

# Office/Warehouse For Lease

1450 Candelaria NE, Suite C, Albuquerque, NM



## Office/Showroom/Warehouse

**Lease Rate: \$5.52 PSF NNN**

(NNN charges \$1,714/mo., \$1.68 PSF)

**Total Monthly Lease: \$7,344** + utilities

### Available:

12,240 ± SF Total

2,400 ± SF Office/Showroom

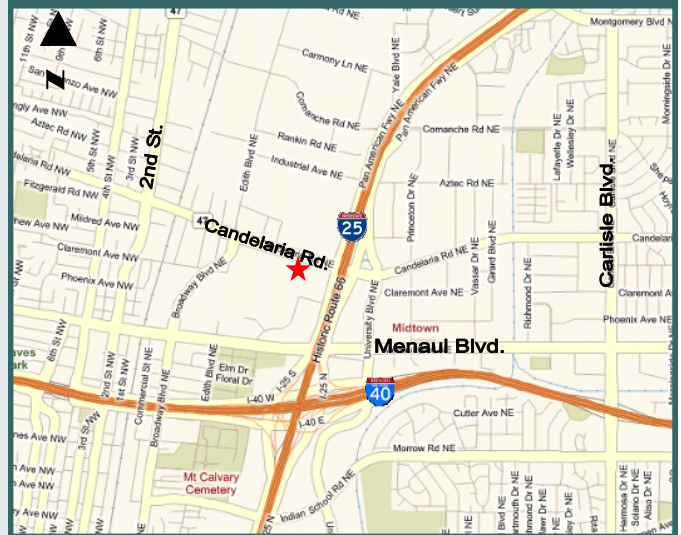
2,400 ± SF Mezzanine w/ reinforced concrete floor above office

**Zoned: M-1**

### Features:

- 22' clear height ceilings
- (2) 8'x10' overhead doors
- (2) 10'x12' dock high doors
- 400 amp 3 phase power
- Excellent freeway access
- Ample parking
- Very clean building

## Map:



## Contact:

**John Davidson, CCIM or Paul Cook**

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