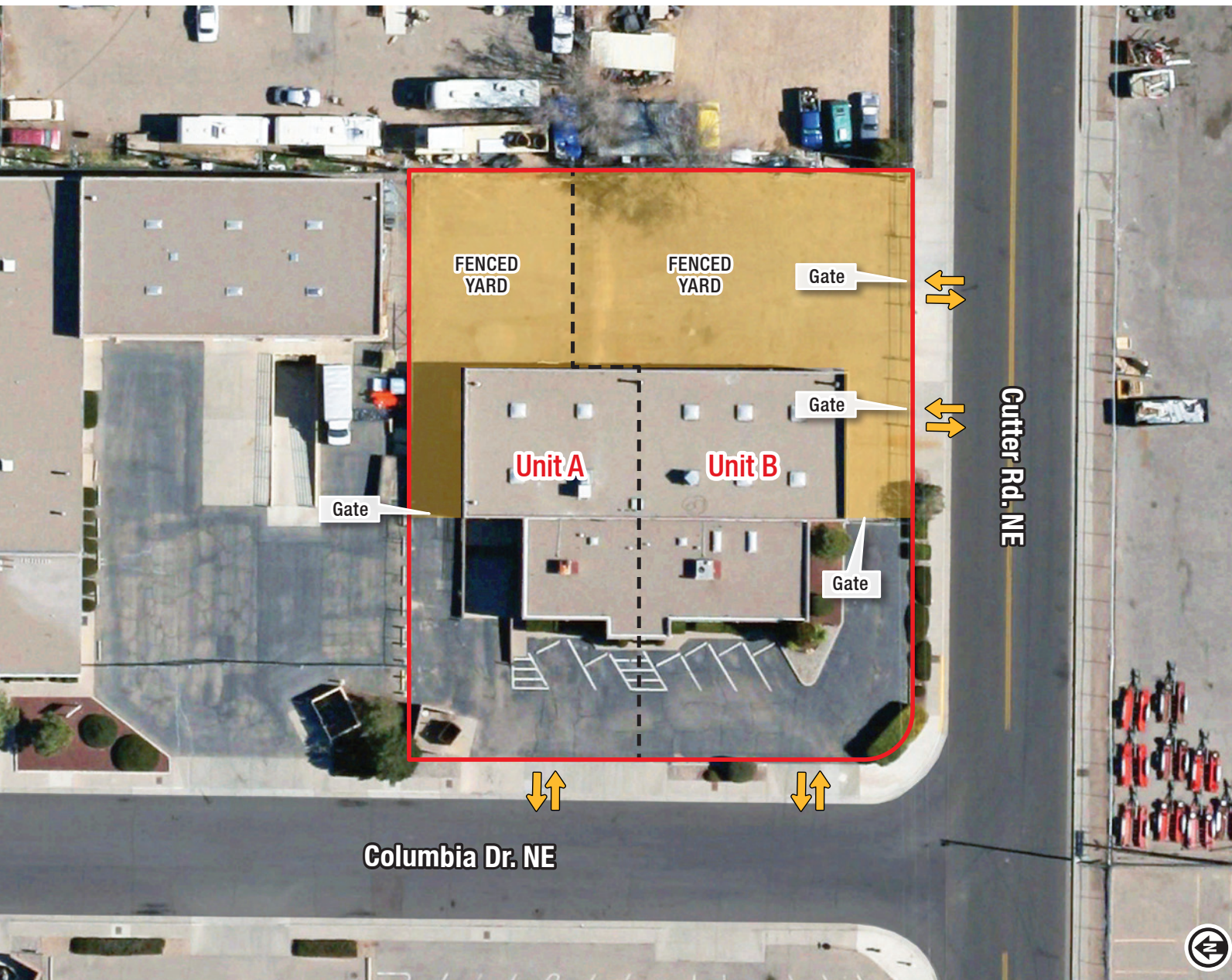
Building: ±7,725 SF
Land: ±0.61 Acres

IDO ZONING

▪ [NR-LM](#) 

HIGHLIGHTS

- **Unit A**
 - ±2,975 SF
 - Currently vacant
 - 12' clear height
 - 10' tall dock-high door
 - 10' tall grade-level door
 - Fenced yard area
- **Unit B**
 - ±4,750 SF
 - Currently on a month-to-month lease
 - 12' clear height
 - 2 - 10' tall grade-level doors
 - Dock-high door
 - Fenced yard area



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TWO-UNIT OFFICE/WAREHOUSE

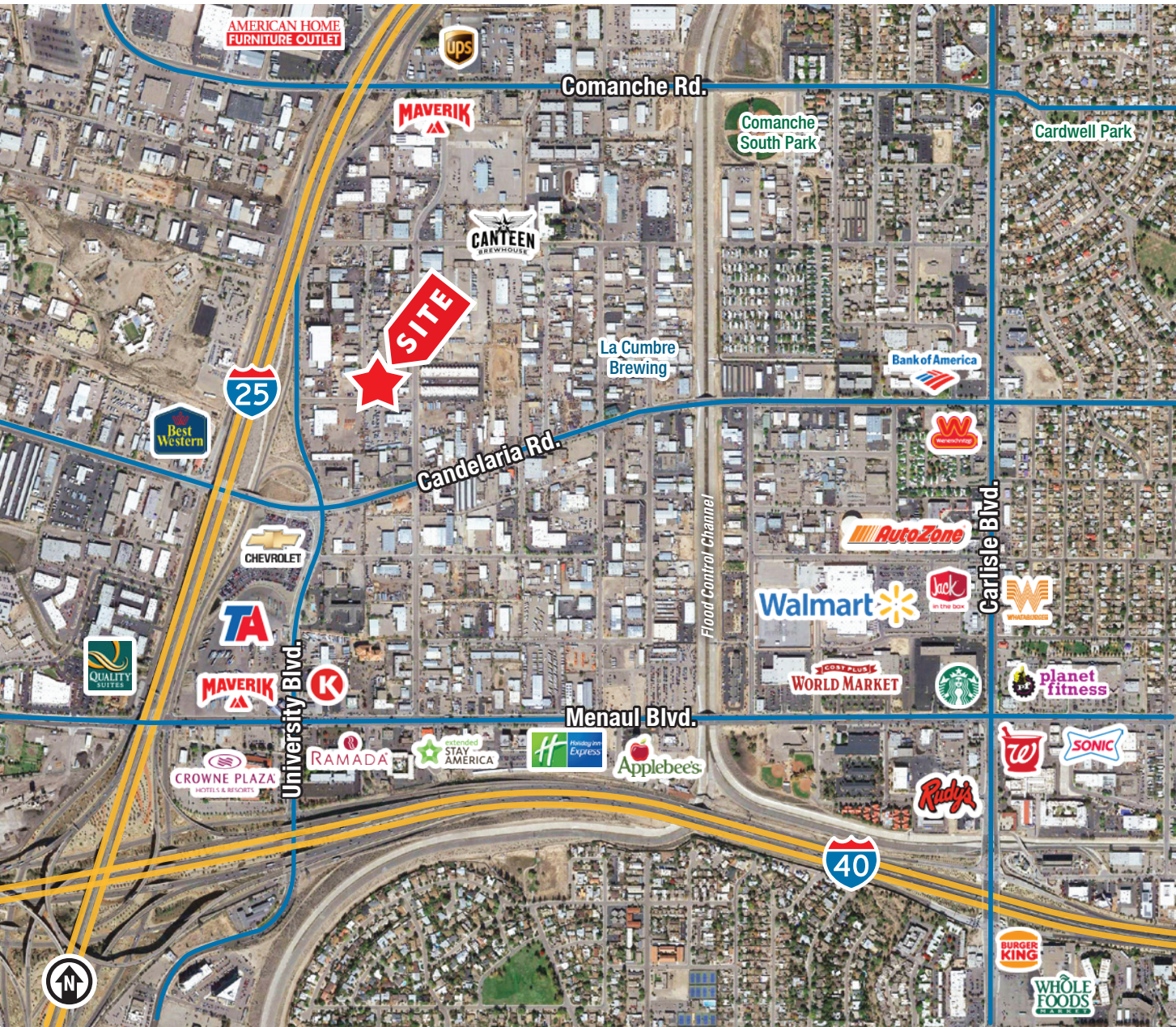
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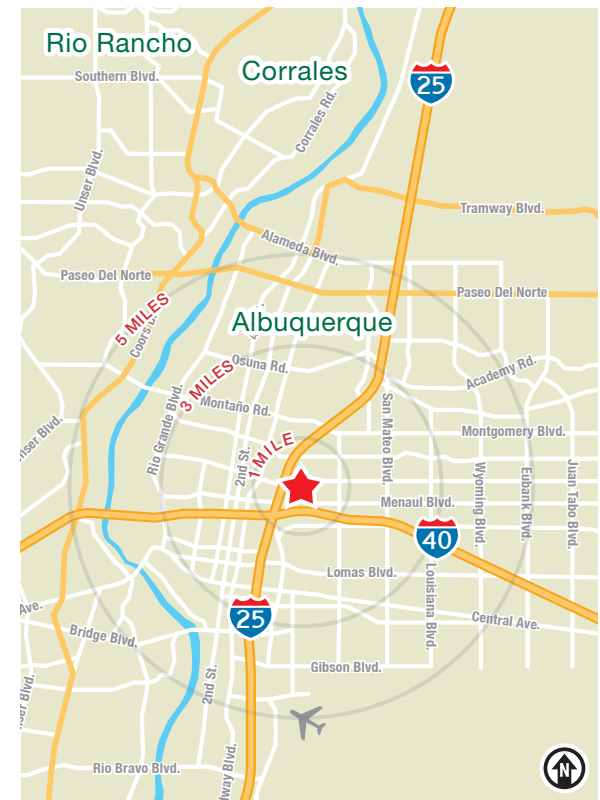
LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	5,591	97,091	260,631
Average HH Income	\$56,504	\$81,417	\$81,208
Daytime Employment	14,353	122,049	219,440

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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UNIT A



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UNIT B



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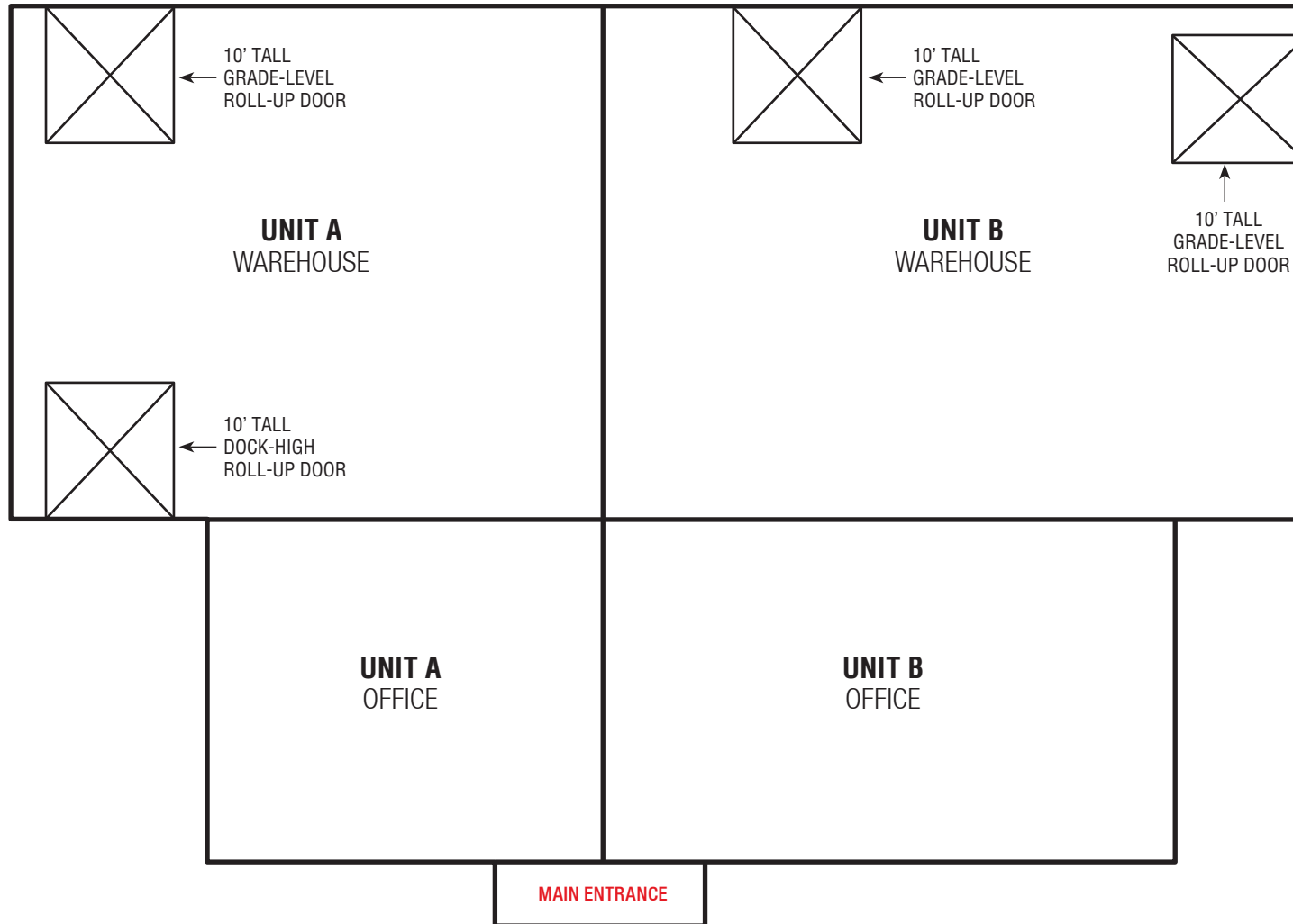
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FLOOR PLAN

Unit A: ±2,975 SF

Unit B: ±4,750 SF

Floor plan not to scale.

Cutter Rd. NE

Columbia Dr. NE