

For Lease

Warehouse with Great I-25 & I-40 Access

CLEAR-SPAN WAREHOUSE WITH SECURE YARD

3321 Columbia Dr. NE | Albuquerque, NM 87107

NEQ I-25 & Candelaria Rd. NE



AVAILABLE

Warehouse: ±3,750 SF
Office: ±2,500 SF
Total: ±6,250 SF
Lot Size: ±0.58 Ac.

LEASE RATE

\$13.00/SF + \$2.42 NNN
(\$8,031.25/Mo.)

IDO ZONING [NR-LM](#) 

HIGHLIGHTS

- 400-amp, 208-volt, 3-phase power
- 14' - 16' ceiling heights
- Secure .25 acre yard with electric gate
- Easy access to I-25 at Comanche Rd. and only 4 minutes to I-40
- 5 offices, break room, conference room and 2 restrooms
- 10' x 10' grade-level roll-up door
- 6" concrete flooring
- Refrigerated air in offices, evaporative cooling in warehouse

NA SunVista

got space™

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges CCIM
rob@sunvista.com
505 977 5094

For Lease

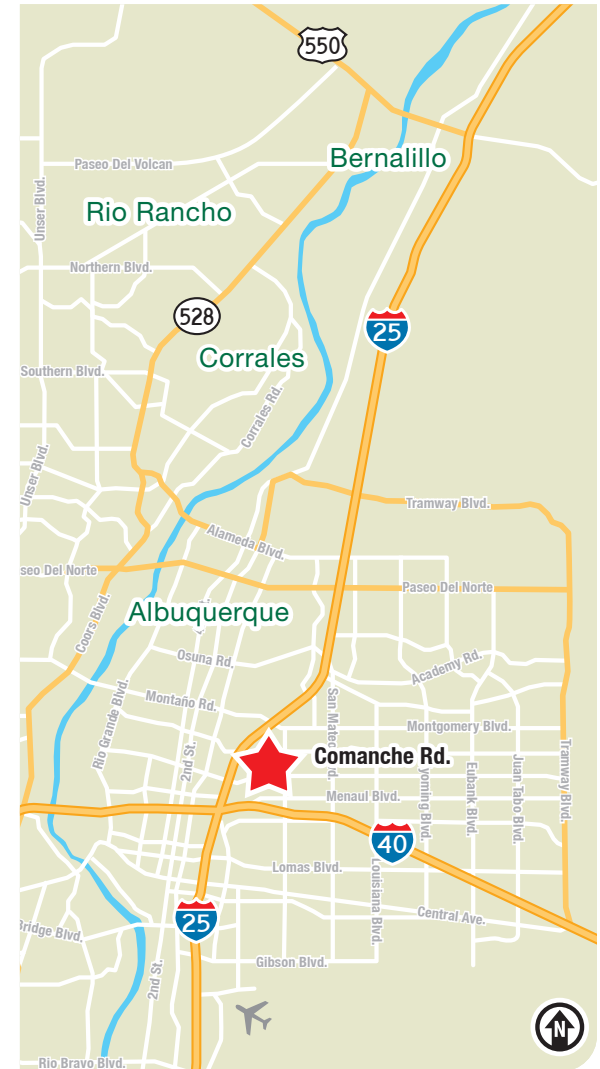
WAREHOUSE WITH GREAT I-25 & I-40 ACCESS

3321 Columbia Dr. NE | Albuquerque, NM 87107



LOCATION

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



For Lease

WAREHOUSE WITH GREAT I-25 & I-40 ACCESS

3321 Columbia Dr. NE | Albuquerque, NM 87107



NAISunVista

505 878 0001 | sunvista.com | [f](#) [t](#) [in](#) [v](#)
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges CCIM
rob@sunvista.com
505 977 5094

For Lease

WAREHOUSE WITH GREAT I-25 & I-40 ACCESS

3321 Columbia Dr. NE | Albuquerque, NM 87107



NAISunVista

505 878 0001 | sunvista.com    

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges CCIM
rob@sunvista.com
505 977 5094

For Lease

WAREHOUSE WITH GREAT I-25 & I-40 ACCESS

3321 Columbia Dr. NE | Albuquerque, NM 87107



NAISunVista

505 878 0001 | sunvista.com    
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges CCIM
rob@sunvista.com
505 977 5094

For Lease

WAREHOUSE WITH GREAT I-25 & I-40 ACCESS

3321 Columbia Dr. NE | Albuquerque, NM 87107

FLOOR PLAN

Warehouse:	±3,750 SF
Office:	±2,500 SF
Total:	±6,250 SF

