



# PASEO DEL NORTE FLEX SPACE OFFICE | WAREHOUSE

PASEO DEL NORTE NE | EL PUEBLO RD NE  
4320 Paseo Del Norte NE, Albuquerque, NM 87113



AVAILABLE  
3,377 - 6,754 SF

**FOR LEASE**

**AVAILABLE SPACE**  
3,377 - 6,754 SF

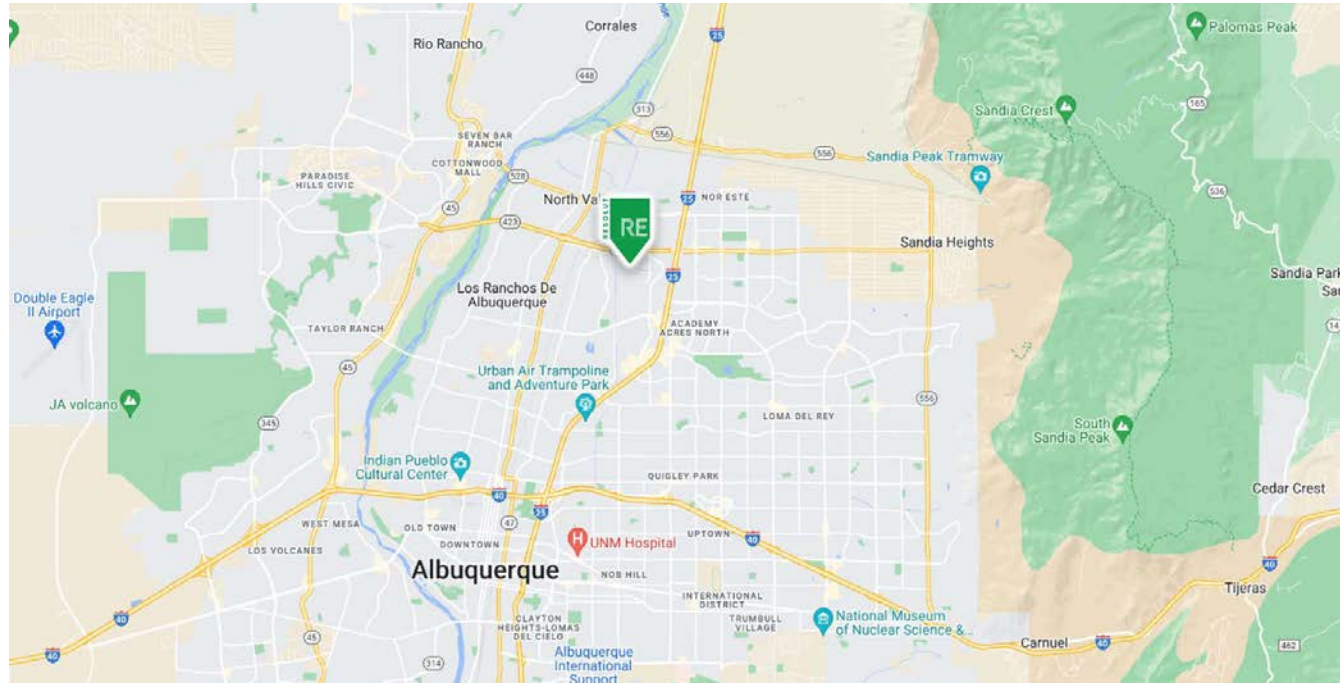
**RATE**  
\$12.00 PSF NNN  
NNNs\* \$1.87  
\* Estimate provided by Landlord and  
subject to change

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**PROPERTY HIGHLIGHTS**

- 3,377 sqft up to 6,754 sqft available (2 suites, 3,377 sqft each)
- Located in the desirable I-25 industrial area
- 20' clear height
- Three 12' drive-in doors
- Gated yard
- Suite 1 (two levels): seven offices, lobby, two break rooms, bathrooms, conference room, and 989 sqft warehouse
- Suite 2: one small office, bathroom, and 2,595 sqft warehouse
- Swamp coolers in warehouse space
- Refrigerated air in office space
- Power: Single-Phase



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2024**



**62,488**  
**POPULATION**  
3-MILE RADIUS



**\$99,257**  
**AVG HH INCOME**  
3-MILE RADIUS



**104,122**  
**DAYTIME POPULATION**  
3-MILE RADIUS

### PROPERTY OVERVIEW

4320 Paseo Del Norte NE is an ideal flex industrial space in a prime location within the North I-25 Industrial submarket, offering excellent access to major highways and business centers. 3000 - 6000 sqft of office and warehouse space available. Gated yard and drive-in doors for both suites.

### LOCATION OVERVIEW

The North I-25 Industrial Corridor in Albuquerque, NM, particularly around 4320 Paseo Del Norte Frontage Rd NE, is a key submarket in the region's industrial real estate landscape. Prime location within the North I-25 submarket, offering excellent access to major highways and business centers. The property is ideal for logistics, service, and distribution companies due to its strategic location.

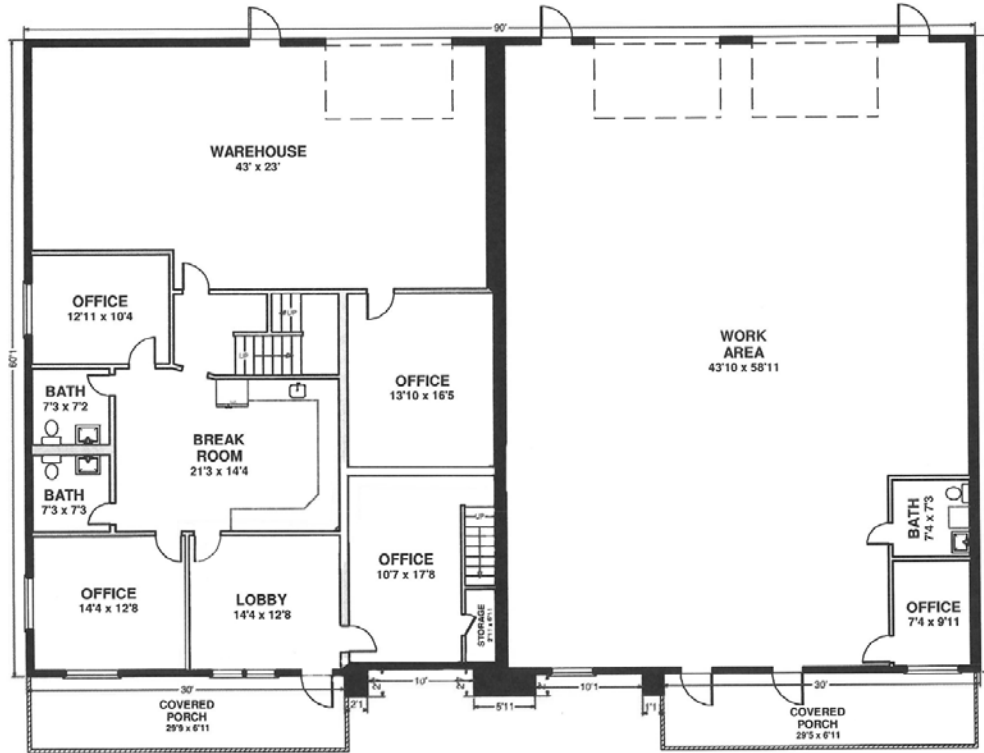
### PROPERTY OVERVIEW

Lease Rate:	\$12.00 NNN
Available SF:	3,377 - 6,754 SF
Lot Size:	40,476 SF (0.93 AC)
Parking Ratio:	2.33/1000
Zoning:	IP
Submarket:	N I-25

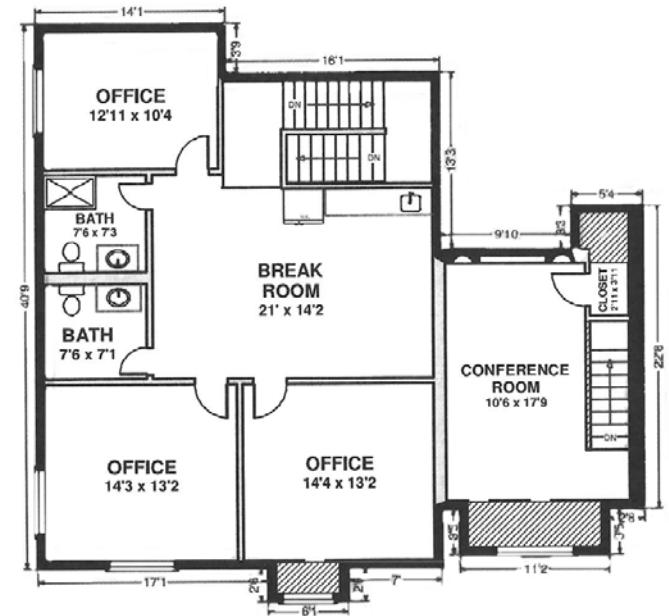


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<b>4320 Paseo Del Norte NE</b>	
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Total Structure	6754 SF
Main Level	5398 SF
Upper Level	1356 SF



**MAIN LEVEL**



**UPPER LEVEL**



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