

**For  
Lease**



## Turn-Key Mechanic Shop

LOCATED IN THE HIGHLY-DESIRABLE NE HEIGHTS



**WHERE GREAT OPERATORS GET NOTICED!**

**±6,600 SF Available**

11200 Candelaria Rd. NE | Albuquerque, NM 87122

**DJ Brigman** SIOR, CCIM  
DJ@sunvista.com | 505 998 1562

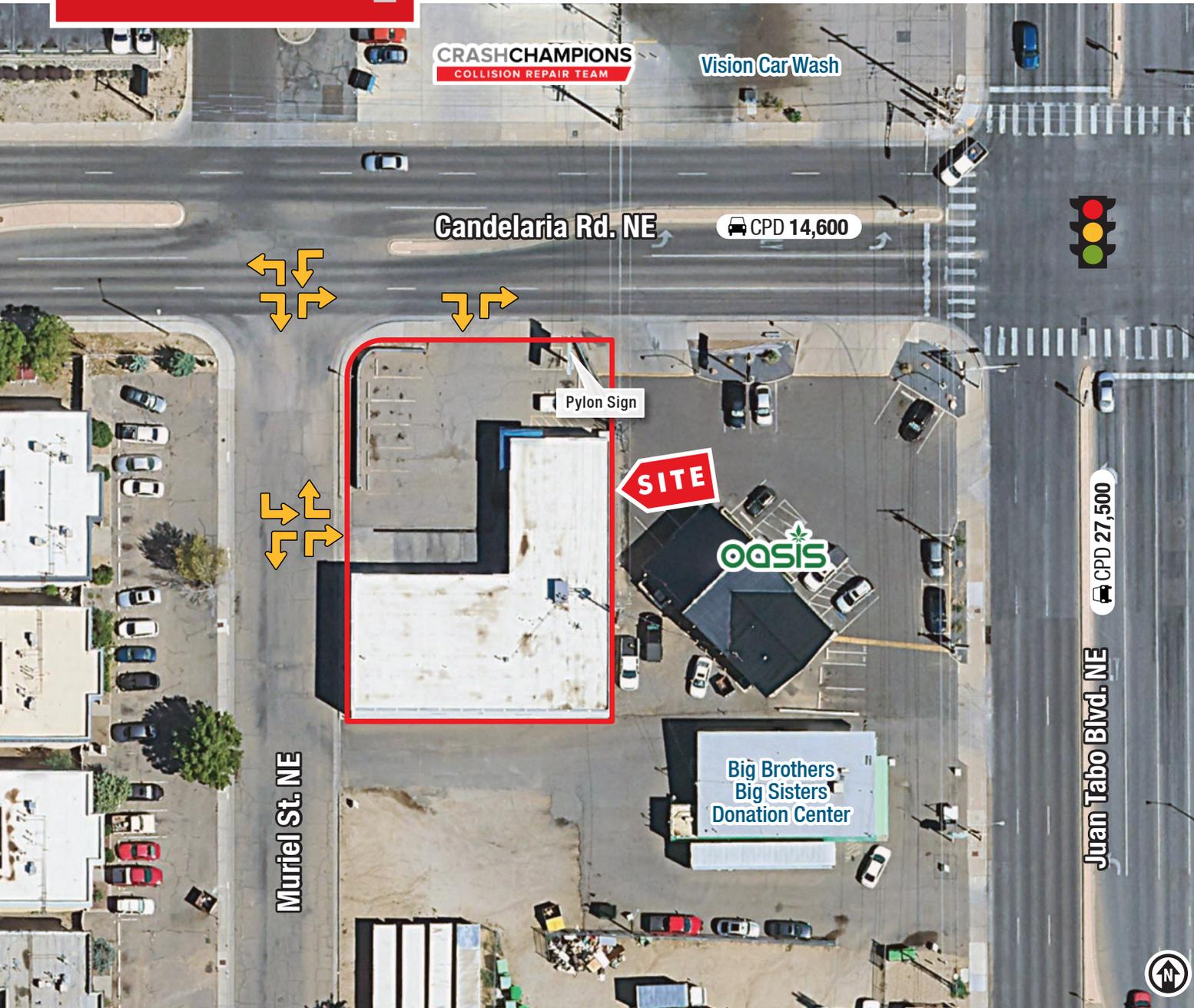
**Micah Gray** CCIM  
micah@sunvista.com | 505 338 9878

**NAISunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Lease

11200 Candelaria Rd. NE | Albuquerque, NM 87122



## PROPERTY

### AVAILABLE

Building: ±6,600 SF

### LEASE RATE

\$10.00/SF + NNN

### HIGHLIGHTS

- Building and monument signage
- Large showroom
- Four 11'-7" x 10' overhead roll-up doors
- 12' clear height throughout the garage and storage area
- Four existing lifts
- Two restrooms
- Plenty of storage
- 3-phase power
- Located near a high-traffic intersection

**ZONING** [MX-L](#) 🏠

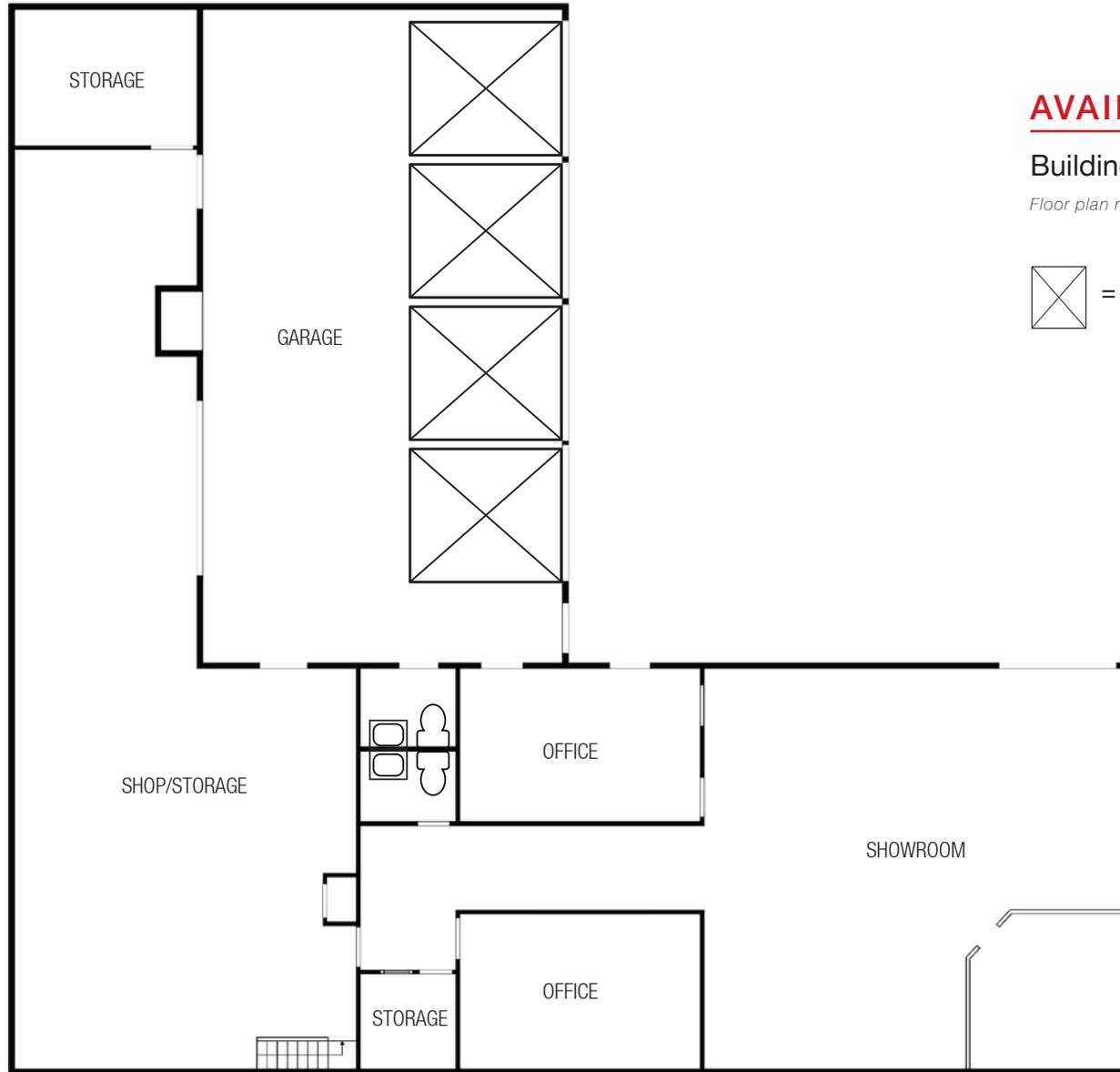
### LOCATION

SWQ Candelaria Rd. &  
Juan Tabo Blvd. NE

**For Lease**

11200 Candelaria Rd. NE | Albuquerque, NM 87122

**FLOOR PLAN**



**AVAILABLE**

Building: ±6,600 SF

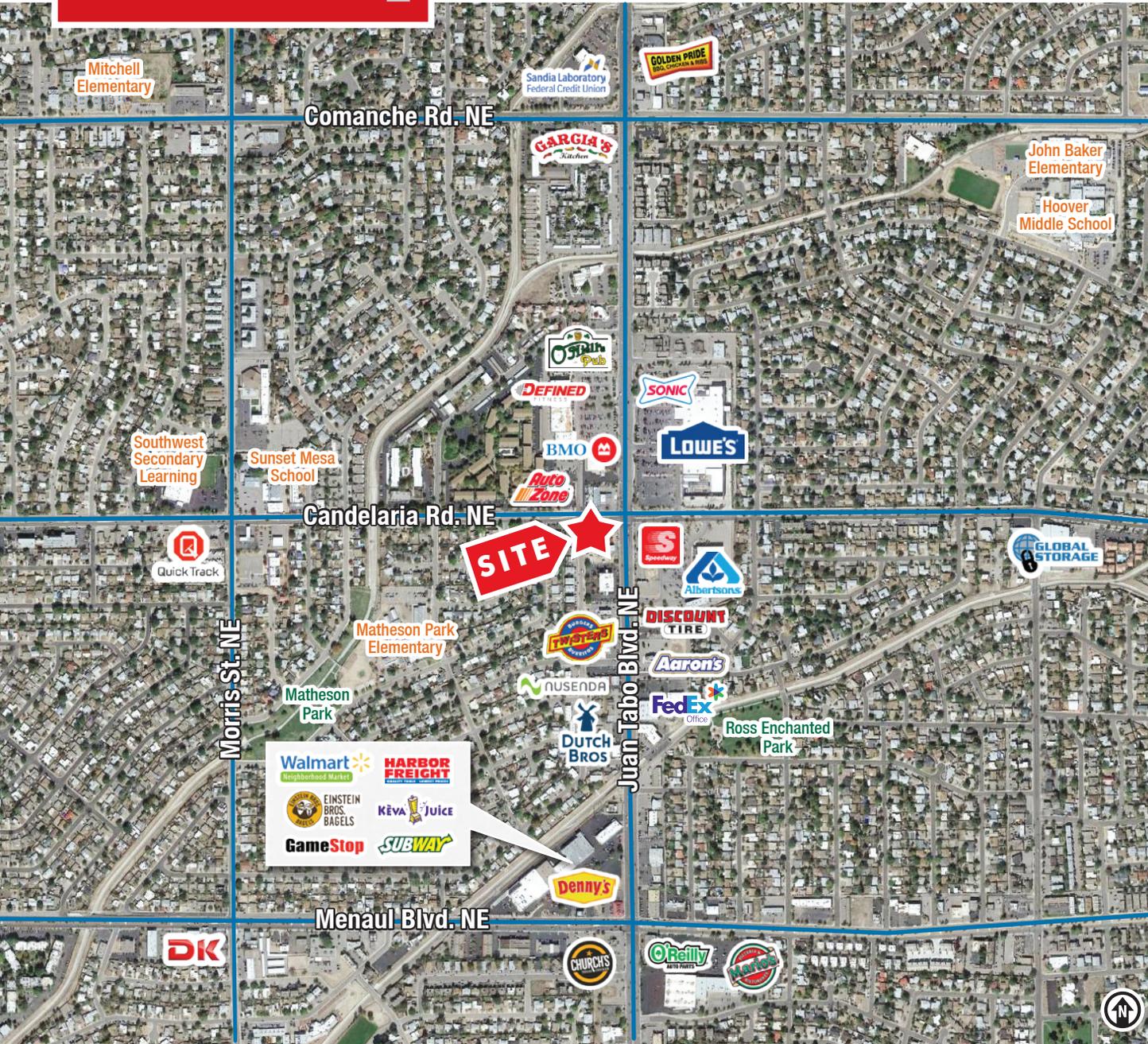
*Floor plan not to scale.*



= 11'-7" x 10' Overhead Roll-Up Door

# For Lease

11200 Candelaria Rd. NE | Albuquerque, NM 87122



## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	17,555	123,156	258,943
Average HH Income	\$94,735	\$102,890	\$99,568
Daytime Employment	4,765	37,516	111,171

2025 Forecasted by Esri

