



**Lease Rate: \$6.50 - \$10.00/sf
+ NNN**

Land Size: +/- 0.46 Acres

Zoning: NR-LM

Available Space

Office	2,352	\$10.00 +NNN
Warehouse	750	\$8.00 +NNN
Flex	1,877	\$8.00 +NNN
Storage/Flex	543	\$6.50 +NNN
Total Available	5,522	
Additional Warehouse	4,262	See Broker

Features:

- Rare Office / Flex Space
- Desirable Location
- Warehouse Space Available
- Secure Property - Fully Gated
- Air Conditioning in Office Space
- Sub-dividable
- Tall Ceilings in Warehouse

Industrial Office, Warehouse, Flex Space for Lease

3312 Stanford NE Albuquerque, NM 87107

Absolute Investment Realty | 131 Madison NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Consuelo Horne
505-730-7395

consuelo@go-absolute.net

Alfredo Barrenechea
505-401-0135

alfredo@go-absolute.net



Property Overview



Absolute Investment Realty has been selected as the exclusive representative of the owner of 3312 Stanford NE. Property sits in an area of industrial, light manufacturing, contractors, breweries, service companies. The property is well suited for businesses such as a roofing company, plumbing or electrical company, distributor, or any business requiring a warehouse, showroom and office space.

The property consists of 2 buildings. The main building is 2 stories of office warehouse. The first level is (+/-)3,018 sf and consists of (+/-)1,724sf of office, (+/-)750 sf warehouse with roll up door and (+/-)543 sf of flex space with a separate entrance. The second level is (+/-)2,504 sf, consisting of (+/-)627 sf of office, and 2 separate flex spaces totaling (+/-)1,877 sf. The 1st & 2nd stories can each be accessed independently and the building space can be demised in a variety of ways.

The property also has a separate warehouse (+/-)4,240 sf in size. This space is currently leased, but a portion of it may be available. Please contact broker for more information.

Property Summary

Property Address:	3312 Stanford Dr. NE Albuquerque, NM 87107
Property Description:	Office/Warehouse
Property Size:	(+/-) 0.46Acres
Building Size:	(+/-) 9,785 SF
Main Office / Warehouse	(+/-) 5,522 SF
Free Standing Warehouse Shop	(+/-) 4,262 SF
Total Office Space:	(+/-) 2,351 SF
Total Warehouse:	(+/-) 5,012 SF
Total Flex Space & Storage:	(+/-) 2,420 SF
Zoning:	NR-LM
Access:	Direct Access from Stanford Dr. NE
Visibility:	Good Visibility from Stanford Dr. NE
Signage:	Per City Code & Landlord Approval
Location:	Industrial/ Office Flex Neighborhood
Access to Transportation:	Easy Access to I-25 & I40

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.



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Trade Area Map



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Site Close Up & Location Description



Property and Location Description

The property is located on Stanford Dr NE in the center of Albuquerque, NM. The property has easy access to both I25 and I40 making it ideal for any business that needs to quickly reach all areas of the city. The surrounding area is primarily industrial, Light Manufacturing, service companies, breweries and a multitude of other industrial and service oriented businesses.

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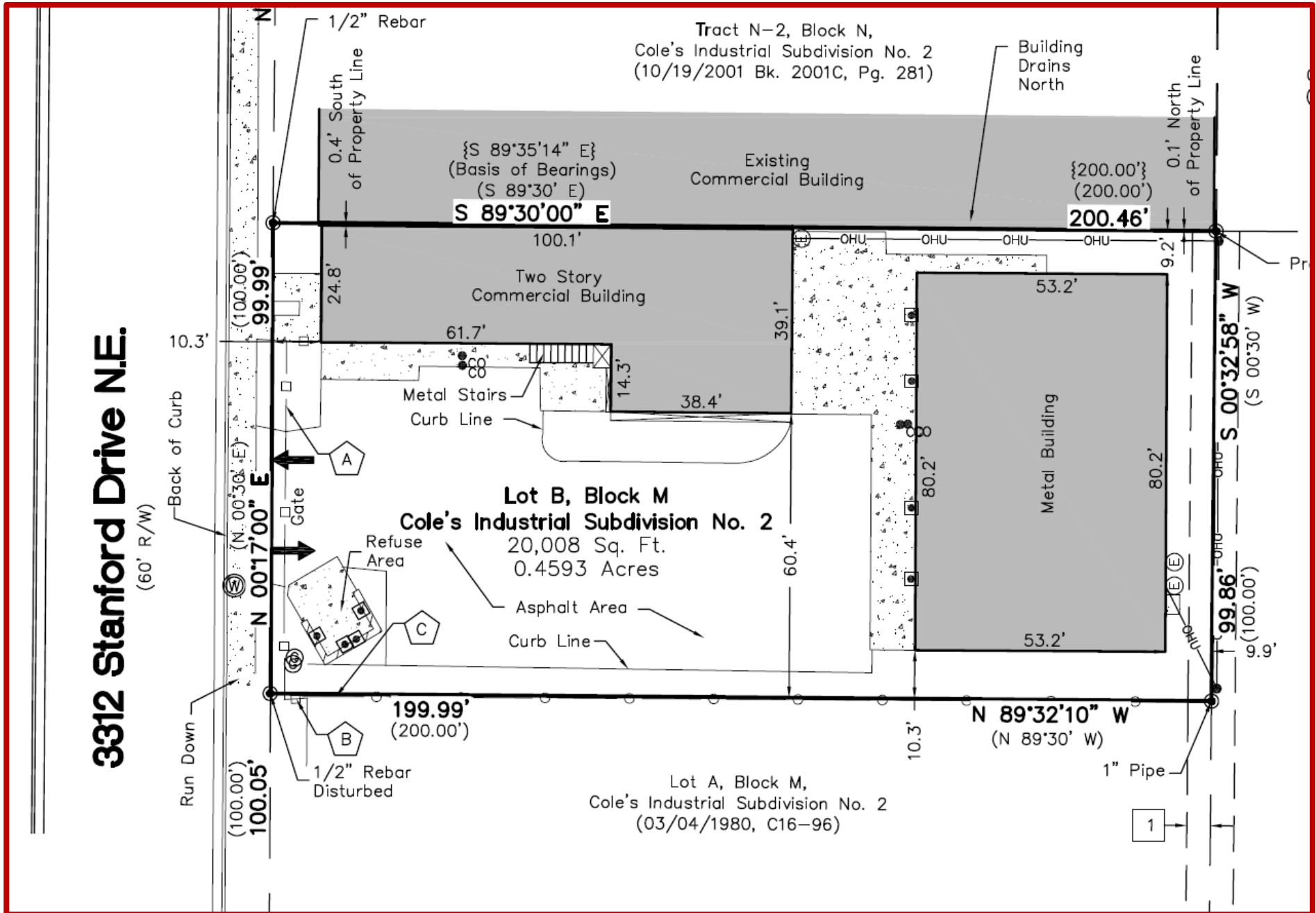
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Site Survey



3312 Stanford Drive N.E.
(60' R/W)

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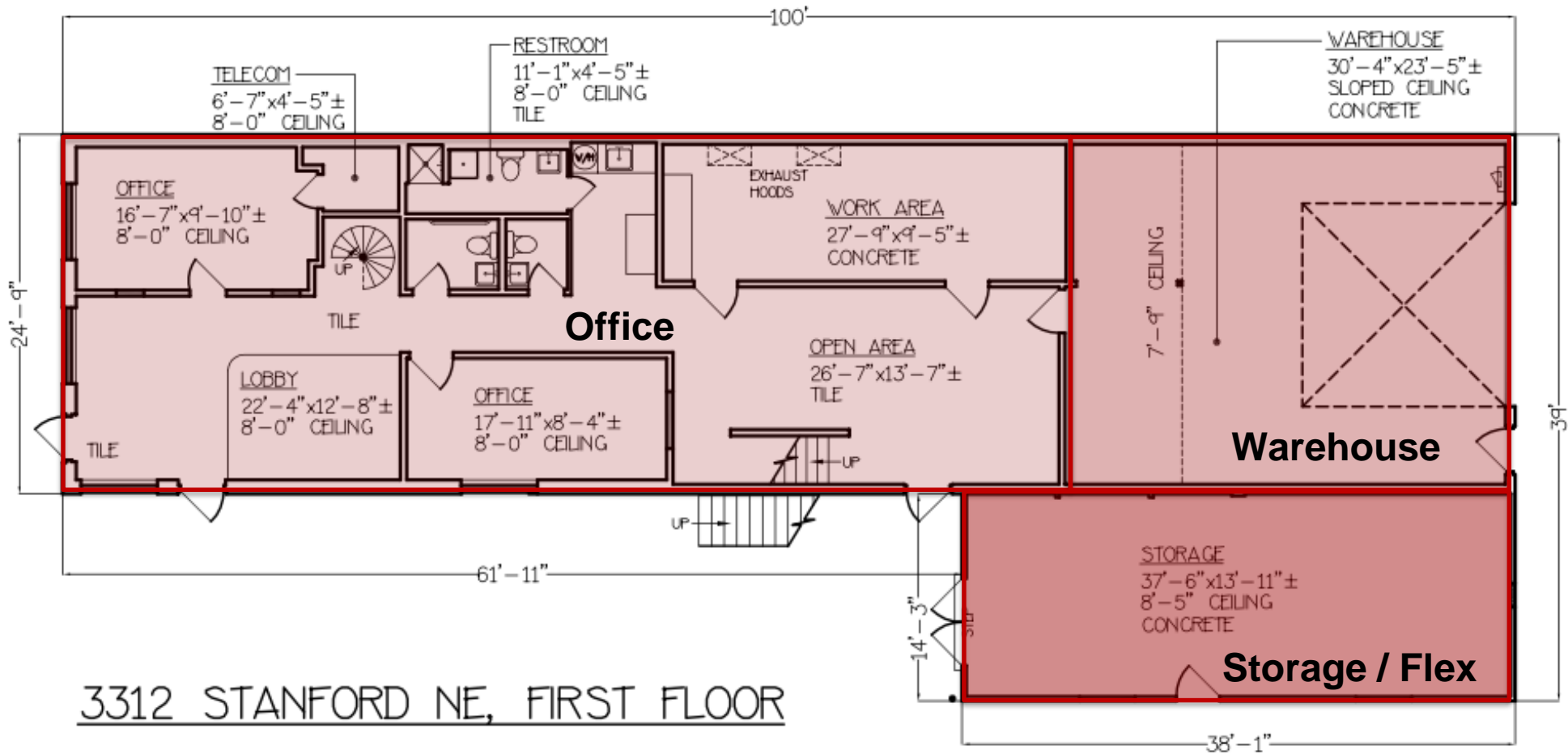
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First Floor Space Available

Main Building		
1st Floor	SF (+/-)	Lease Rate (\$/SF/Yr)
Office	1,725	\$10.00 +NNN
Warehouse	750	\$8.00 +NNN
Storage / Flex	543	\$6.50 +NNN
Total	3,018	\$8.87 +NNN



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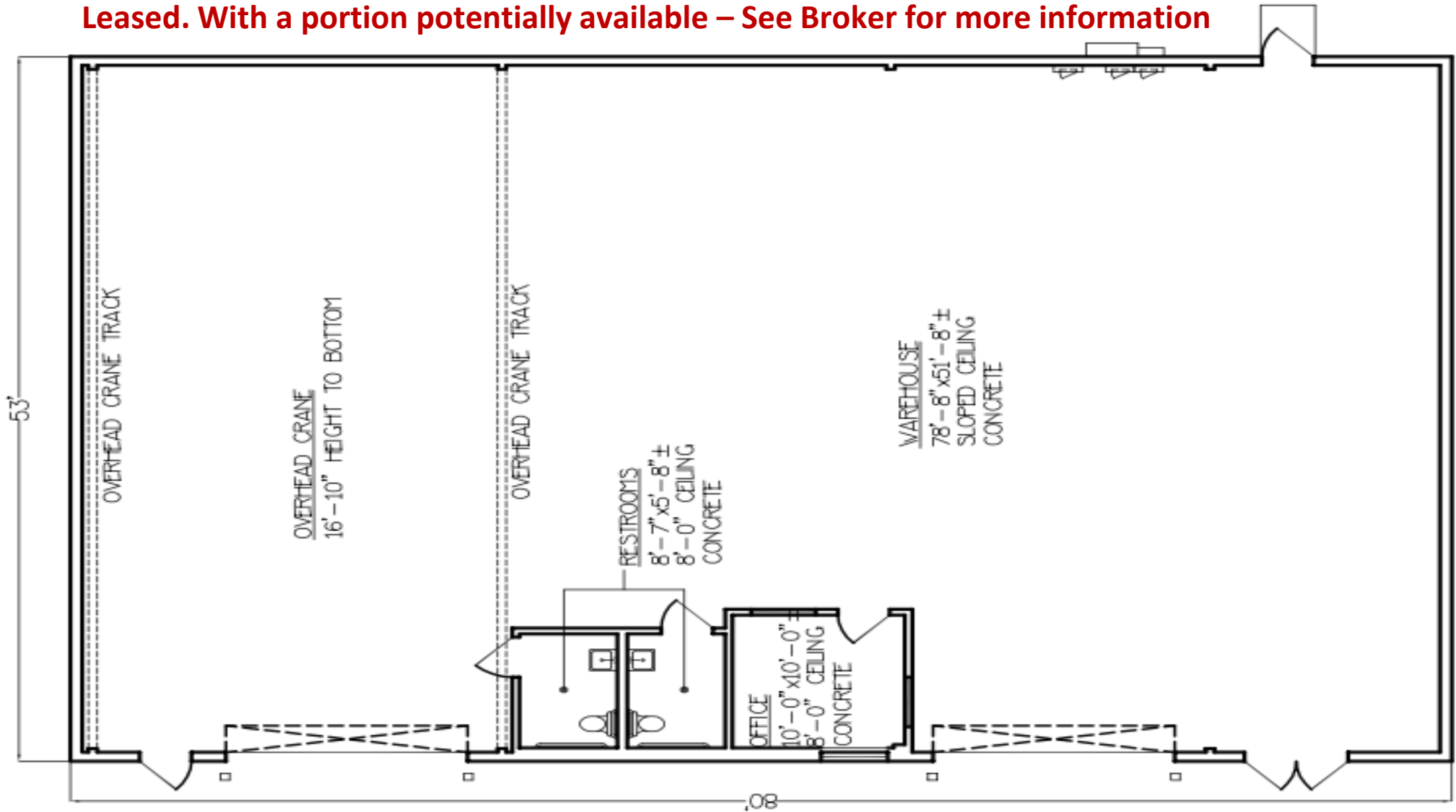
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Free-Standing Warehouse Space (+/-4,262 SF)

Leased. With a portion potentially available – See Broker for more information



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Pictures

Front Office Space/Showroom



Office Space leading to Rear Warehouse

Rear Warehouse attached to Office Building



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Pictures

Small Storage 520 sqft on First Floor



Gated Courtyard

Warehouse Building



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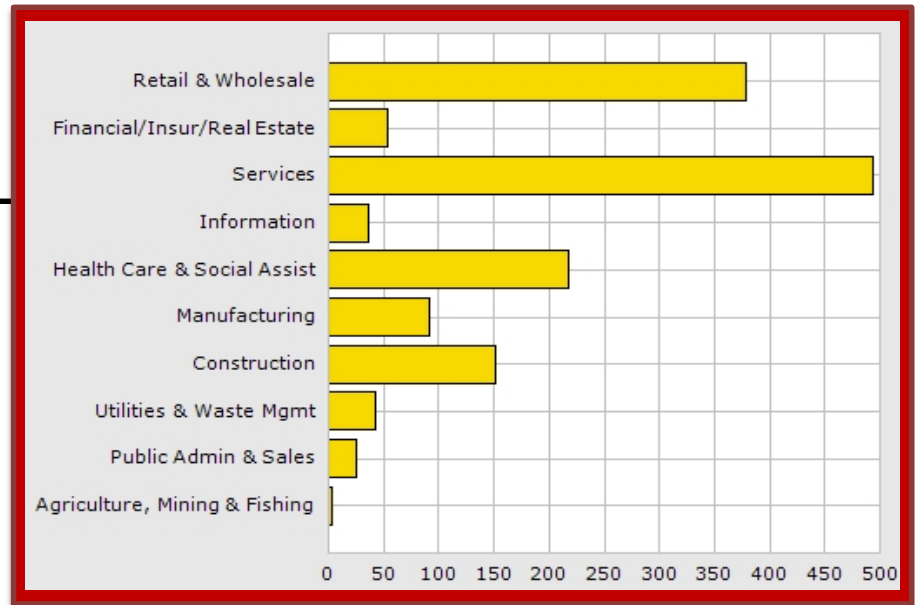
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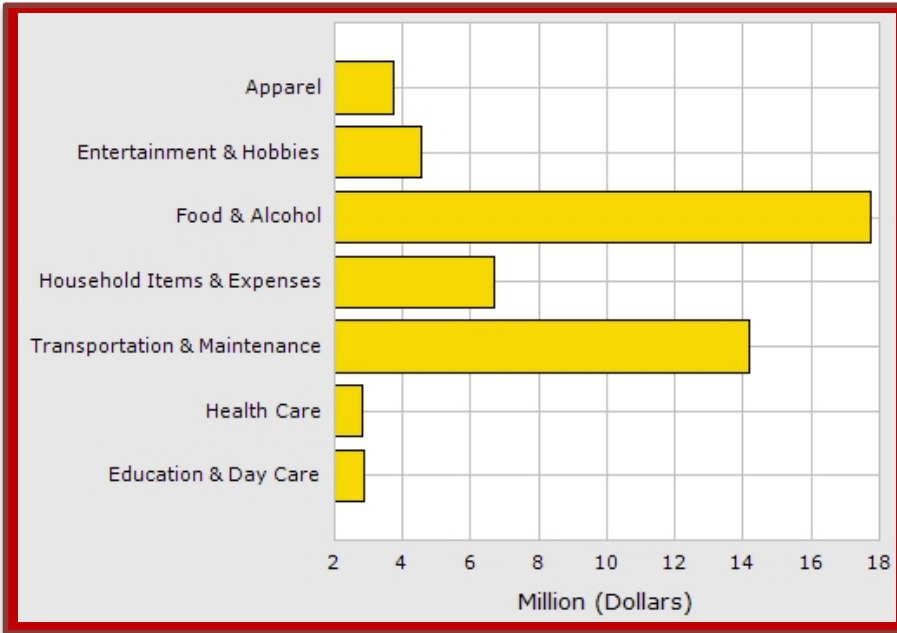


Demographics

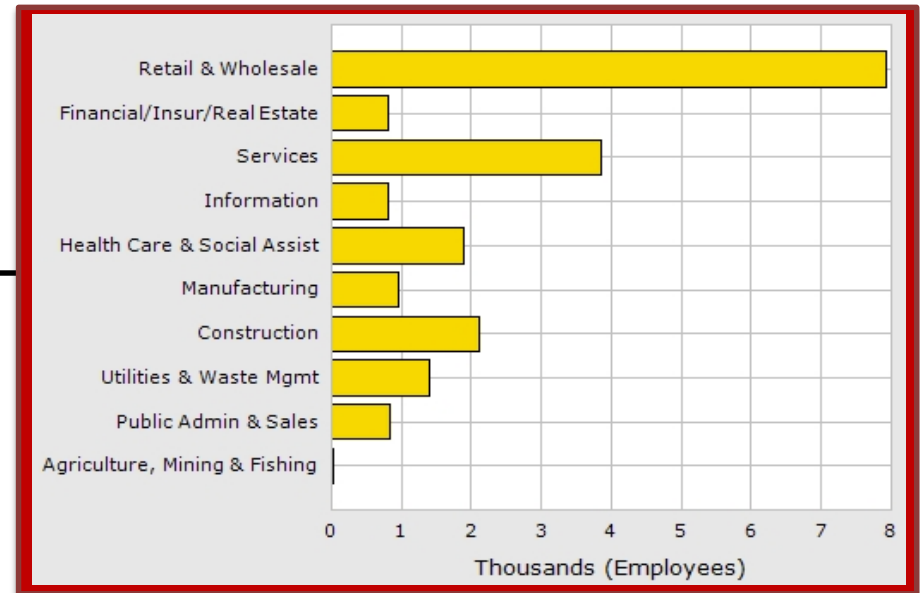
Businesses – 1 Mile



Consumer Spending – 1 Mile



Daytime Employees – 1 Mile



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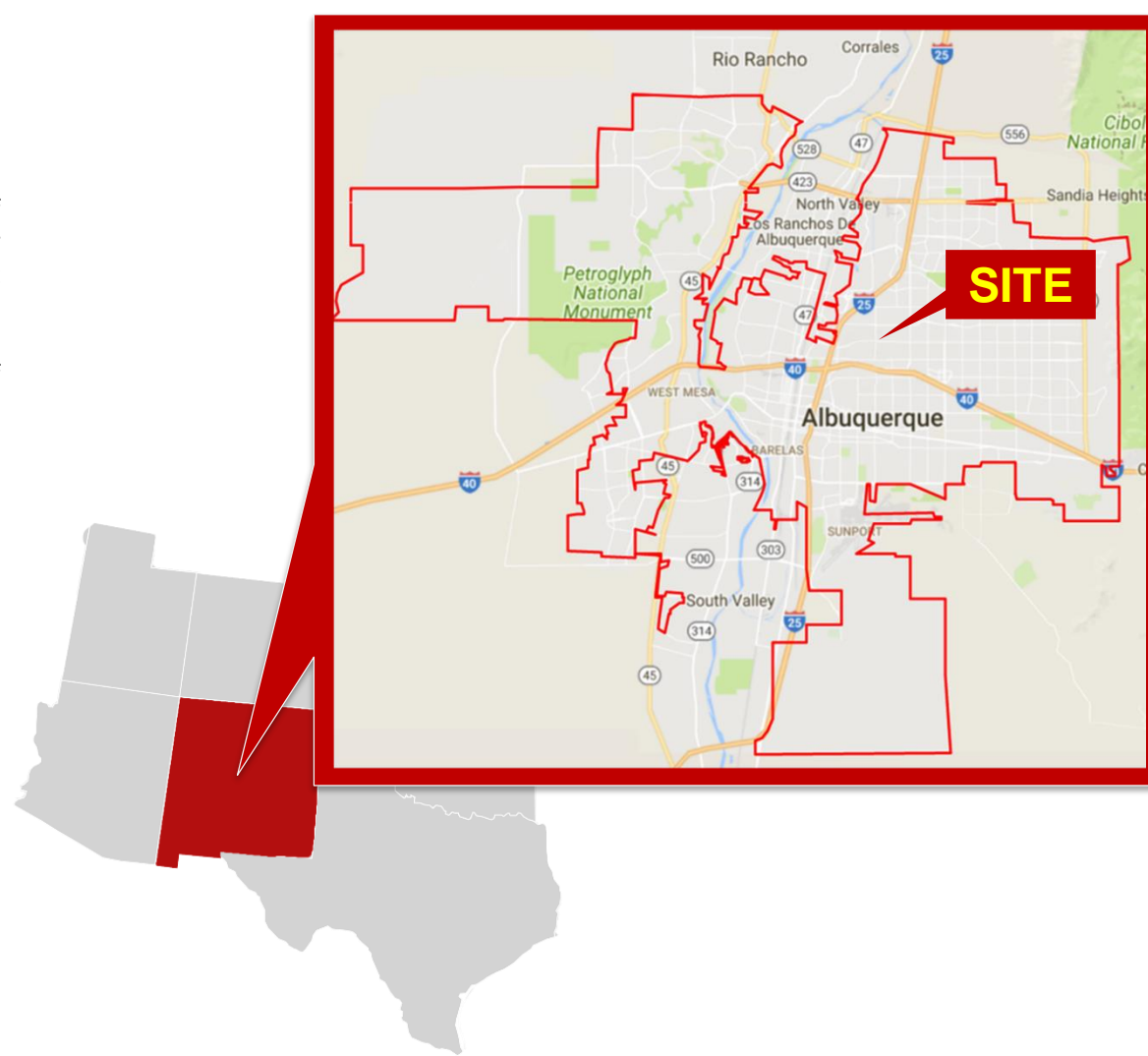
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Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year round outdoor activities and routinely receives awards for quality of life and low cost of living.



Albuquerque MSA Demographics (2016 Estimate)



Total Population

909,906



Total Households

357,434



Avg. Household Income

\$69,380

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ABSOLUTE
Investment Realty

Absolute Investment Realty

Meet the Brokers



Alfredo Barrenechea
Qualifying Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large retail, industrial, office, and hospitality transactions. With over 13 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, private investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has a an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



Some of Alfredo's Recent Transactions



Consuelo Horne
Vice President

Consuelo Gallegos Horne is a native New Mexican. Consuelo has been a Realtor in New Mexico for 20 years. Consuelo started her career as a Residential Realtor. During that time she was a Qualifying Broker and has previously owned her own company. In 2015, Consuelo decided to specialize in commercial real estate and joined Absolute Investment Realty. Consuelo has knowledge, creativity and experience in marketing properties. Consuelo has an extensive background in contract analysis. Consuelo has a degree in Accounting and has worked for international companies in this field.



Some of Consuelo's Recent Transactions

Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

How We Help Our Clients Succeed

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awards and Accolades

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



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