

700 Comanche Road

Albuquerque, NM

Prime North I-25 Warehouse/Office Sublease



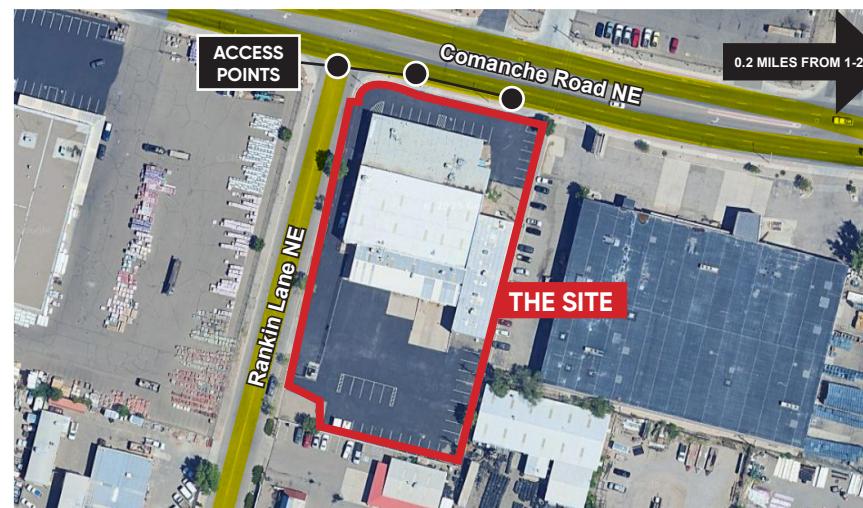
$+$ /- 27,000 SF | Available Now

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Floors	1
Size	+/- 27,000 SF
Rental Rate	\$11.75/SF
Availability	Immediate
Term	Through September 2028
Type	Warehouse/Office
Submarket	North 1-25
Built (Bldg)	1977
Parking	Secured Paved Lot (1 Acre)



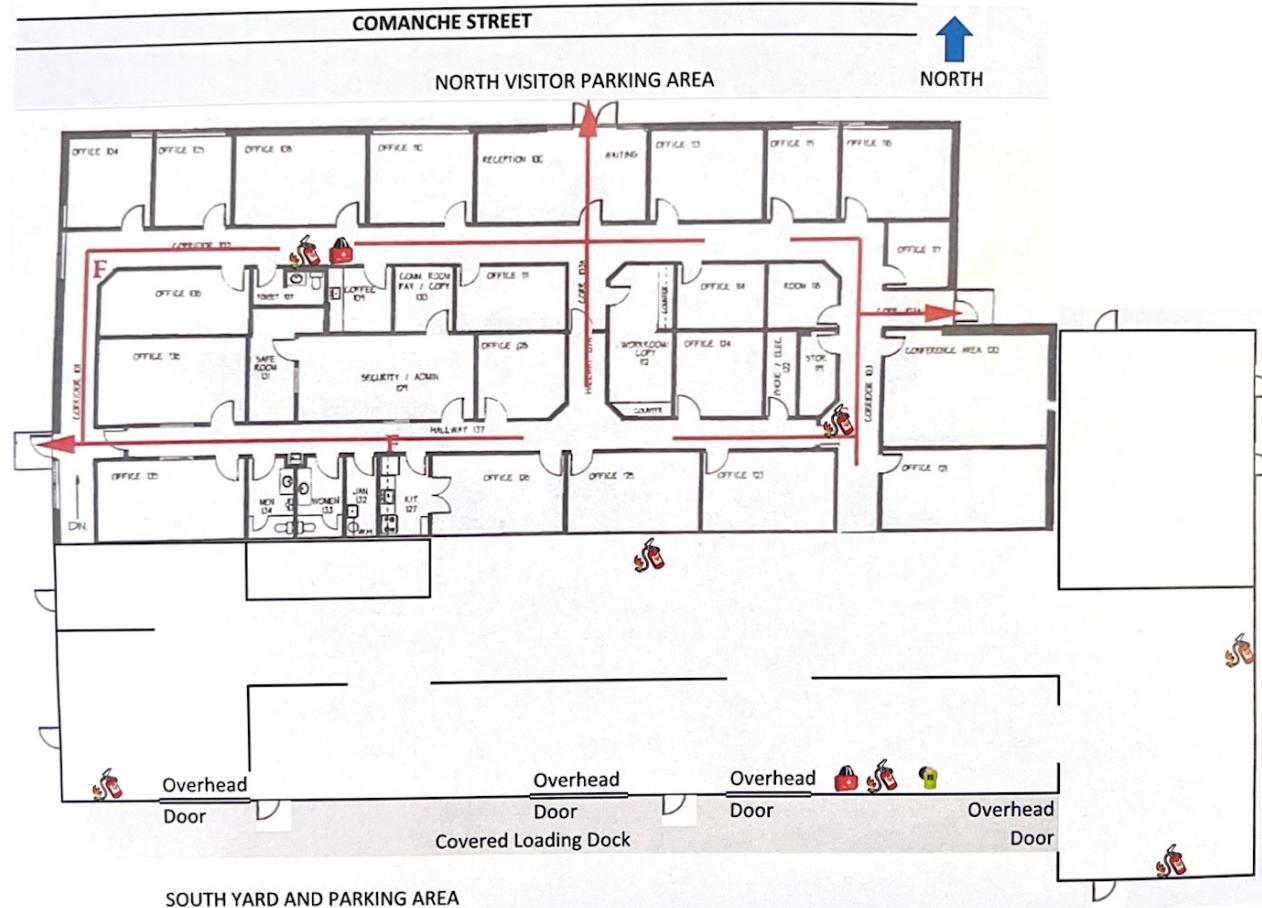
KEY HIGHLIGHTS

- Proximate to Comanche/ I-25 Interchange
- Three (3) full access points along Comanche Road
- Four (4) docks on the south side of the property
- Non-Residential/Light Manufacturing (NR-LM) zoning allows for a variety of uses including:
 - Conventional Office/Warehouse
 - Showroom/Warehouse
 - Distribution
 - Manufacturing w/ Contractor Yard
- Per NMDOT, Comanche Bridge construction to be completed by February 2026
- 3 Phase 600 AMP electrical service

INDUSTRIAL SUBLICENSE OPPORTUNITY

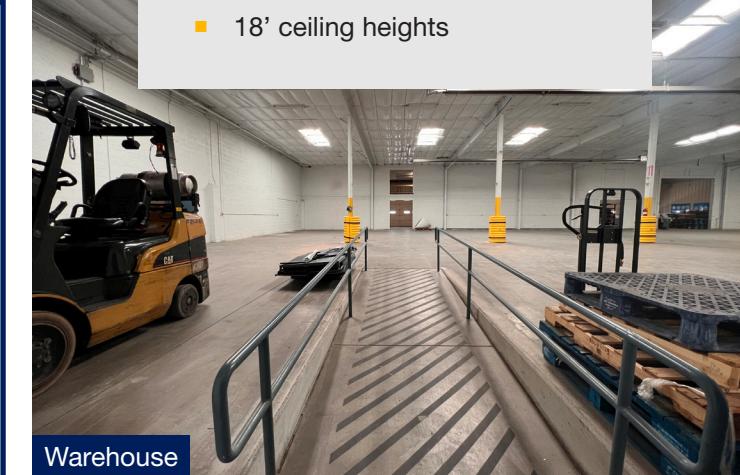
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**FLOOR 1
27,000 SF**



SPACE DETAILS

- ~20,000 SF warehouse
- ~7,000 SF office
- 18' ceiling heights



Warehouse



Warehouse

INDUSTRIAL SUBLLEASE OPPORTUNITY

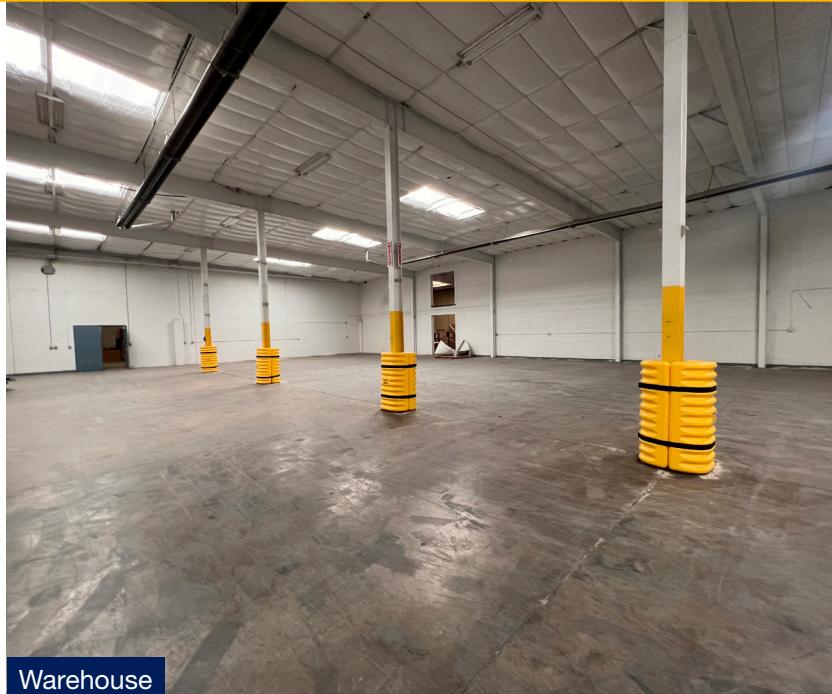
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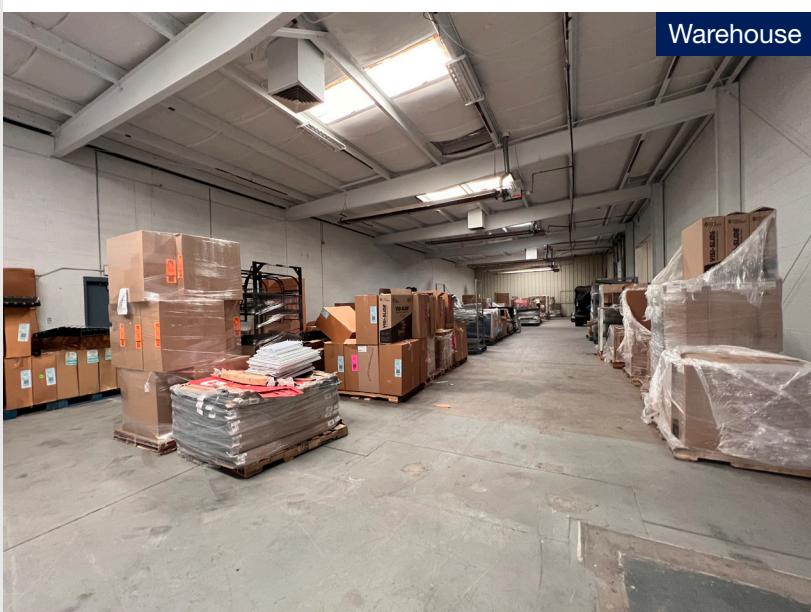
Loading Docks



Office Hallway



Warehouse



Warehouse



Entrance/Storage Area



Lot

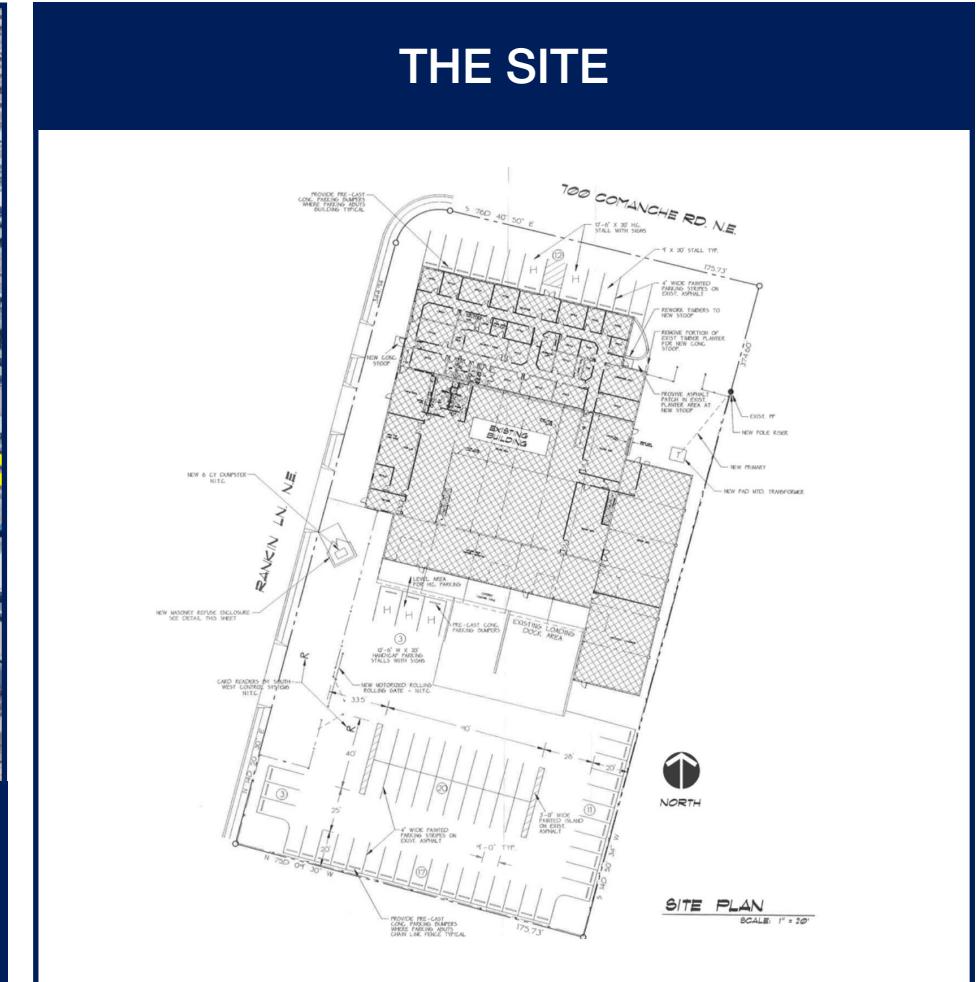
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INDUSTRIAL SUBLICENSE OPPORTUNITY

700 Comanche Road Albuquerque, NM



NOTABLE NEIGHBORS



700 Comanche Road

Albuquerque, NM

Prime North I-25 Warehouse/Office

For More Information, Contact:

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