



1410 NM 333 TIJERAS

1410 NM HWY 333

1410 New Mexico 333 Edgewood, NM 87015



FOR SALE OR LEASE

AVAILABLE SPACE
4500 SF with 2,250 SF
covered warehouse
on 8.14 AC

SALE PRICE

\$1,199,000

RATE

\$11.00 - \$14.00 PSF NNN
NNNs* \$2.00

* Estimate provided by Landlord
and subject to change

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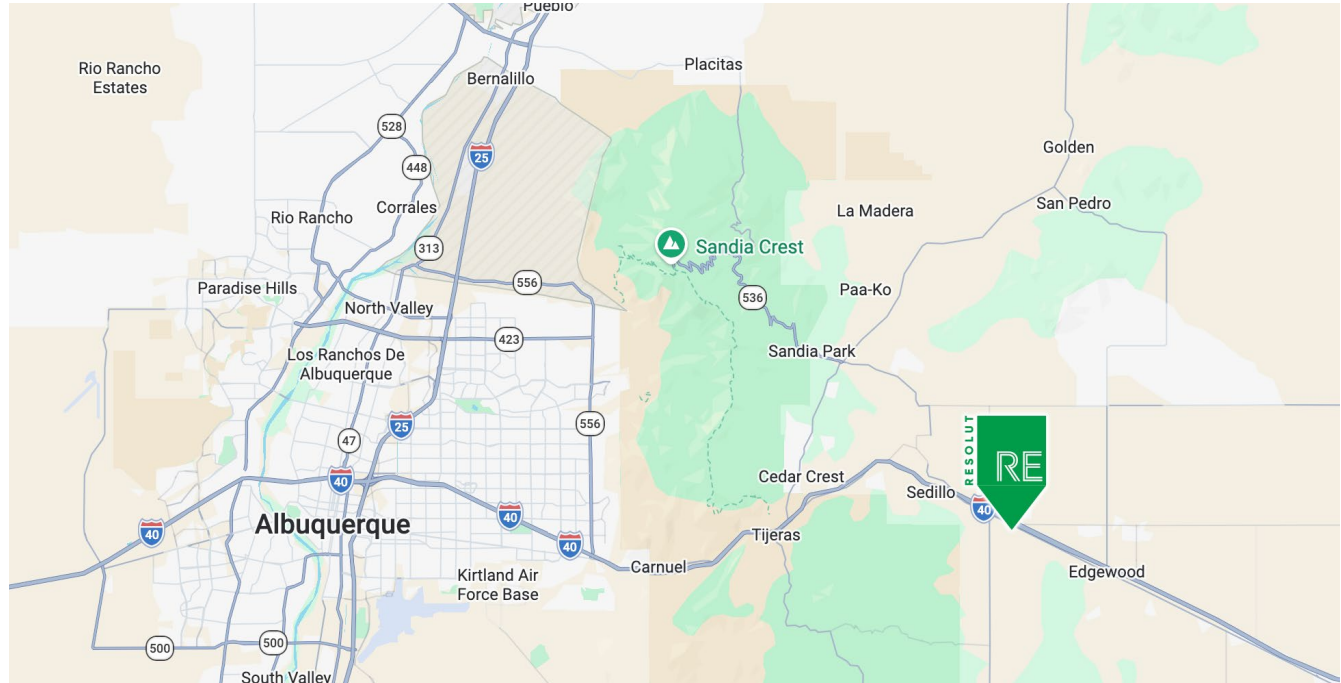
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PROPERTY HIGHLIGHTS

- 4,500 SF of enclosed warehouse
- 2,250 SF of covered warehouse that can be enclosed (lease rate will increase to \$14.00 PSF)
- Gated yard
- 8.14 acres
- 4 bays with 2 Pass-throughs
- 16ft High Ceiling in center
- 400 Amp Service
- Has 3 Phase converters
- 8 Inch slab
- A-2 Zoning could be changed if needed



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



5,059
POPULATION
3-MILE RADIUS



\$148,338.00
AVG HH INCOME
3-MILE RADIUS



2,429
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Rt 66: 6,015 VPD
(Sites USA 2025)

PROPERTY OVERVIEW

Position your operation in a functional $\pm 6,750$ SF industrial/warehouse facility along the NM-333 / Historic Route 66 corridor, offering strong access and visibility near I-40.

Building & Yard Functionality

- $\pm 4,500$ SF enclosed warehouse
- $\pm 2,250$ SF covered warehouse (designed to be enclosed if needed)
- Gated yard
- 8.14 acres
- Four (4) bays including two (2) pass-through bays for efficient in/out workflow
- Clear height: up to 16' at center—ideal for racking, light fabrication, staging, or contractor use

Power & Infrastructure

- 400 Amp electrical service
- Three-phase capability via converters (supports a range of industrial equipment demands)
- 8" concrete slab for heavier-duty use and equipment loads

Zoning

A-2 zoning (Bernalillo County designation: Rural Agricultural—2-acre minimum zone classification). Zoning can be pursued for change if a different use is required, subject to County review/approval.

Ideal Uses

Great fit for contractor shops , equipment/storage , distribution staging , light manufacturing , service/repair (verify permissibility) , and other industrial users needing high-capacity power and bay access .



LOCATION OVERVIEW

Strategic East Albuquerque Access Tijeras sits in the Tijeras Canyon area along I-40 and the historic Route 66 / NM-333 alignment, providing convenient connectivity for serving Albuquerque and the East Mountains. Approximately 17 miles to Albuquerque (driving distance), supporting metro labor access and regional distribution. The property benefits from I-40 area visibility and a location on the NM-333 corridor frequently used for local commuting and business traffic. Tijeras is positioned at a key crossroads area near NM-14 (Turquoise Trail) and the Route 66 corridor, supporting movement between Albuquerque, the East Mountains, and surrounding communities.

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