

FOR LEASE

1001 Menaul Blvd. NE | Albuquerque, NM 87107

NEQ Menaul & Edith Blvds. NE

Rare Office/Warehouse Opportunity

LOCATED ON MENAUL
NEAR THE "BIG I"



Lease Rate

- Office: \$12.00/SF + NNN
- Warehouse: \$8.00/SF + NNN

Available

- Suite E: ±6,244 SF

IDO Zoning

- NR-LM, Light Manufacturing

Property Highlights

- Existing office that can be converted to office/warehouse to meet your client's needs
- Easy access to I-25 & I-40
- Two grade-level and two dock-high doors
- Ceiling heights are 16'
- Reception area, 7 offices and 3 classrooms (see attached floorplans)



This property is in a HUB Zone For small companies operating/employing people in Historically Underutilized Business Zones.



NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunnvista.com



For more information:

DJ Brigman
DJ@sunnvista.com
505 998 1562

Debbie Harms, CCIM, SIOR
debbie@sunnvista.com
505 975 0784

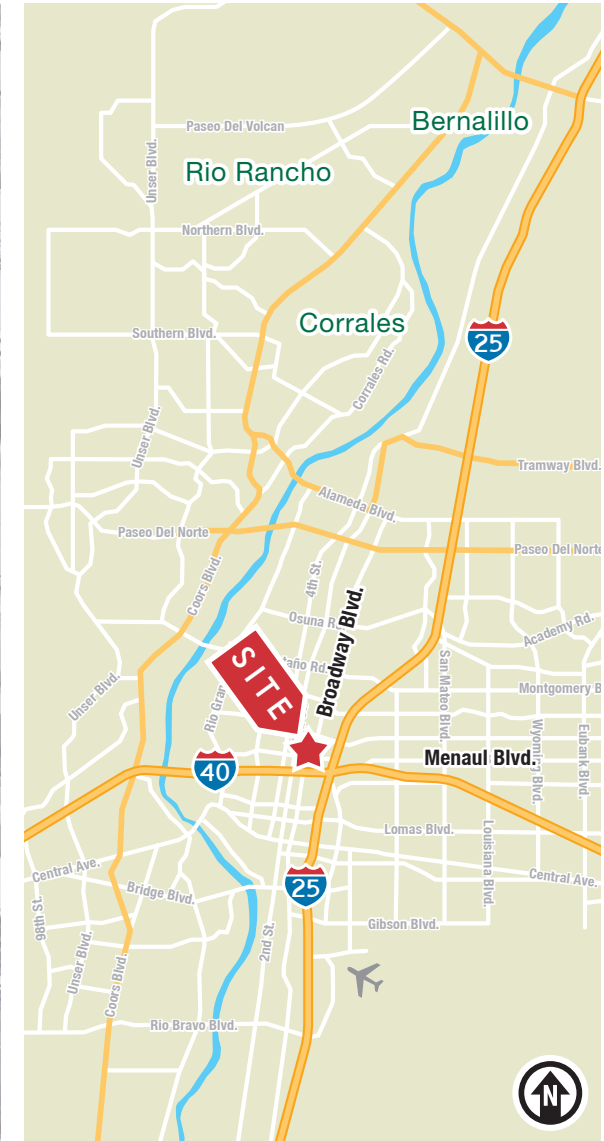
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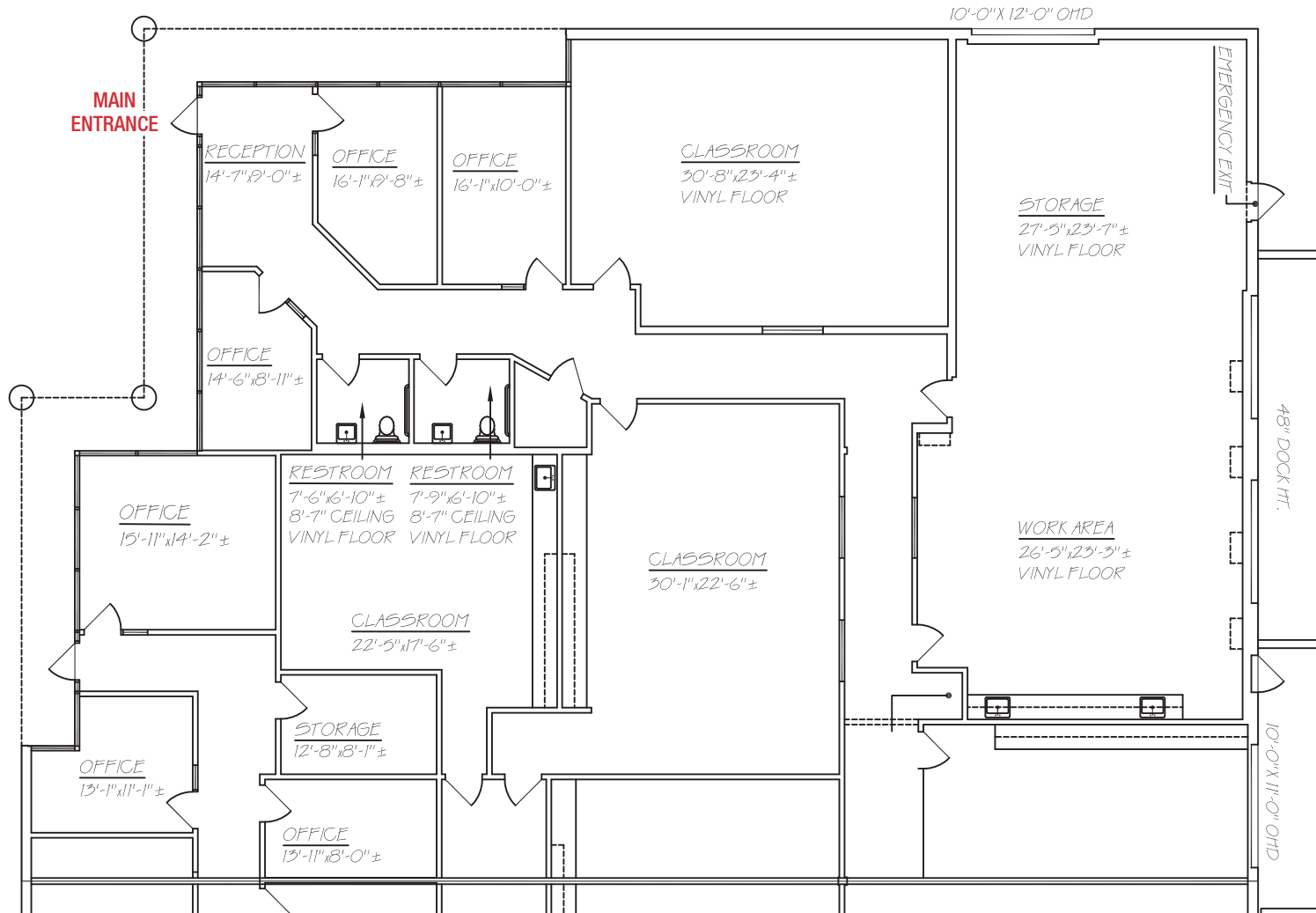
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**EXISTING
FLOORPLAN**

Suite E: ±6,244 SF



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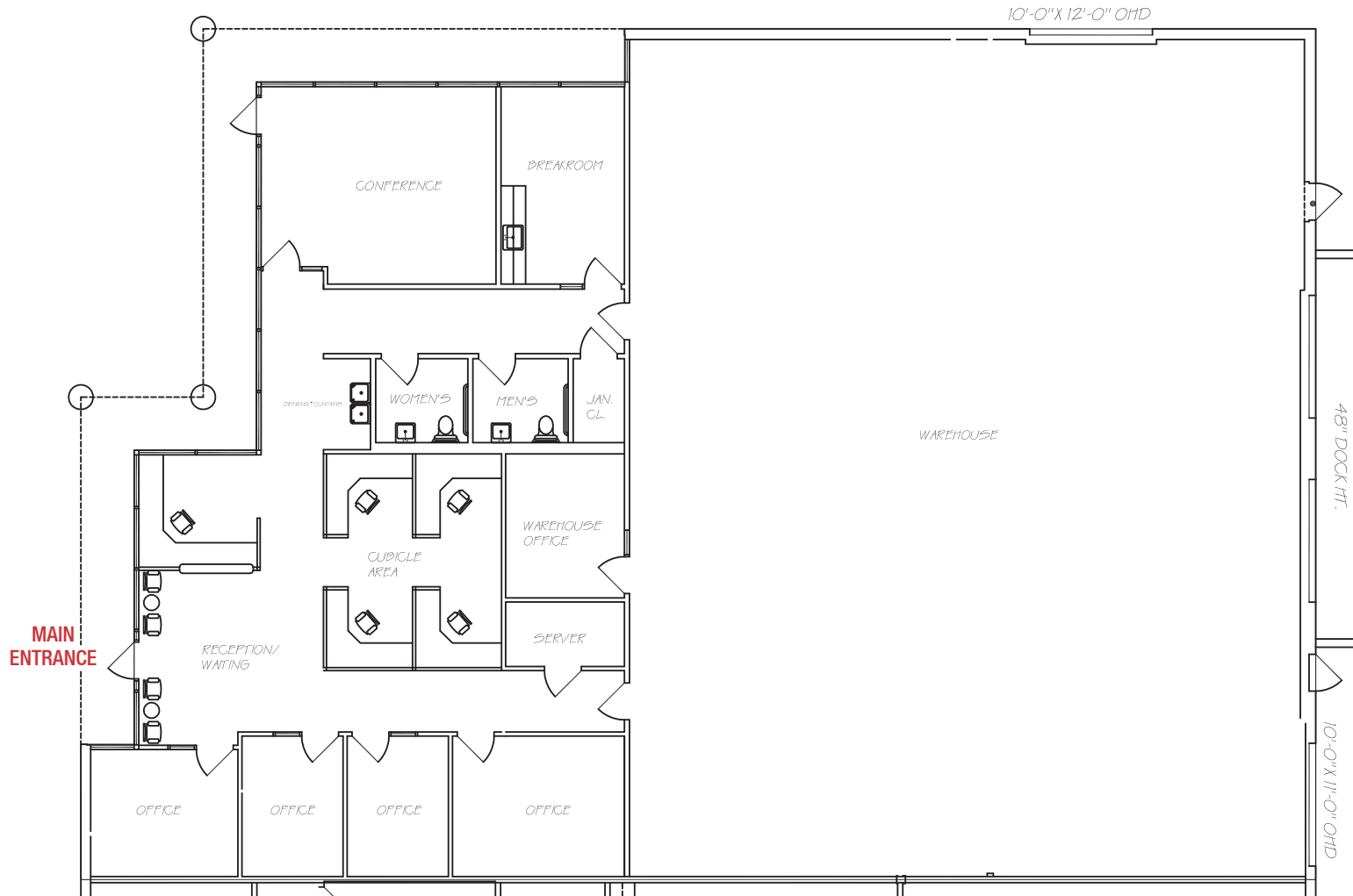
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CONCEPTUAL FLOORPLAN

Suite E:

Office: ±2,357 SF

Warehouse: ±3,887 SF

Total: ±6,244 SF

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