



Colliers



# For Sublease

3455 Princeton Dr NE  
Albuquerque, NM 87107

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# Property Profile

## Details

Lease Rate	\$11.50 PSF
Lease Type	Modified Gross
Available Space	± 12,580 SF
Lot Size	± 0.79 Acres
Submarket	North I-25
Zoning	NR-LM

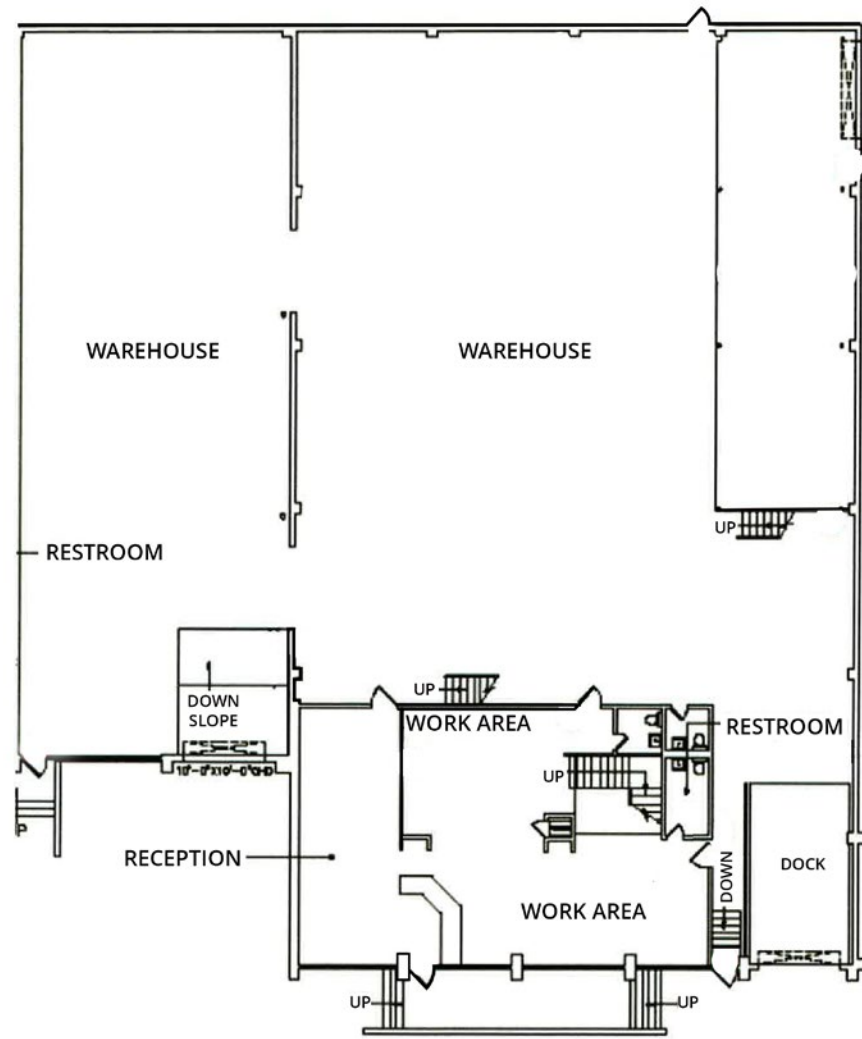


## Features

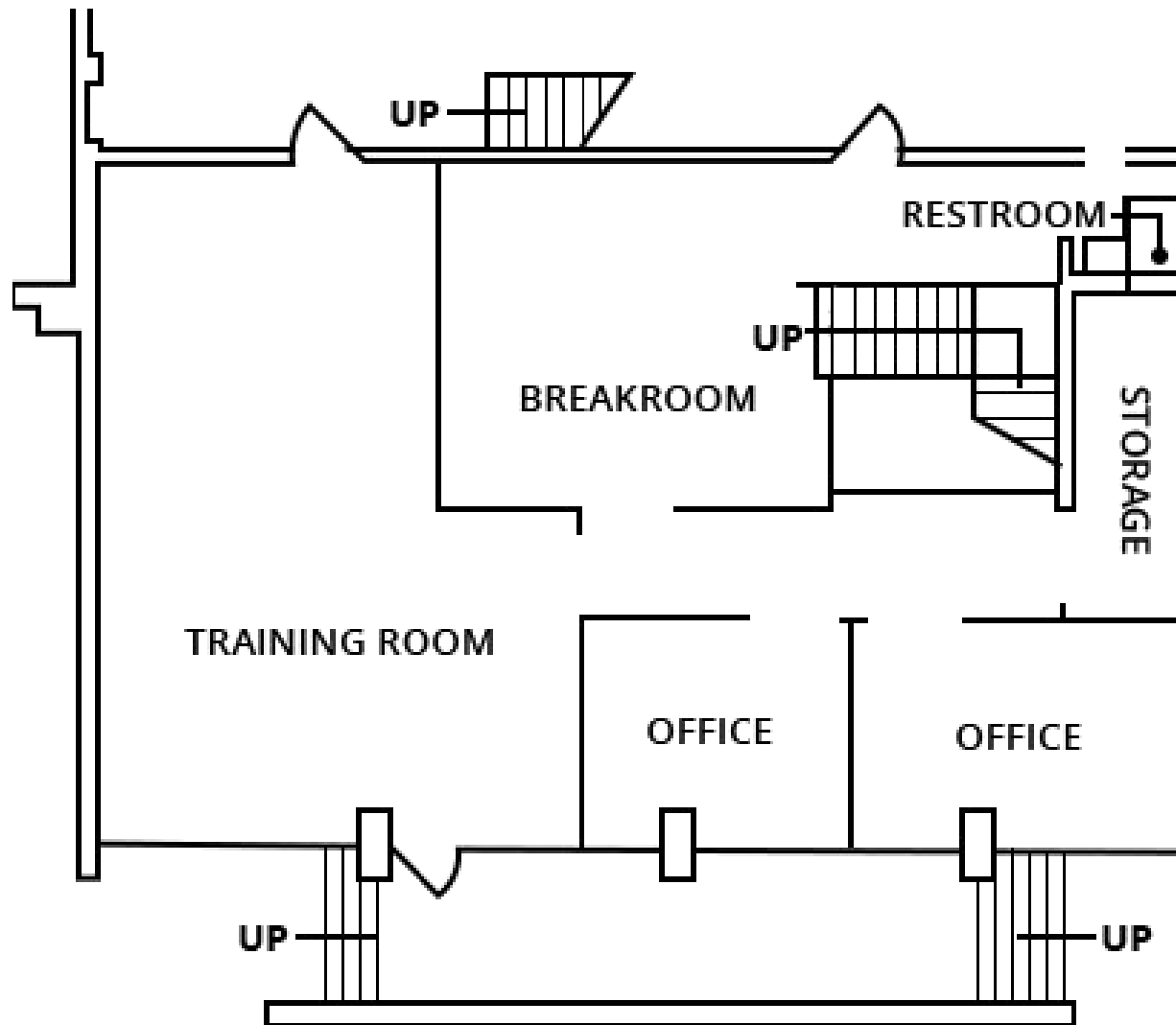
- Approx. 12,580 SF available (in ±17,050 SF building)
- 17' clear height
- (1) 12' x 10' drive-in door
- (2) dock-high doors
- 8 parking spaces
- Warehouse with evap cooling and forced-air heat
- Office with breakroom, large conference room, 2 private offices, 4 restrooms, and a large open work area
- Term through 11/30/2027

Lease Rate \$11.50 PSF

# First Floor Plan



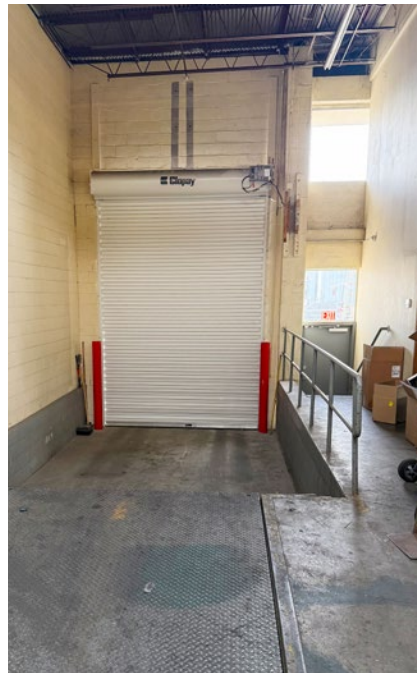
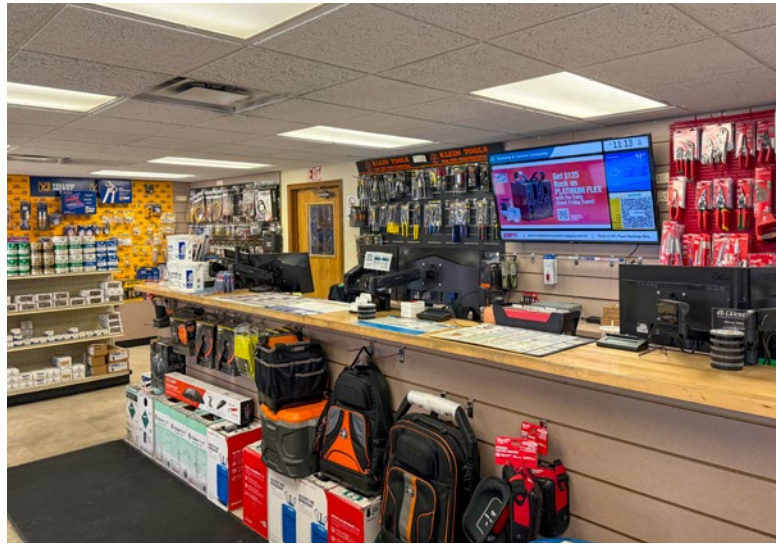
# Second Floor Plan





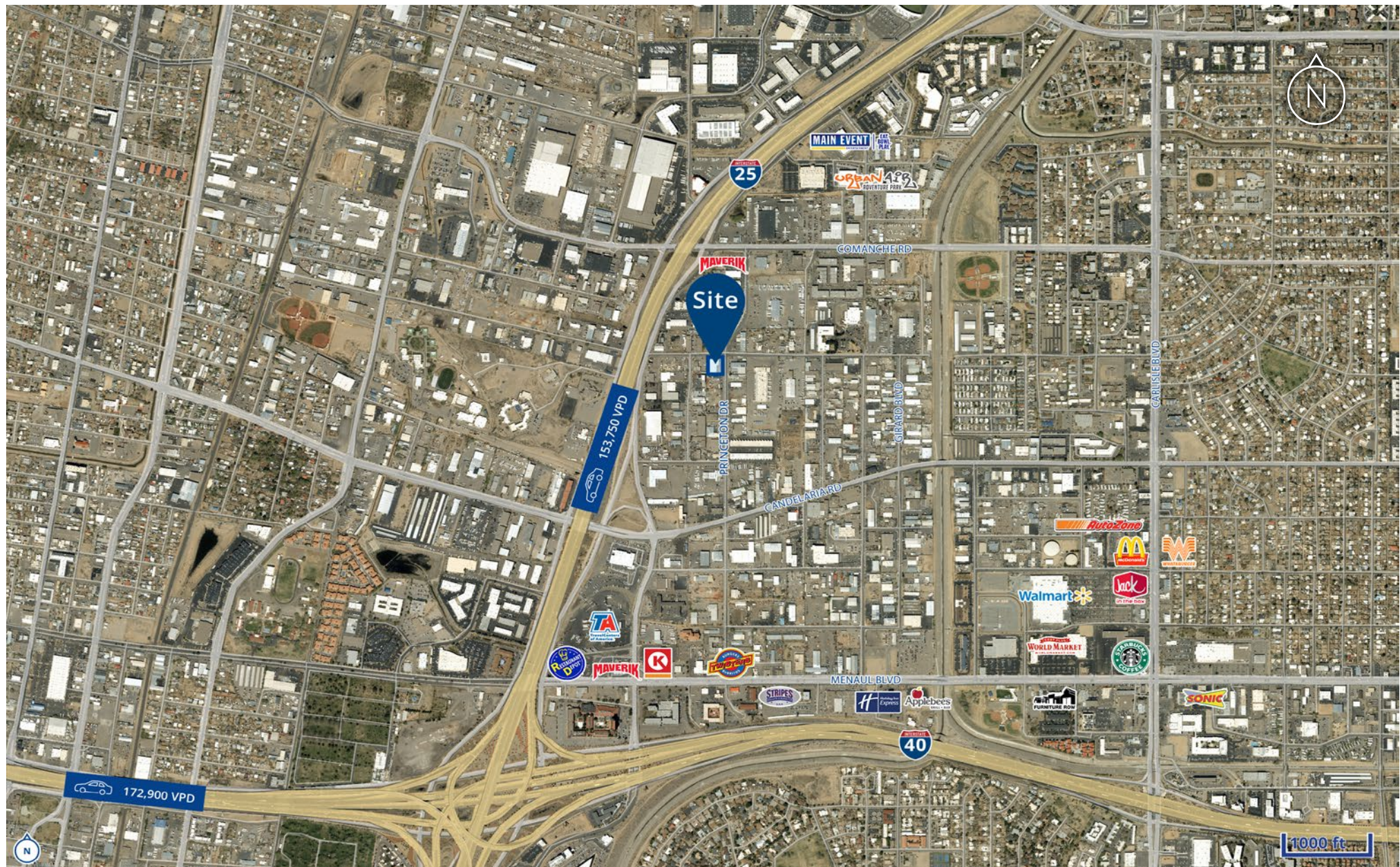
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# Property Gallery





# Trade Area Aerial







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