

AVAILABLE  
FOR LEASE

# 4511 PASEO DEL NORTE

## WAREHOUSE/DISTRIBUTION PROPERTY

4511 PASEO DEL NORTE NE | ALBUQUERQUE, NM |

### AVAILABLE:

Suites A-F 31,320± SF  
(plus additional Mezzanine)

- 1,570± SF Office
- 29,750± SF Whse

Suites K-L 11,236± SF

- 1,461± SF Office
- 9,775± SF Whse

### LOCATION:

Located on Paseo del Norte. Just West of Jefferson/Paseo intersection

### LEASE RATE:

- \$5.75/SF/YR Suites A-F  
NNN Lease
- \$1.02/SF/YR Estimated  
NNN

### FOR MORE INFORMATION PLEASE CONTACT

**Jim Smith, CCIM, SIOR**  
Vice President  
505.837.4923  
[jsmith@cbre.com](mailto:jsmith@cbre.com)

**Lynetta Williamson**  
Client Services Specialist  
505.837.4915  
[lynetta.williamson@cbre.com](mailto:lynetta.williamson@cbre.com)



### PROPERTY FEATURES:

- Excellent access to I-2
- 160' truck court
- Fire sprinkler system
- Zoning: SU-1 for M-1 Light Industrial City of ABQ
- Heat and cooling in office
- Heat in warehouse
- HUB Zone qualified
- 27'7" clear ceiling height
- Heavy power 480v
- Column spacing 33' X 37'

### SUITES A-F:

- Office: 1,570± SF including:
  - Four (4) offices
  - Reception area
  - One (1) shop office
  - Mezzanine storage
- Five (5) 10' X 10' dock doors (with dock plates, 1 with leveler)
- One (1) 20' X 10' double dock door

### SUITES K-L:

- Nine (9) Offices
- Break Room
- One (1) 20' X 10' double dock door



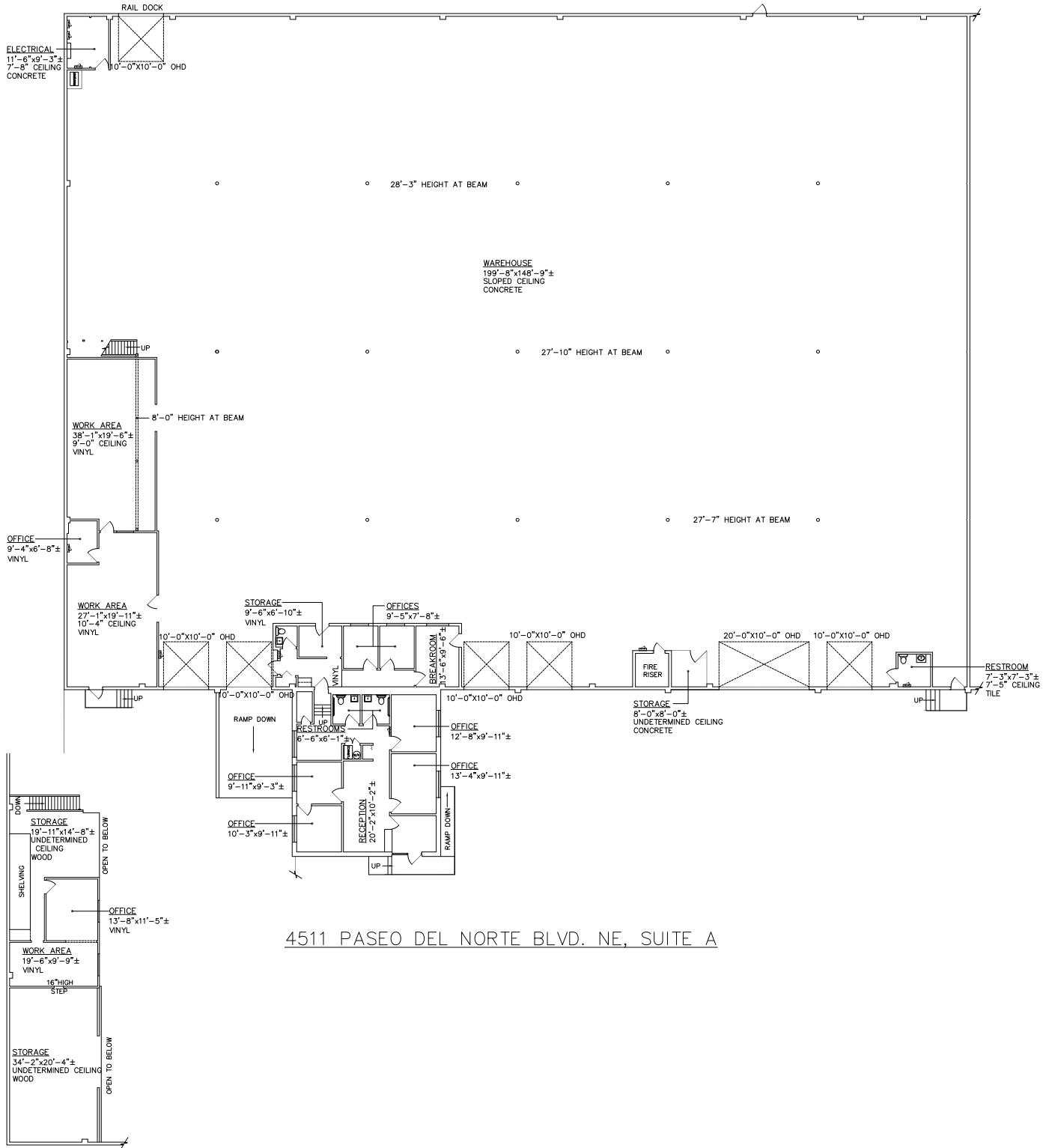
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## FLOORPLAN - SUITE A-F 31,320± SF



MEZZANINE



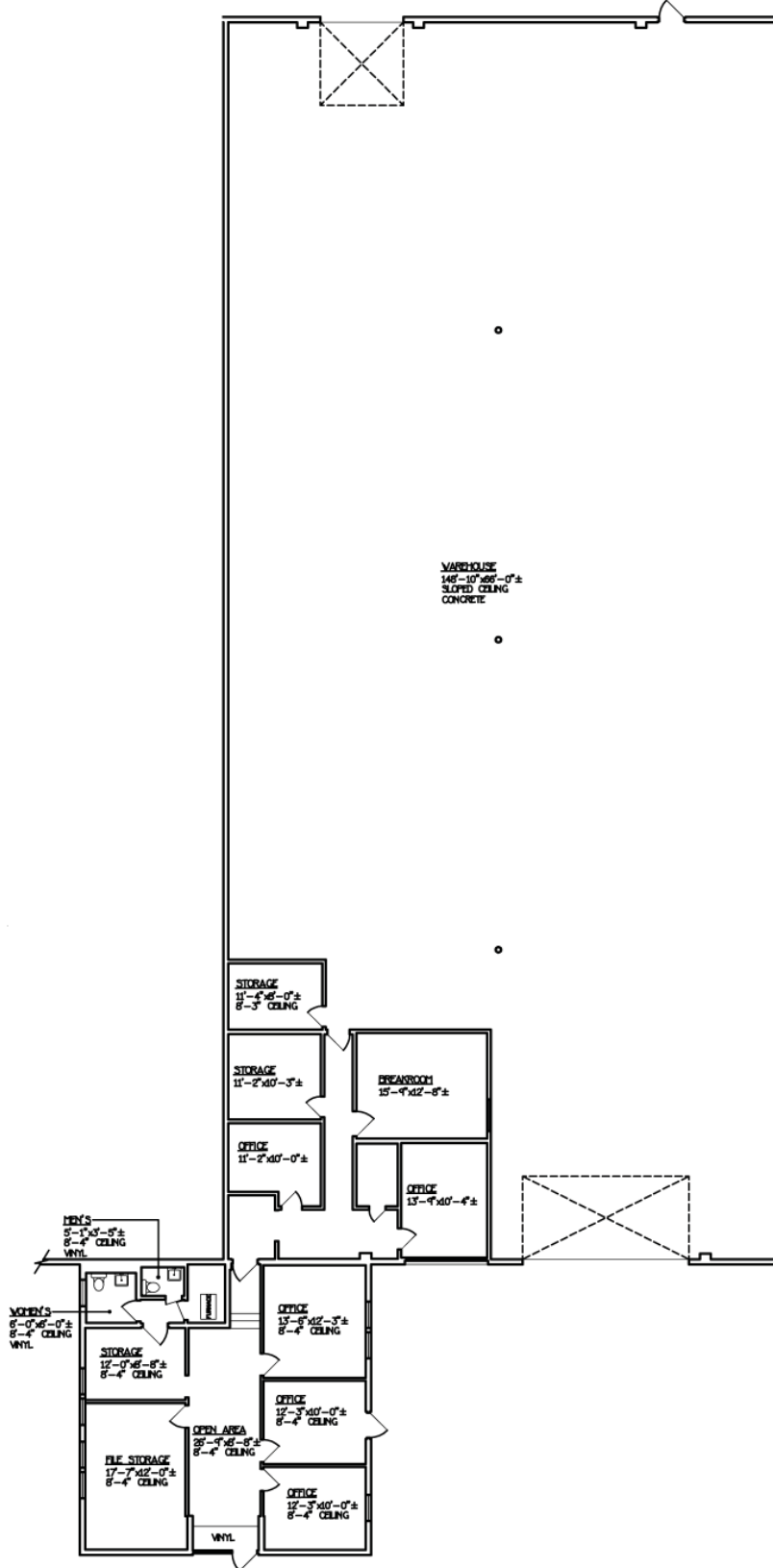
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FLOORPLAN - SUITE K-L 11,236± SF



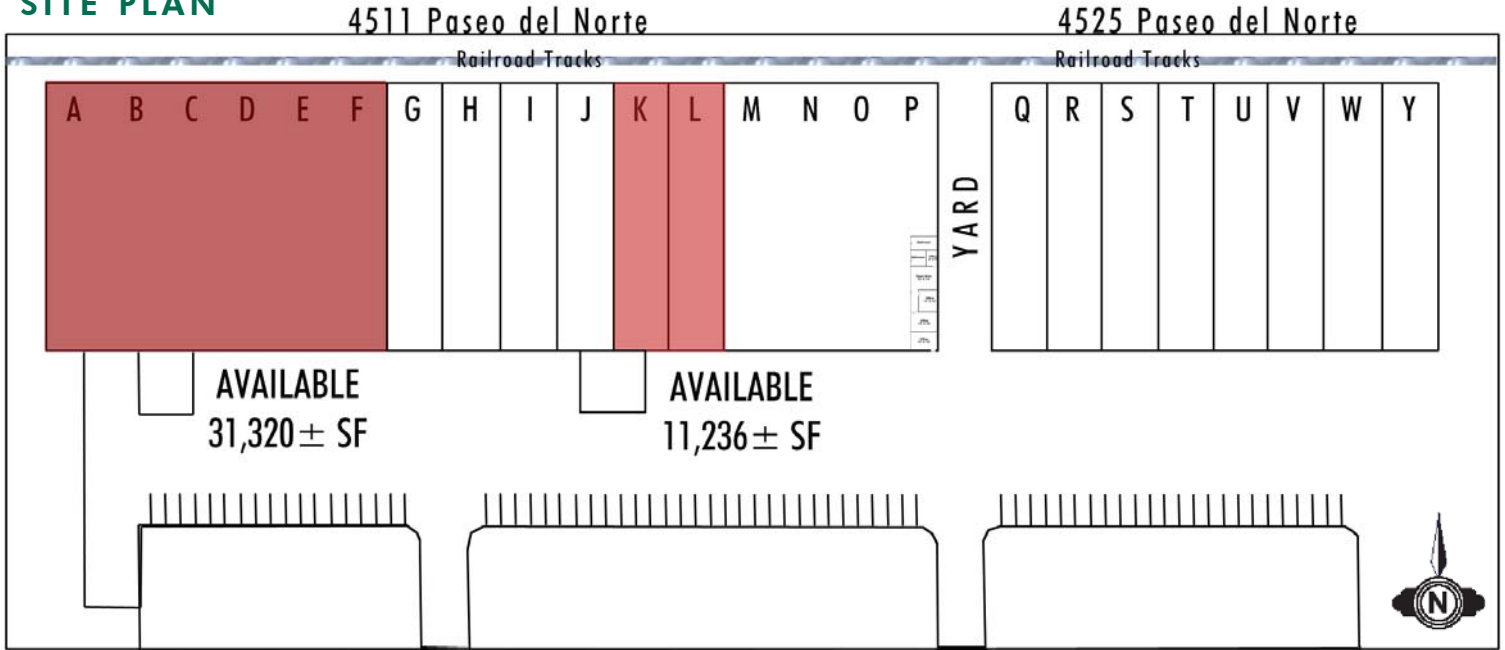
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### SITE PLAN



### AERIAL



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CBRE | 6100 Uptown Blvd. NE | Suite 300 | Albuquerque, New Mexico | 87110 | [www.cbre.com/abq](http://www.cbre.com/abq)

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