



Colliers



For Lease

Eagle Rock Business Park  
6501 Eagle Rock Ave NE, Unit B-3  
Albuquerque, NM 87113

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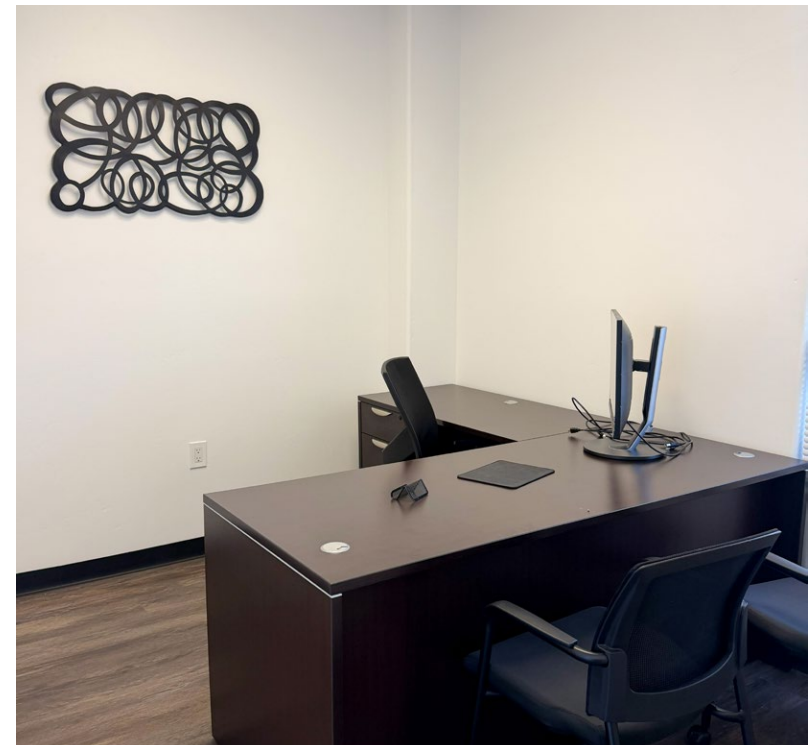
# Property Profile

## Details

Lease Rate	\$13.00 PSF	
Lease Type	NNN	
NNN	\$2.44 PSF	
Space Available	± 3,000 SF	Office: ± 800 SF Warehouse: ± 2,200 SF
Warehouse Ceiling Heights	16'2" - 19'3" (bottom of truss)	
Drive-in Doors	9' x 12'	
Parking Ratio	3/1,000	
Submarket	Far Northeast Heights	
Zoning	NR-BP (Non-Residential - Business Park)	

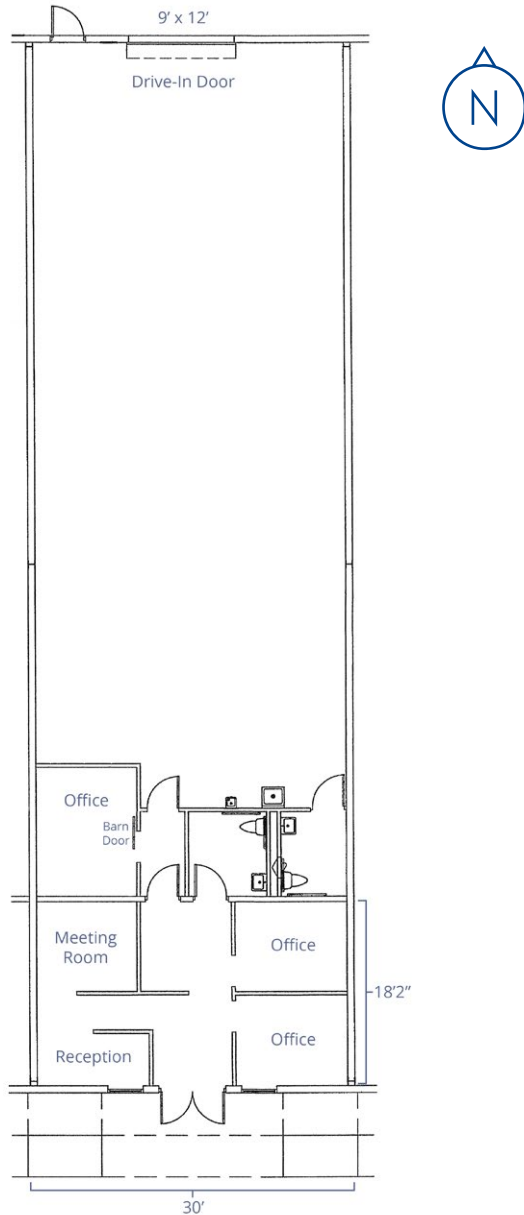
## Features

- Conveniently located North of Alameda and East I-25
- Easy access to I-25
- Professional appearance
- Stucco with stacked stone entries
- Each unit is 30' x 100'
- 200 Amp 3-phase power per unit



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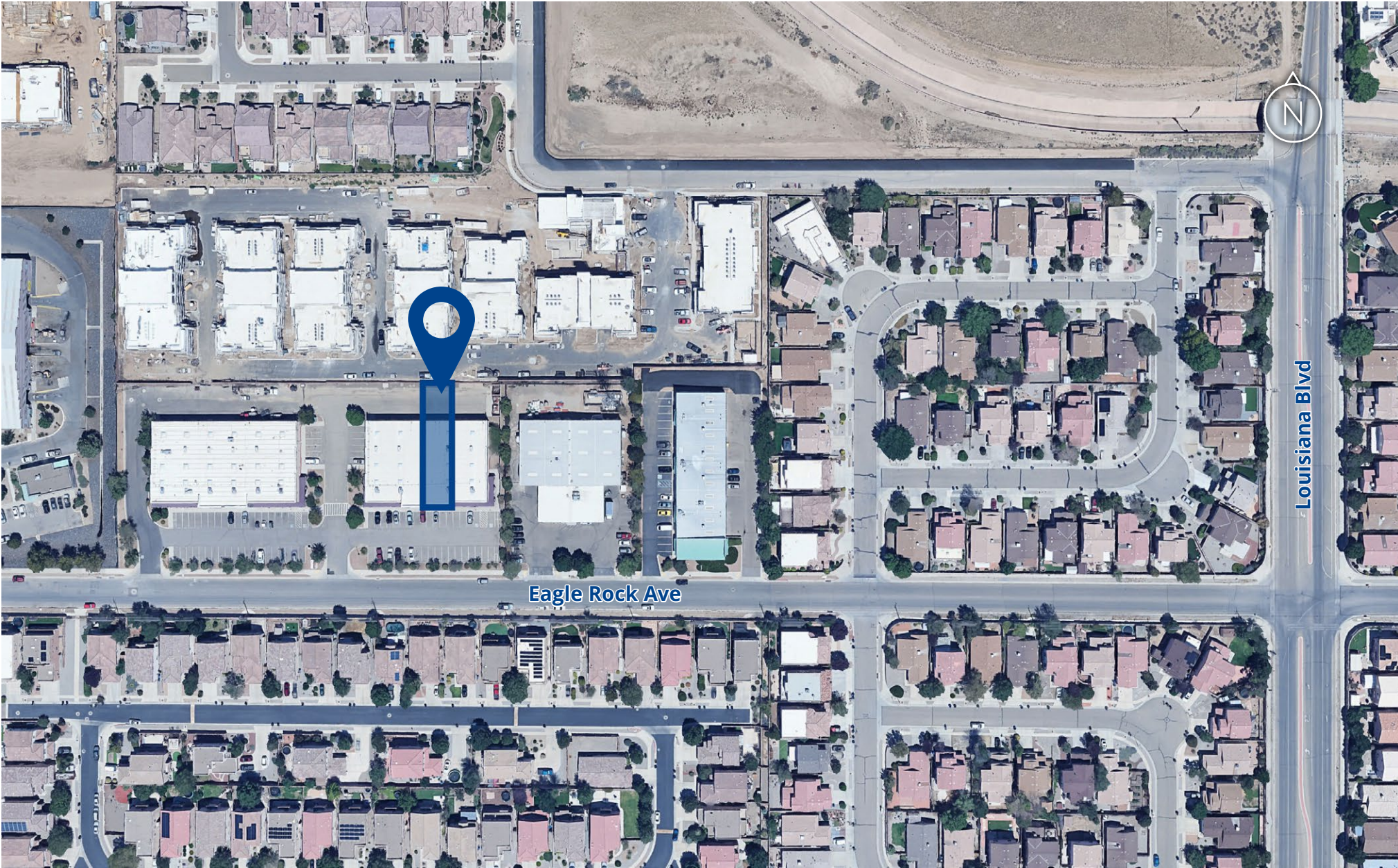
# Suites B3 Floor Plan



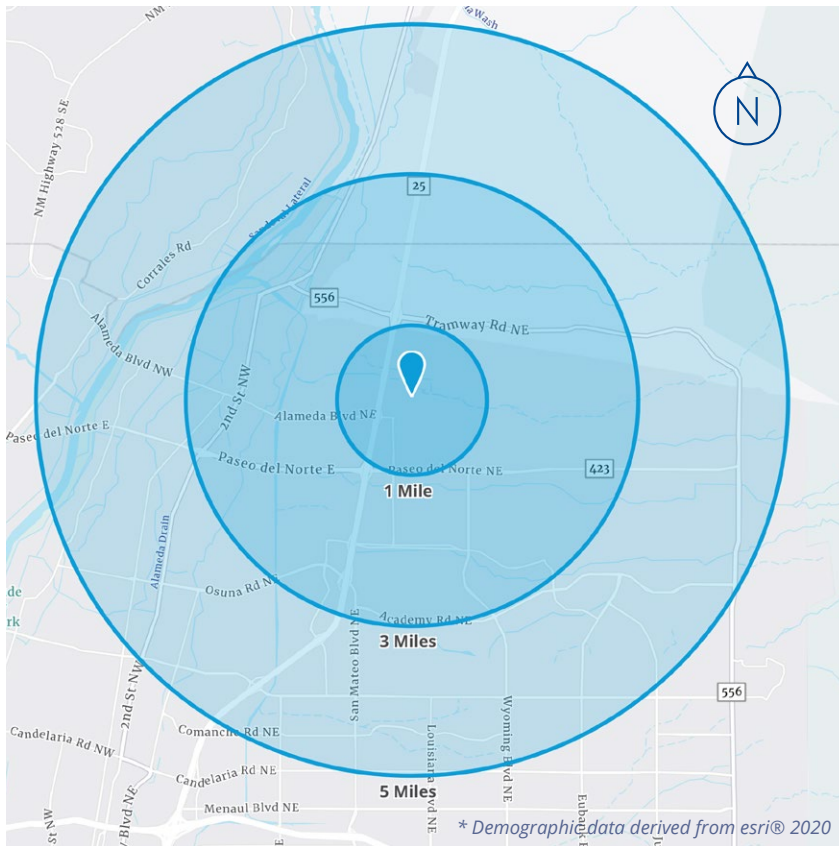


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# Intersection Aerial



# Demographics\*



\* Demographic data derived from esri® 2020

	1 MILE	3 MILES	5 MILES
Population	9,309	52,010	147,727
Households	3,511	22,325	66,990
Median Age	38.7	43.8	43.6
Average HH Income	\$144,583	\$122,813	\$116,781
Per Capita Income	\$55,122	\$52,976	\$52,943
Daytime Population	12,960	79,735	185,732
College Education	65.2%	60.7%	59.7%



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