

2420 Comanche Road NE  
Albuquerque, NM 87107

FOR LEASE

## Office/Warehouse



<b>Building Size</b>	131,767± SF
<b>Available Space</b>	2,153 - 9,685± SF
<b>Zoning</b>	SU for M-1
<b>Lease Rate</b>	Starting at \$6.00/SF/YR Modified Gross Plus Gas, Electric & Janitorial



- Comments**
- Class A Business Park
  - 16' - 20' Clear Height in Warehouse
  - Dock Access
  - Fully Sprinklered
  - High-Speed Fiber to Center
  - Immediate Access to I-25
  - Centrally Located



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. If square footage is a consideration, parties are advised to measure the property.

(505) 268-2800

WWW.ROGER-COX.COM

1717 Louisiana Blvd. NE, Suite 111  
Albuquerque, NM 87110



ROGER COX  
AND ASSOCIATES  
PROPERTY MANAGEMENT, LLC

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## Aerial

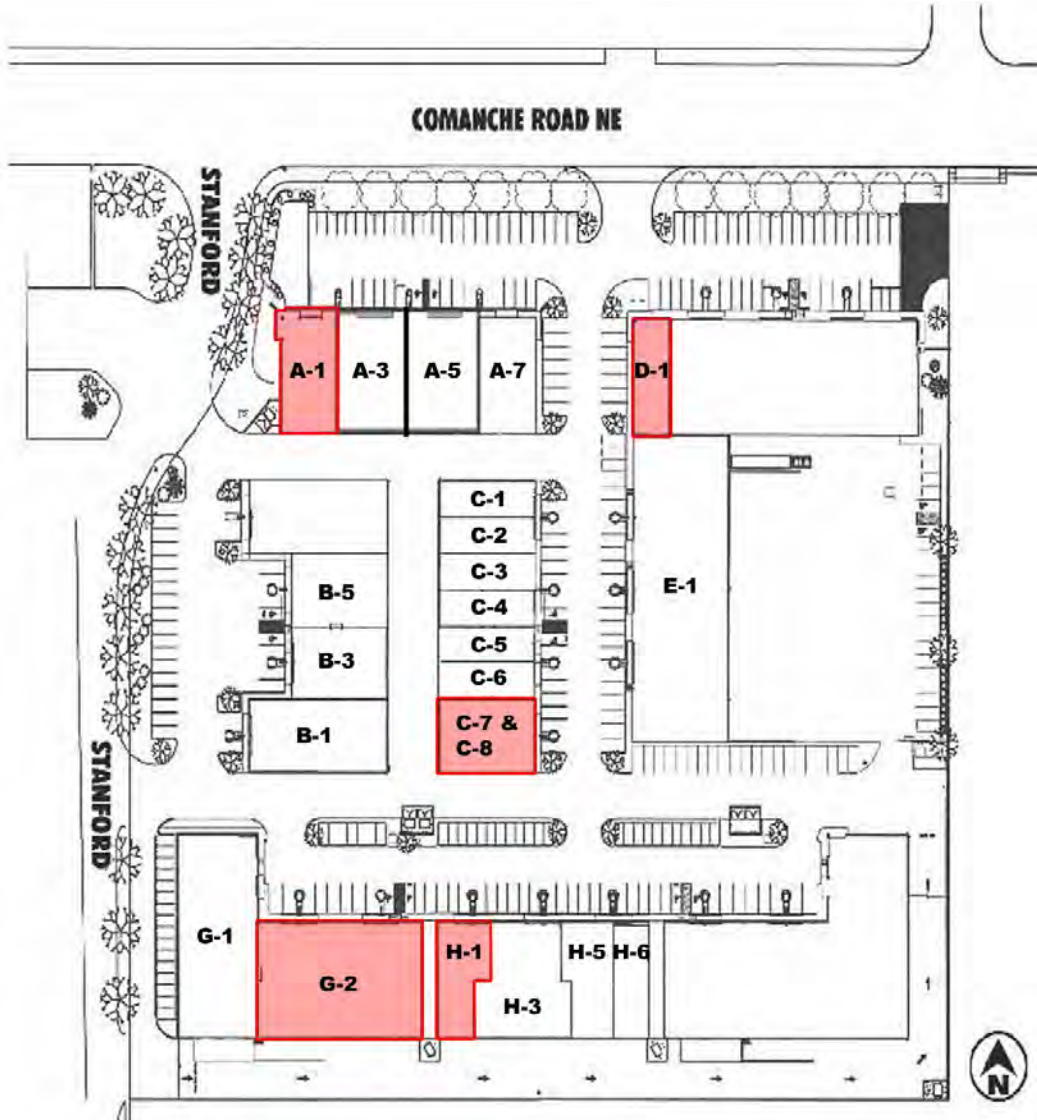




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SPACE	TOTAL SF	OFFICE	WAREHOUSE	MODIFIED GROSS MONTHLY RENT	RATE
A-1	4,513 SF	4,513 SF		\$4,513.00	\$12.00
C-7 & C-8	3,595 SF		3,595 SF	\$1,797.50	\$6.00
D-1	2,153 SF	1,507 SF	646 SF	\$1,800.00	\$10.03
G-2	9,685 SF	4,165 SF	5,520 SF	\$8,500.00	\$10.53
H-1	3,815 SF	2,794 SF	1,021 SF	\$3,179.17	\$10.00



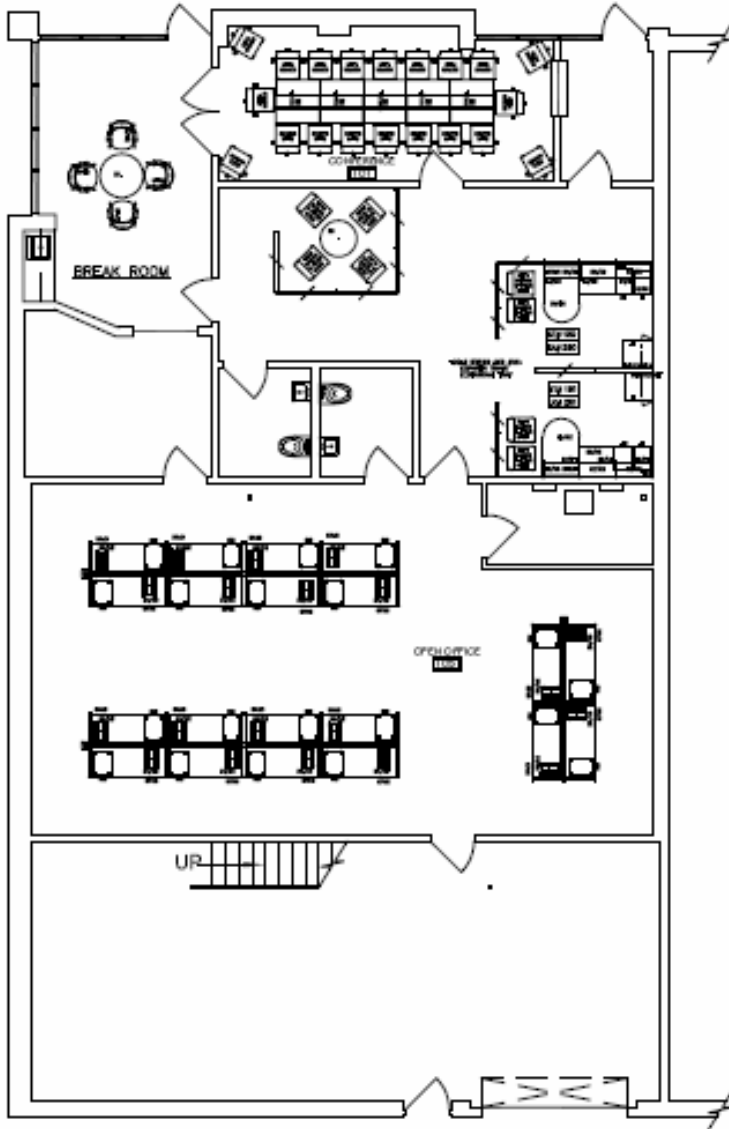
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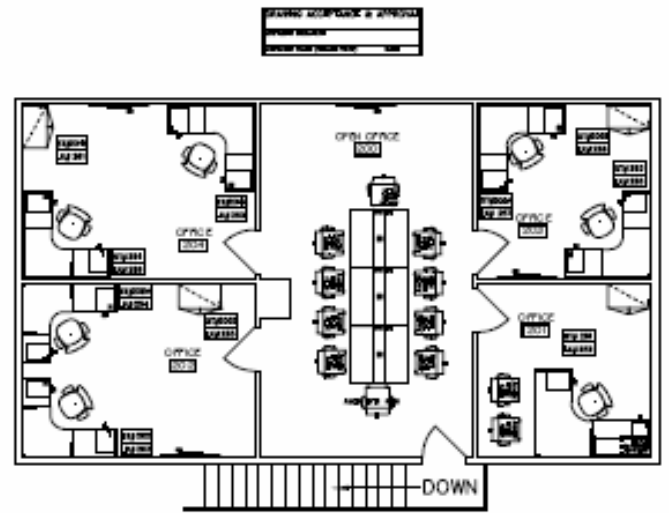
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**Floor Plan  
Suite A-1**



FIRST FLOOR



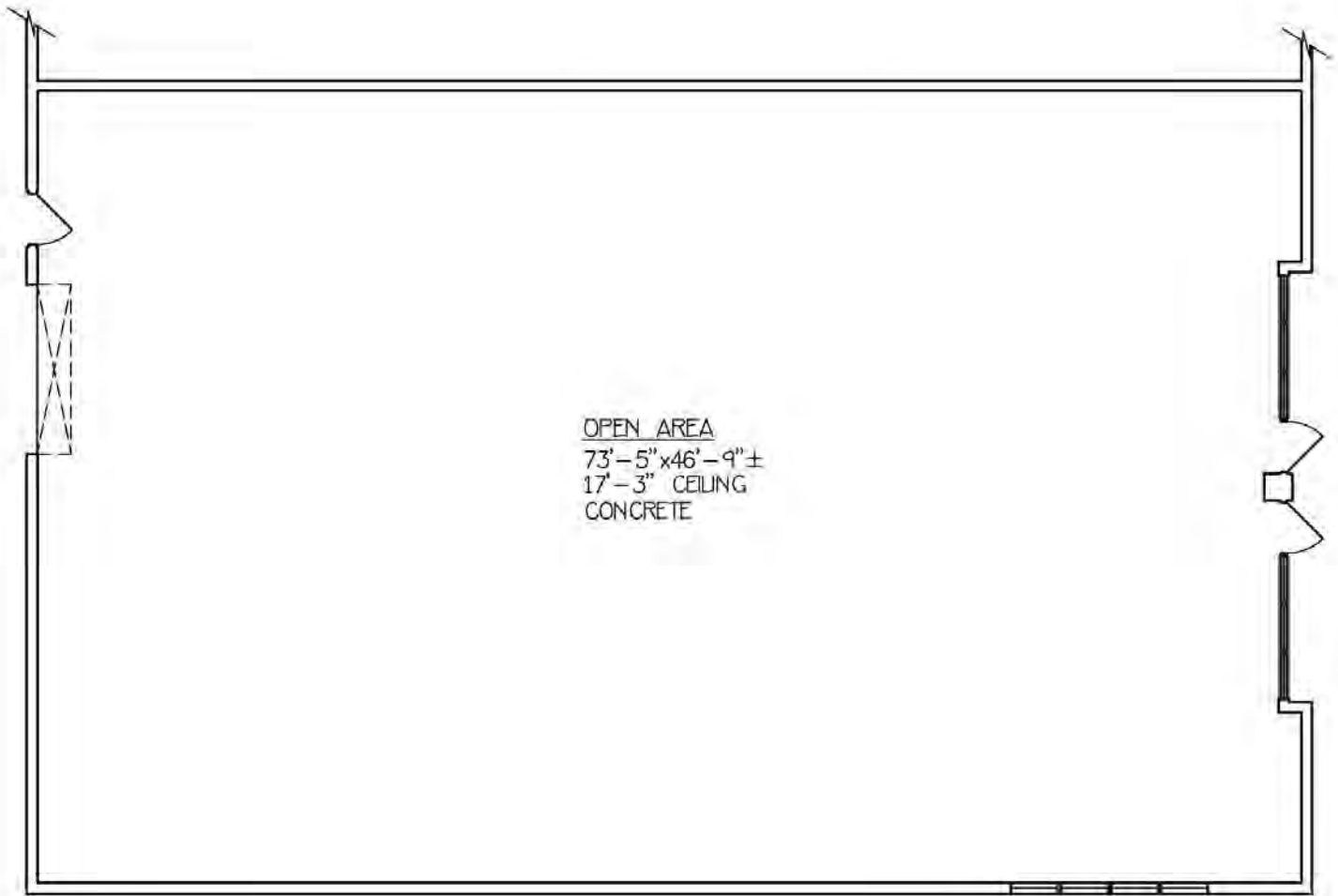
SECOND FLOOR



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**Floor Plan**  
**Suite C-7 & C-8**

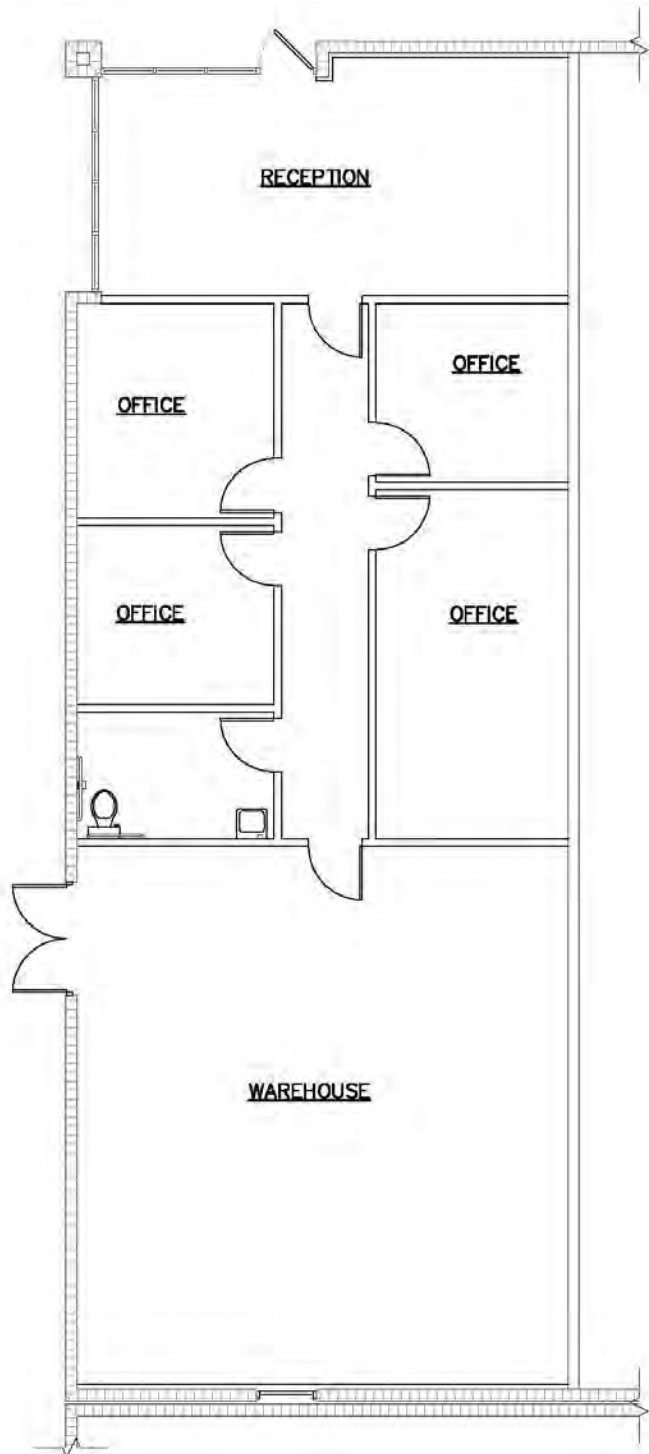




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**Floor Plan  
Suite D-1**

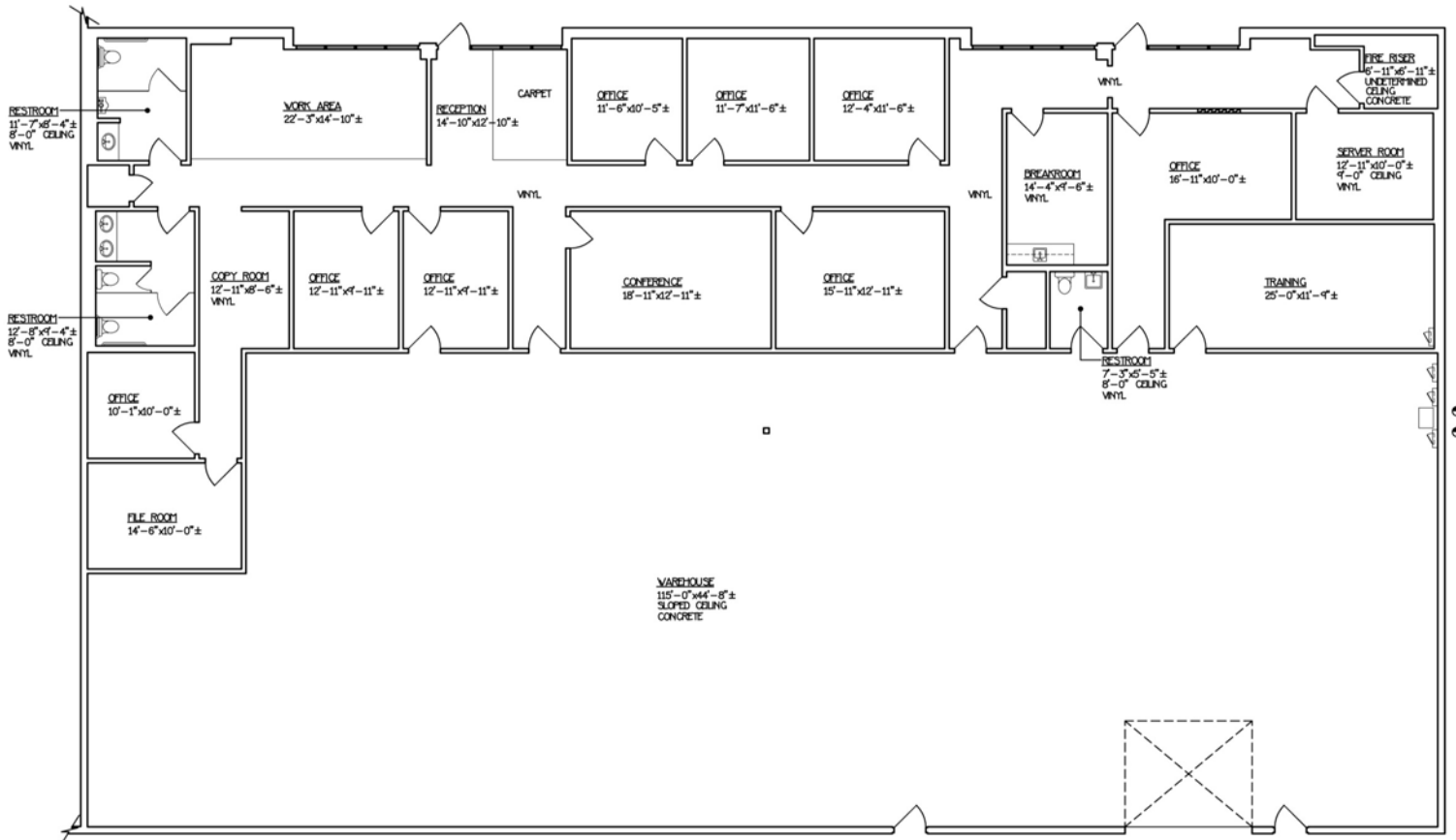




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**Floor Plan  
Suite G-2**



**Suite is demisable**

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## Floor Plan Suite H-1

