

FOR LEASE

- New Speculative Industrial Building
- South I-25 Corridor
- Experienced Local Developer - Ready for Tenant Improvements



3750 PRINCE ST SE

ALBUQUERQUE, NM

CBRE

FIRST GENERATION INDUSTRIAL SPACE

AVAILABLE

New Speculative Industrial Building - B

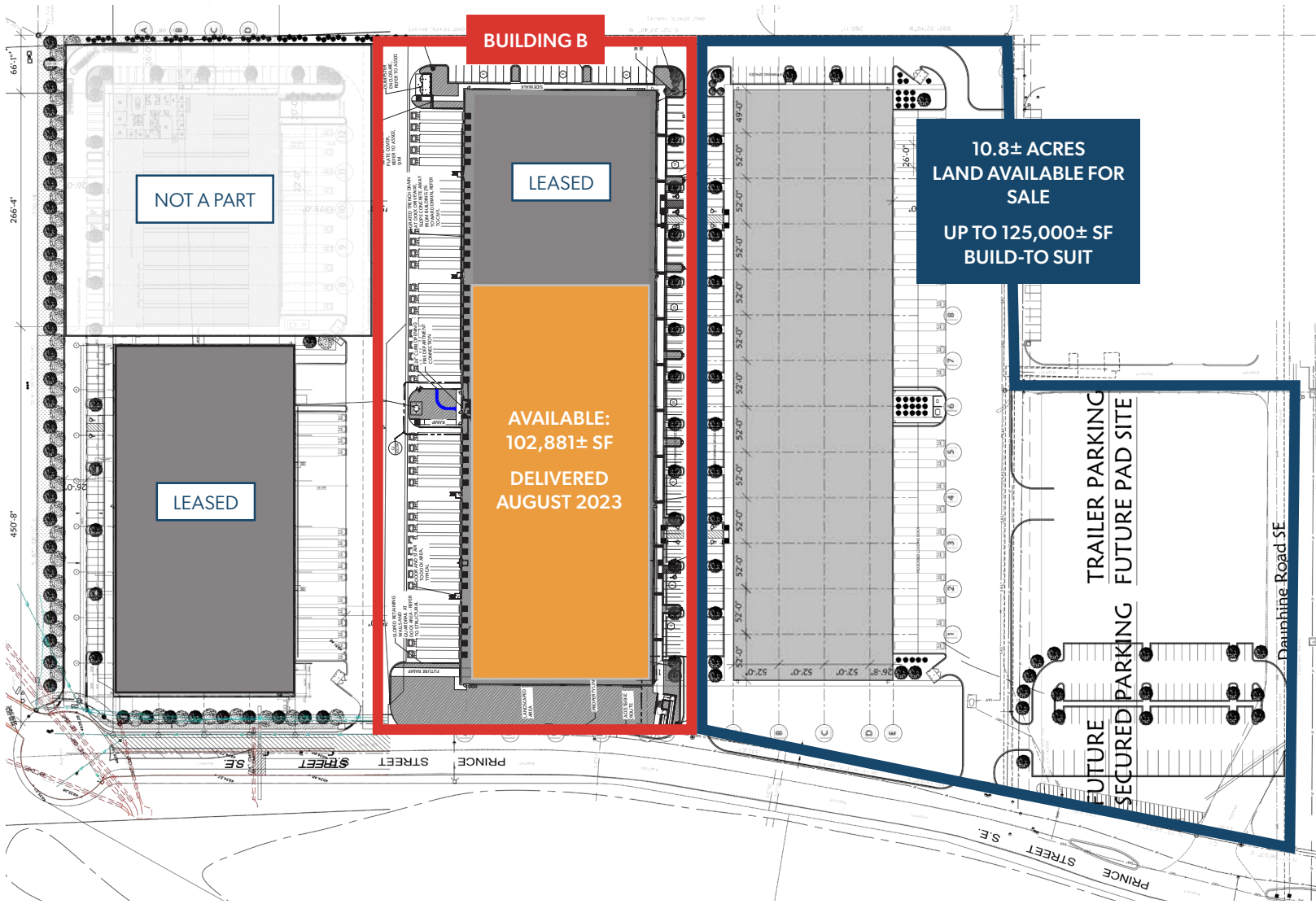
- 102,881± SF available
- Lease Rate based on specific requirement -
Inquire with Broker



PROPERTY HIGHLIGHTS

- Located on the East side of Prince St. just North of Rio Bravo Blvd
- Easy access to I-25
- 11 minutes to Albuquerque International Airport
- 32' clear ceiling height
- 52' x 52' column spacing
- Dock doors
- Ramped drive-in doors
- Concrete tilt-up construction
- ESFR Fire Sprinklers
- M-2, Heavy Industrial, Bernalillo County
- Additional 10.8± acres available adjacent to property

OVERALL CONCEPTUAL SITE PLAN



AREA AMENITIES



INTERSTATE
40

NM THE UNIVERSITY OF
NEW MEXICO

LOBO
VILLAGE

**Bernillo County Animal
Care & Resource Center**

BNSF
RAILWAY

C
COURT

Dayita

RIO GRANDE

SECOND STREET

**3750
PRINCE ST**

US.
FOODS

MANHEIM
Auctions

NM THE UNIVERSITY OF
NEW MEXICO
GOLF COURSE

H&E
EQUIPMENT
SERVICES

PRINCE STREET

WELL
ADVICES

D.R.B. ELECTRIC

FRANKS
BUILDING SUPPLY

GIANT

LKQ
GM Recycled * Aftermarket by Keystone

J&B

INTERSTATE
25

NextCare
URGENT CARE

VCA
Animal Hospitals

RIO GRANDE
- CREDIT UNION -

VALERO

RIO BRAVO BLVD

PNM
REEVES
STATION

albe
ADMIRAL
BEVERAGE
CORPORATION

BROADWAY BLVD

WAGNER **CAT**
UNDER CONSTRUCTION

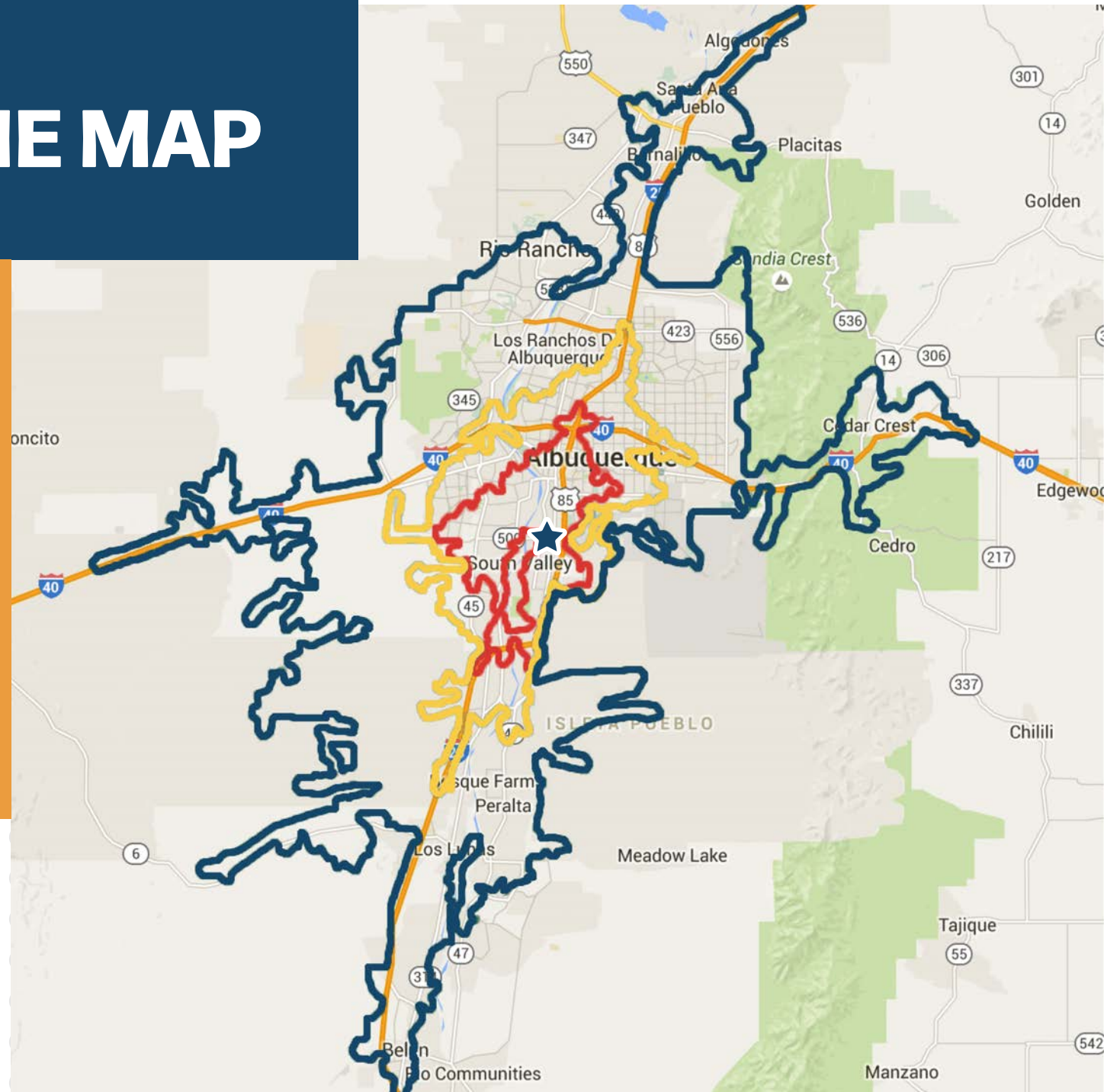
LOCAL DRIVE-TIME MAP

LEGEND

- 10 Minute Drive Time
- 15 Minute Drive Time
- 30 Minute Drive Time

TRAFFIC COUNTS (2019)

80,500 VPD - I-25 at Rio Bravo Blvd
30,400 VPD - Prince/Rio Bravo



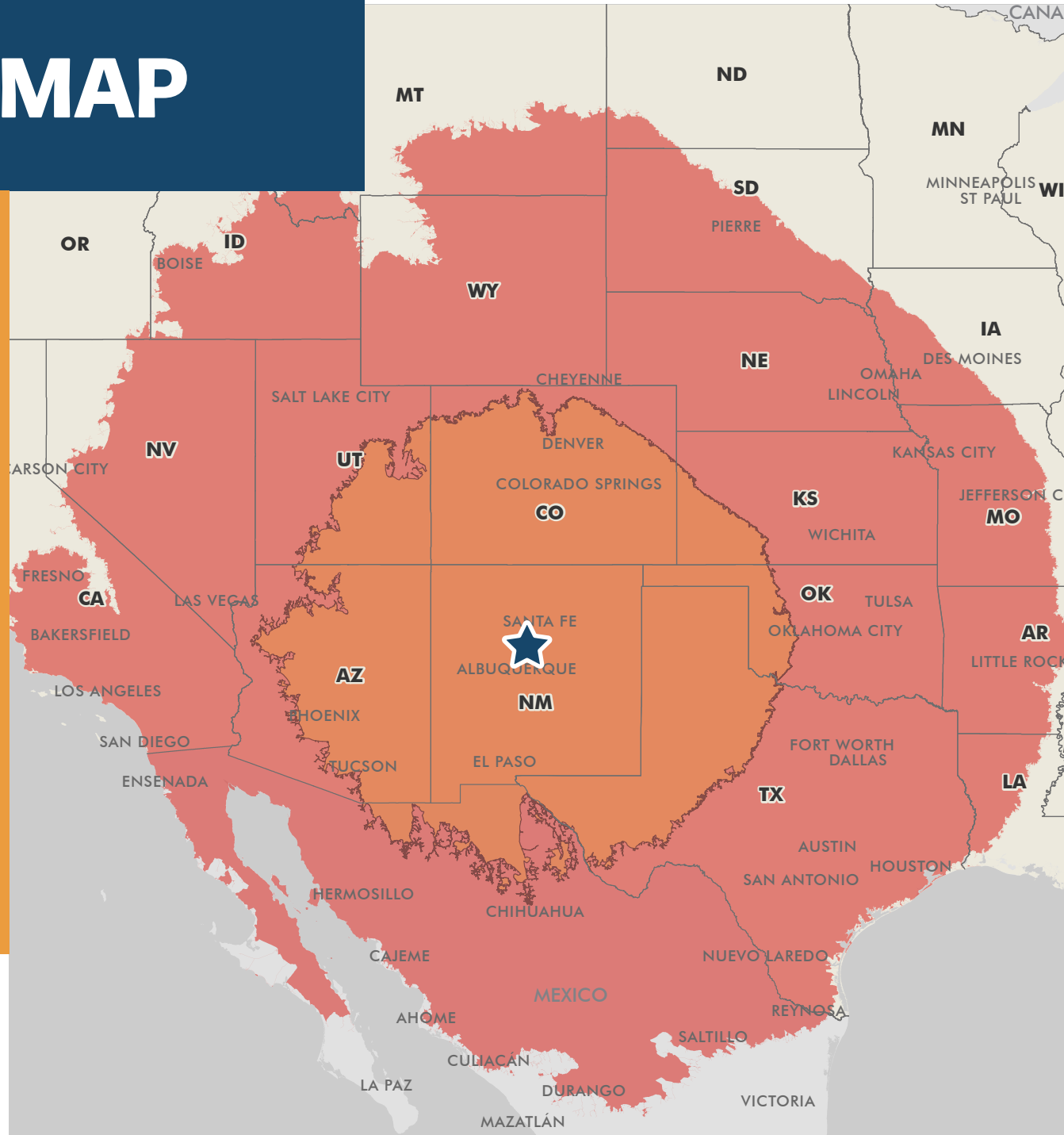
REGIONAL DRIVE-TIME MAP

One-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
El Paso, TX	266	3 hr 50 min
Amarillo, TX	288	4 hr 16 min
Colorado Springs, CO	378	5 hr 29 min
Phoenix, AZ	419	6 hr 31 min
Denver, CO	448	6 hr 33 min
Tucson, AZ	449	6 hr 36 min

Two-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
Las Vegas, NV	576	8 hr 34 min
Dallas, TX	649	9 hr 46 min
Salt Lake City, UT	667	9 hr 55 min
Los Angeles, CA	787	11 hr 53 min
San Diego, CA	772	12 hr 9 min
Little Rock, AR	882	13 hr 9 min
Houston, TX	841	13 hr 12 min





3750 PRINCE ST SE

ALBUQUERQUE, NM



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