

# Affordable Office/Warehouse Suite

ALBUQUERQUE TRADE CENTER

3530 Pan American Fwy.  
Albuquerque, NM 87107

SEQ Pan American Fwy. & Comanche Rd. NE

## For Lease

### SUITE 3530 G

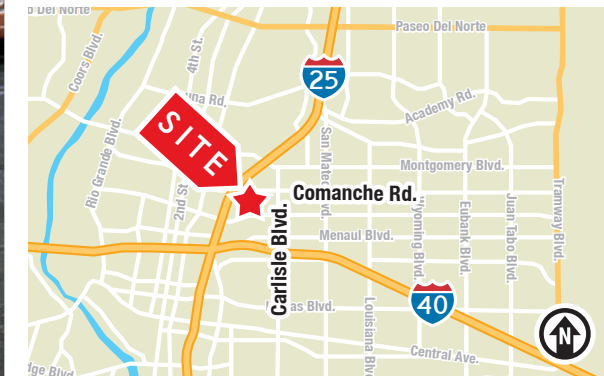
**Lease Rate** \$7.50/SF + Utilities

**Available** ±6,000 SF

**IDO Zoning** NR-LM

#### Property Highlights

- Visibility from I-25 (198,700 cars pass daily)
- Monument sign on I-25
- 248 parking spaces available in center
- Easy access to I-25 via Comanche
- Closest direct access to the "Big-I" via I-25



**NAI Maestas & Ward**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [gotspaceusa.com](http://gotspaceusa.com)



**Riley McKee**  
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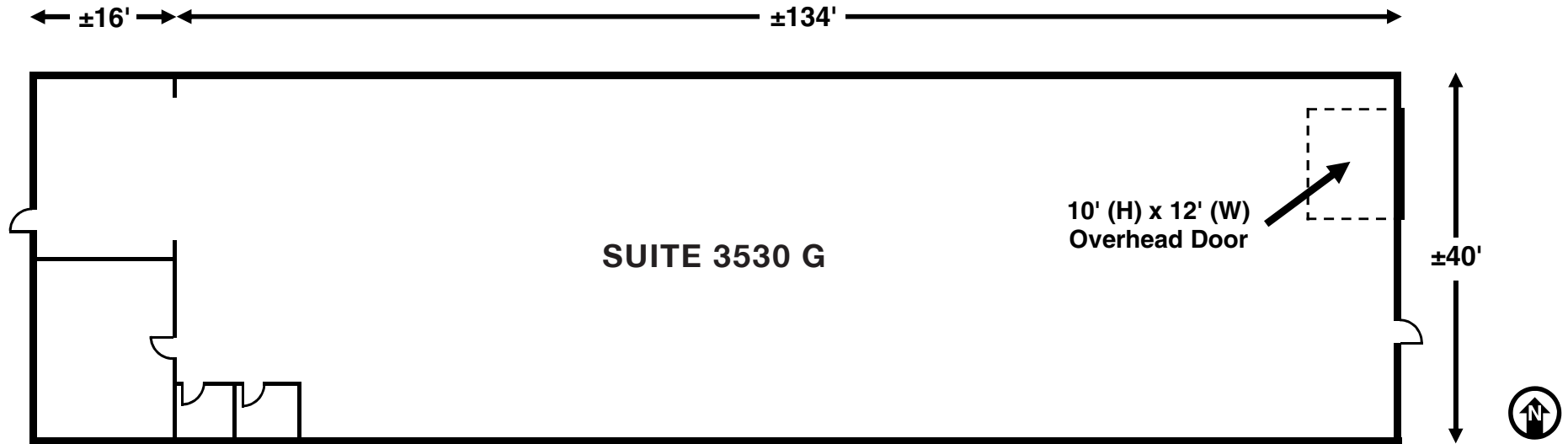
**Keith Meyer, CCIM, SIOR**  
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**FLOOR PLAN**



## SUITE 3530 G

SUITE SIZE	±6,000 SF
MONTHLY RENT	\$7.50/SF + Utilities
OVERHEAD DOORS	1
CEILING CLEARANCE	12'
PARKING SPACES	248
TRUCK COURT DEPTH	55'
COLUMN SPACING	Free Span

POWER	3 Phase
VOLTS	120/208
AMPS	225
HEATING	Suspended Space Heater (2 Units)
COOLING	Evaporative Cooling (2 Units)
RESTROOMS	1
SKYLIGHTS	None
LEASE TYPE	Rent + Utilities

**NAI Maestas & Ward** 505 878 0001

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PHOTOS



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