FOR LEASE

Office/Warehouse Space For Lease Near Interstate I-25 & I-40

3515 Princeton Dr NE, Suite D, Albuquerque, NM 87107

LOCATION

- Near the Northwest Corner of Aztec & Princeton

AVAILABLE

- 2,215± SF Total
  - 730± SF Office Space
  - 1,485± SF Warehouse (Including 349± SF of Secure Storage Area)

LEASE INFORMATION

- $2,700.00/Mo ($14.63/SF/YR - Modified Gross)

FEATURES

- Convenient Location with Easy Interstate Access
- 1 Grade-Level Overhead Door
- 2 Restrooms
- Close Proximity to Amenities

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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

COMANCHE RD NE
SUBJECT PROPERTY
AZTEC RD NE
25
CANDELARIA RD NE
PRINCETON DR NE
UNIVERSITY BLVD NE
MENAUL BLVD NE
40
N

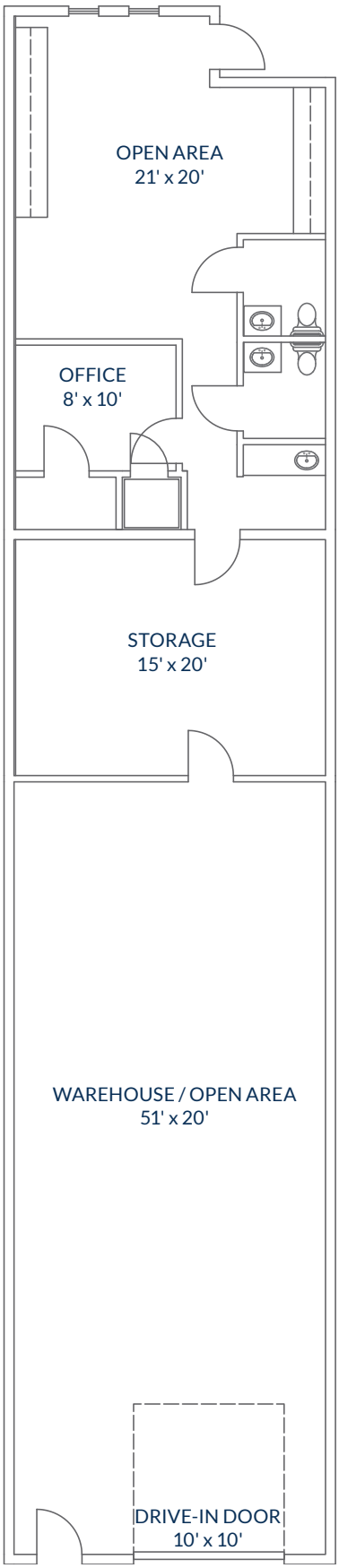
SUBJECT PROPERTY
PRINCETON DR NE
N
AZTEC RD NE

SITE PLAN

NOTE

- Tenant Provided 2 Parking Spaces In Rear

FLOOR PLAN


OPEN AREA
21' x 20'
OFFICE
8' x 10'
STORAGE
15' x 20'
WAREHOUSE / OPEN AREA
51' x 20'
DRIVE-IN DOOR
10' x 10'

PROPERTY INFO

PROPERTY TYPE	Showroom/Office/Warehouse
ADDRESS	3515 Princeton Dr NE, Suite D, Albuquerque, NM 87107
CROSS STREETS	Comanche Rd NE & Princeton Dr NE

Property Details

TOTAL SIZE OF BUILDINGS (SF)	8,860±
STORIES	1
CONSTRUCTION TYPE	CMU
CLEAR HEIGHT	12'10"
COLUMN SPACING	Clear Span
LAND AREA (ACRES)	0.82± Acres
SPRINKLER SYSTEM	None
ROOF COVERING	TPO
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	1979
ZONING	NR-LM (Light Manufacturing)

Lease Details

LEASE RATE ($/SF/YR)	$14.63/SF/YR
LEASE TYPE	Modified Gross
MONTHLY RENT	$2,700.00

Tenant's Responsibilities

Tenant pays rent, separately metered utilities, interior maintenance, and HVAC maintenance.

Landlord's Responsibilities

Structural and roof repairs, taxes, building insurance, water/sewer, refuse, and common area maintenance.

Suite D - For Lease

TOTAL SF	2,215± SF
SHOWROOM/OFFICE SF	730± SF
WAREHOUSE SF	1,485± SF
DRIVE-IN DOORS	1 - 10'x10'
OFFICE FLOORING	LVT
OFFICE DROP CEILING HEIGHT	8'3"
RESTROOMS	2
HEAT TYPE - OFFICE	Gas Forced Heat (RTU)
HEAT TYPE - WHSE	Gas Hanging Heater
COOLING TYPE - OFFICE	Refrigerated (RTU)
COOLING TYPE - WHSE	Evaporative
LIGHTING	Fluorescent

Notes

Functional office/showroom/warehouse space centrally located with easy access to I-25 and I-40. Tenant is provided two (2) exclusive parking spaces behind the suite. Parking in front of the building is available on a first come, first serve basis. Yard space possibly available.

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