FOR SALE OR LEASE

High Visibility Industrial Space

For Sale or Lease Near Interstate 25

2513 Comanche Rd NE, Albuquerque, NM 87107

LOCATION

- 1/3 Mile East of the Interstate 25 & Comanche Interchange

AVAILABLE FOR SALE

- 32,167± SF Total On 1.7153± Acres
  - Currently Divided into 3 Suites (2 Suites Available For Lease)
  - Perfect for Owner/User with Future Expansion Space

SALE INFORMATION

- $4,250,000 ($132.12/SF)

LEASE INFORMATION

- Suite D: 9,057± SF
  - $12.50/SF/YR (NNN)
  - Available Now
- Suite E: 10,943± SF
  - $12.50/SF/YR (NNN)
  - Available 2/1/2027
- Suite D & E: 20,000± SF
  - $12.50/SF/YR (NNN)

FEATURES

- 12'5"-14'6" Clear Height
- Dock High and Grade Level Doors
- Secure Truck Court
- Concrete Tilt Construction
- Versatile Facility
- Easy Interstate Access
- Zoned NR-LM
- 16,718± Vehicles Per Day on Comanche

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jcrenm.com

The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333

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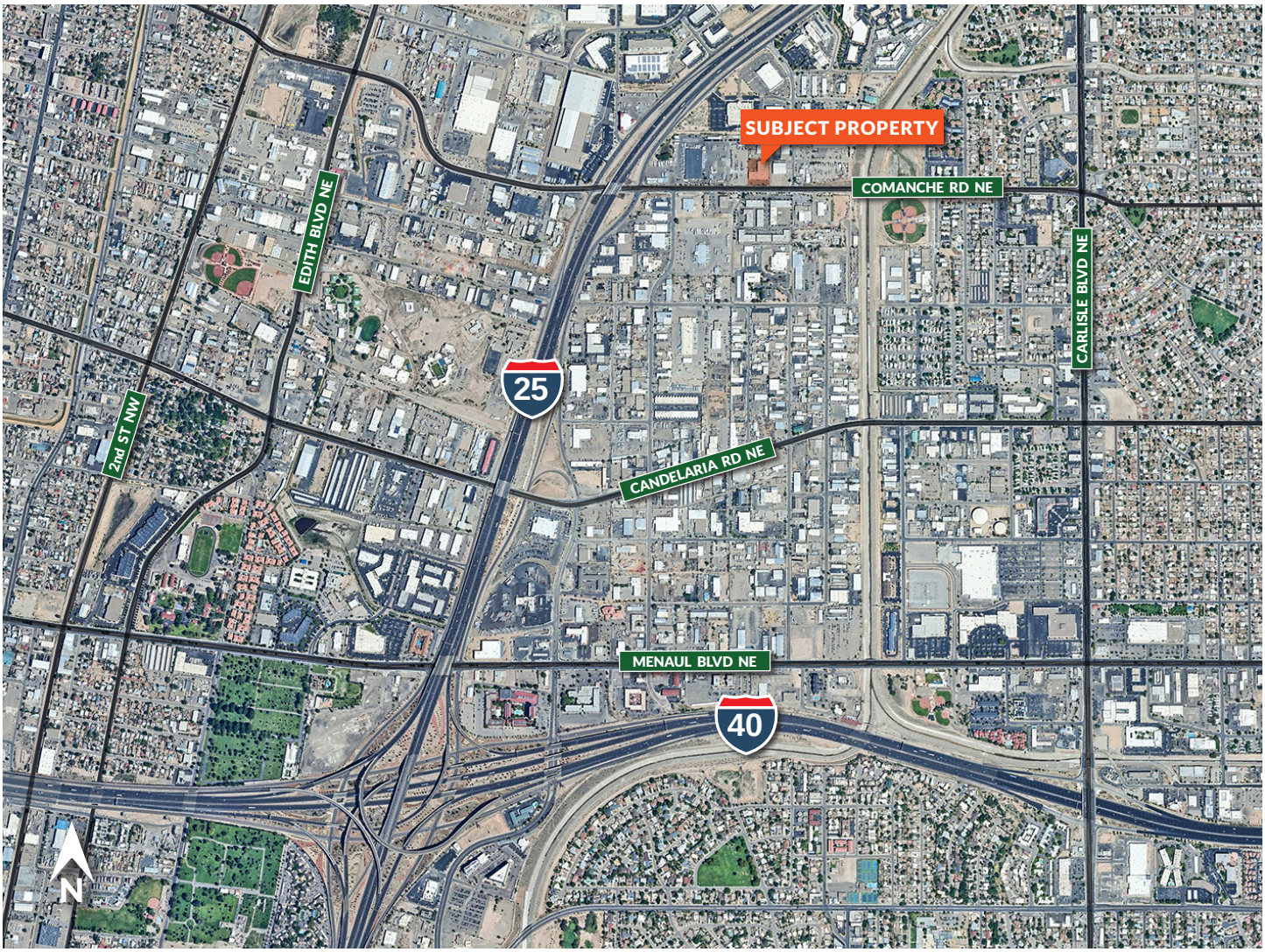
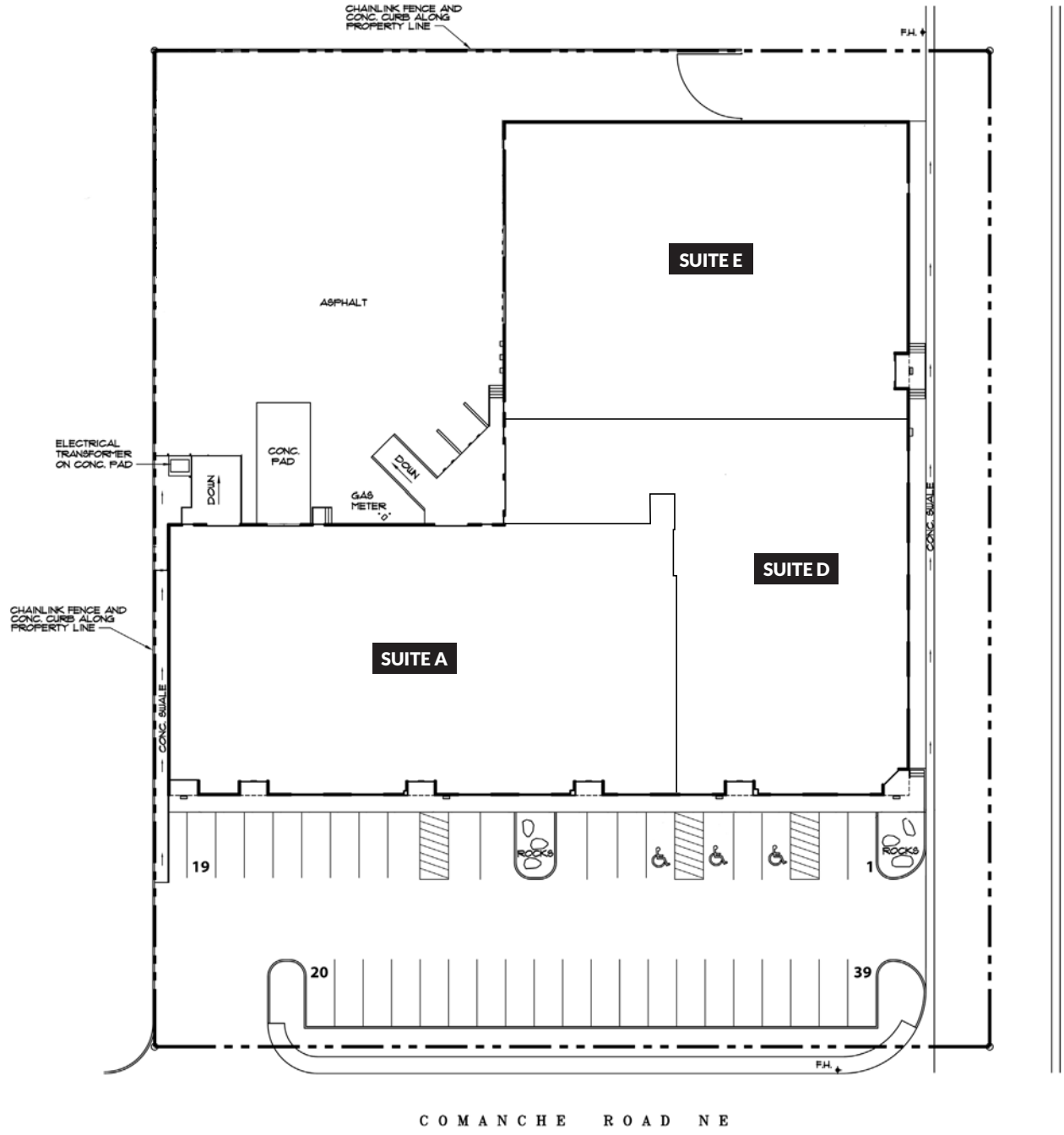
AERIAL MAP

PAN AMERICAN FWY NE
25
VASSAR DR NE
SUBJECT PROPERTY
COMANCHE RD NE
N


SUBJECT PROPERTY
COMANCHE RD NE
EDITH BLVD NE
CARLISLE BLVD NE
25
2nd ST NW
CANDELARIA RD NE
MENAUL BLVD NE
40
N

SITE PLAN


CHAINLINK FENCE AND CONC. CURB ALONG PROPERTY LINE
F.H.
SUITE E
ASPHALT
ELECTRICAL TRANSFORMER ON CONC. PAD
CONC. PAD
DOWN
GAS METER
DOWN
CONC. SWALE
SUITE D
CHAINLINK FENCE AND CONC. CURB ALONG PROPERTY LINE
SUITE A
CONC. SWALE
19
ROCKS
1
ROCKS
20
39
F.H.
COMANCHE ROAD NE
N

FLOOR PLAN

SUITE E
AVAILABLE
10,943± SF
SUITE D
AVAILABLE
9,057± SF
SUITE A
LEASED
12,167± SF

PHOTOS

PROPERTY INFO

PROPERTY TYPE	Industrial
ADDRESS	2513 Comanche Rd NE, Albuquerque, NM 87107
CROSS STREETS	Interstate 25 & Comanche Rd NE

Property Details

BUILDING SIZE (SF)	32,167± SF
STORIES	Single
CONSTRUCTION TYPE	Concrete Tilt
CLEAR HEIGHT	12'5" to 14'6"
COLUMN SPACING	40'x40' & 30'x45'
ELECTRICAL VOLT AMP PHASE	 120/208 Volt 3 Phase
LAND AREA (ACRES)	1.7153± Acres
SPRINKLER SYSTEM	None
ROOF COVERING	Metal - Standing Seam
TRUCK COURT DIMENSIONS	95' x 142'
PARKING SPACES	39
YEAR CONSTRUCTED	1984
ZONING	NR-LM

Sale Details

SALE PRICE ($)	$4,250,000
SALE PRICE ($/SF)	$132.28/SF

Lease Details

LEASE RATE ($/SF)	$12.50/SF
LEASE TYPE	NNN
NNN (ESTIMATED)	$2.10/SF

Notes

Industrial/Flex building located 1/3 mile east of the Comanche & Interstate 25 interchange. The property is divided into three separately demised suites, with two currently available for lease or owner-occupancy. Suite A (12,167 SF) is leased through November 30, 2031, providing in-place income.

Suite D - For Lease

TOTAL SF	9,057± SF
OFFICE/SHOWROOM SF	6,128± SF
WAREHOUSE SF	2,929± SF
DOCK HIGH DOORS	2 (1 Shared)
DRIVE-IN DOORS	1 (Ramped)
OFFICE FLOORING	Slab
SHOWROOM DROP CEILING HEIGHT	10'
WHSE CLEAR HEIGHT	12'5"
RESTROOMS	2
HEAT TYPE - OFFICE	Gas Forced Heat
HEAT TYPE - WHSE	None
COOLING TYPE - OFFICE	Refrigerated
COOLING TYPE - WHSE	None
LIGHTING	Fluorescent

Suite E - For Lease

TOTAL SF	10,943± SF
OFFICE/RESTROOMS SF	246± SF
WAREHOUSE SF	10,697± SF
DOCK HIGH DOORS	2
DRIVE-IN DOORS	0
WHSE CLEAR HEIGHT	13'3" to 14'5"
OFFICE FLOORING	Tile
RESTROOMS	2 Plus Shower Room
HEAT TYPE - OFFICE	None
HEAT TYPE - WHSE	Gas Hanging Heaters
COOLING TYPE - OFFICE	Evaporative
COOLING TYPE - WHSE	Evaporative
LIGHTING	Fluorescent

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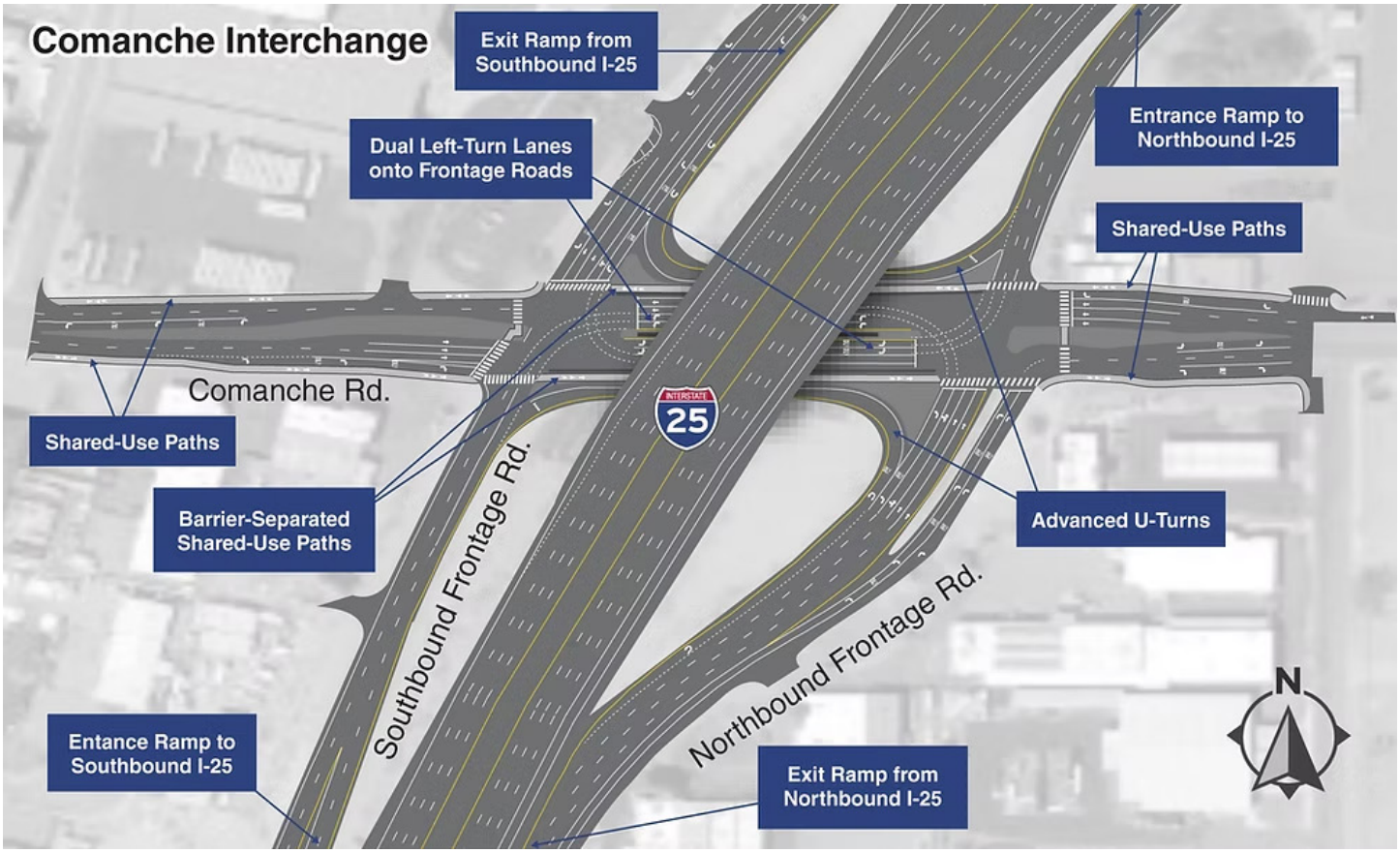
I-25 IMPROVEMENTS

LOCATION	Comanche and I-25 Interchange
START DATE	June 2024
COMPLETION DATE	**Estimated April 2027**



PROJECT OVERVIEW

The New Mexico Department of Transportation (NMDOT) will be improving the Interstate 25 (I-25) corridor in Albuquerque between Comanche Road and Montgomery Boulevard, including the freeway, frontage roads, and interchanges.

The project will improve safety and travel times for drivers now and in the future. Additionally, the aging bridges and pavements will be replaced and barrier-separated shared-use paths will be added at the interchanges to improve safety for pedestrians and cyclists.

CONSTRUCTION DETAILS

- Construction of Two Bridges (North and Southbound)
- Advance U-Turns for Frontage Roads
- Reconfiguration of On-and-Off Ramps
- Barrier-Separated Shared-Use Paths for Pedestrians and Cyclists
- All Information Sourced from the NMDOT Website Located at www.i25improved.com

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