

INDUSTRIAL SPACE FOR LEASE

409 Edmon, Albuquerque, NM 87107



BASE 5
RETAIL PARTNERS

AVAILABLE NOW

SUITE C



**LISTING
BROKER**

Brandon Saylor, CCIM

brandon@base5retail.com - 505.350.0296

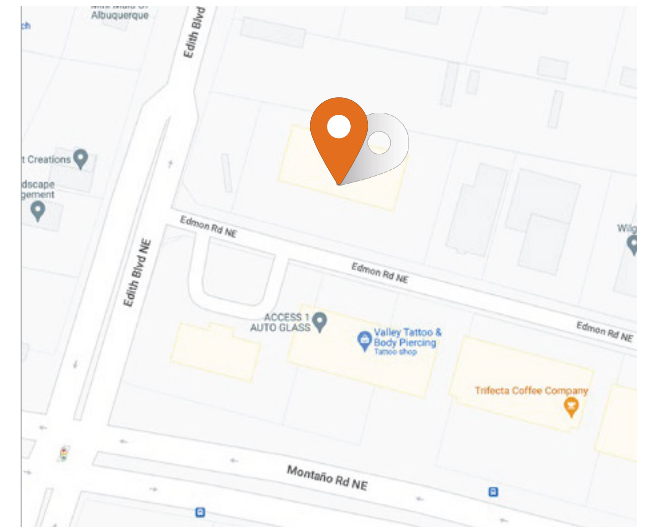
6739 Academy Rd NE, Suite 380 • Albuquerque, NM 87109

505.807.0605 • WWW.BASE5RETAIL.COM



AVAILABLE

- **SUITE C: 1,625 SF (Available Now)**
\$11.00/SF + NNN
- **2026 NNN: \$3.36/SF (EST)**
- 14'-16' ceiling height
- Zoning M-1 (Bernalillo County)
- One (1) 10' roll-up door
- 200 AMP Single Phase Power



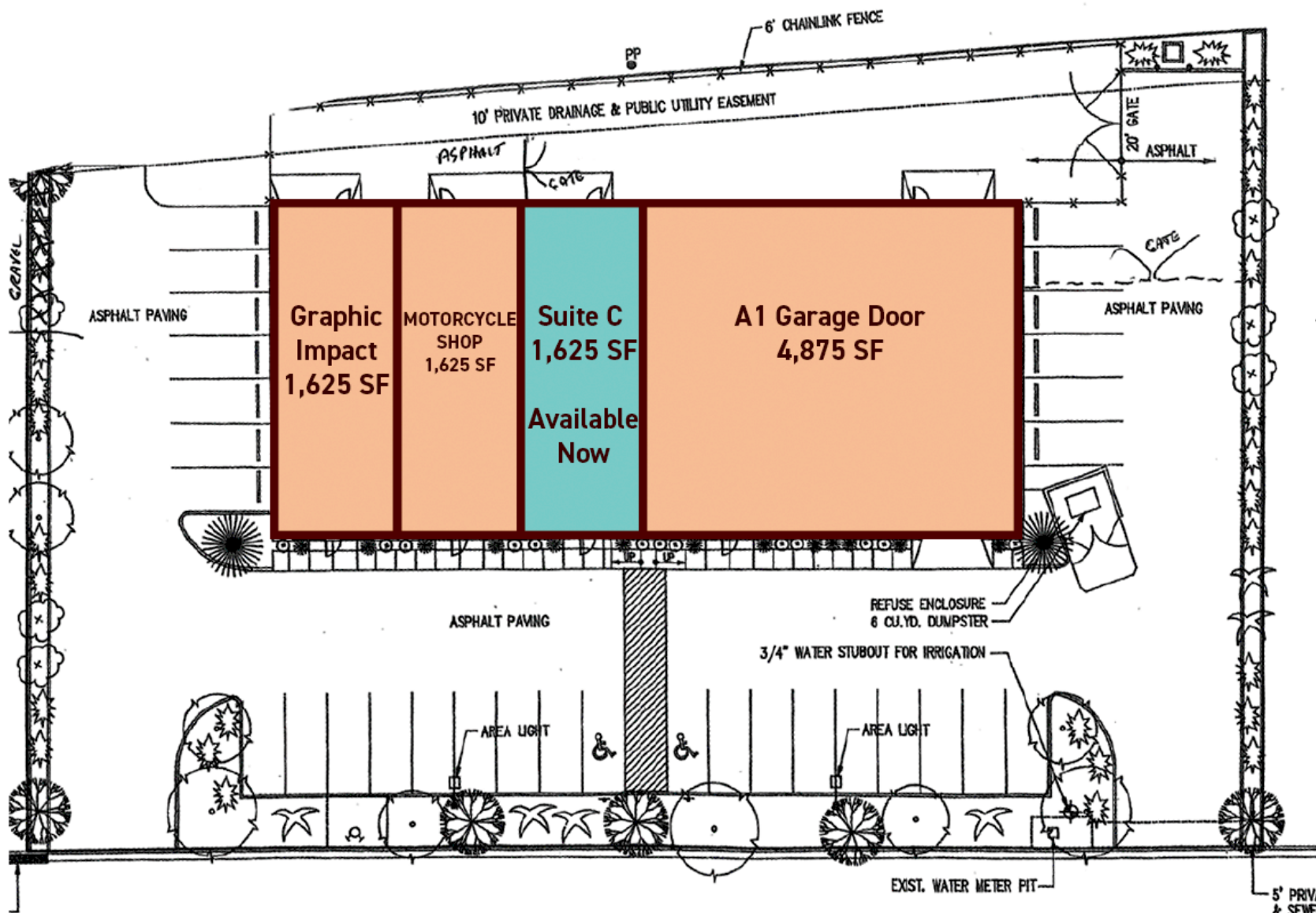


BASE 5
RETAIL PARTNERS

SITE PLAN

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EDMON ROAD NE

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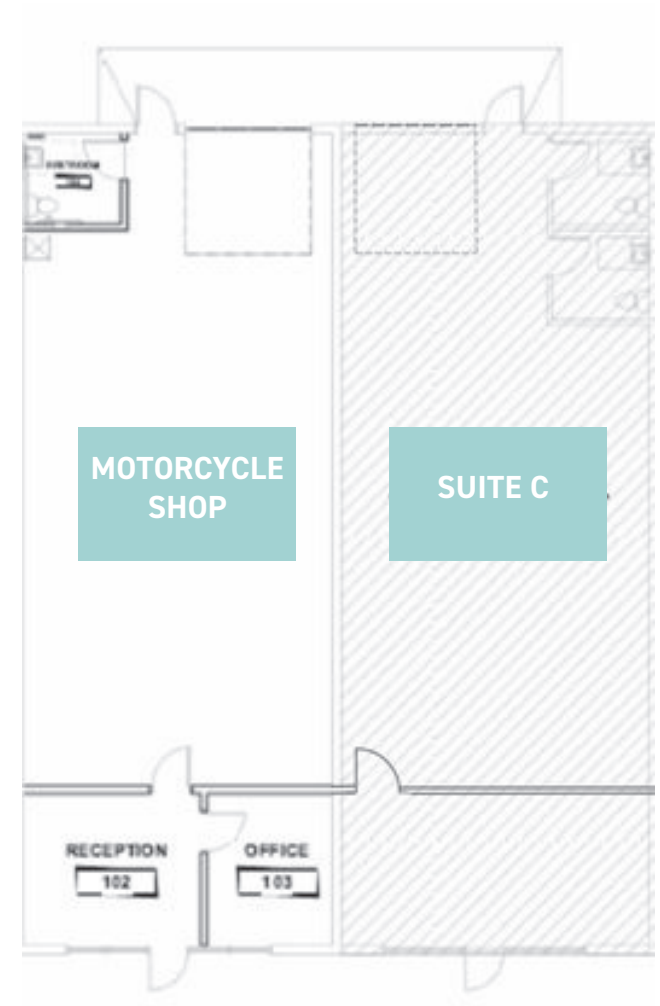
FLOOR PLAN

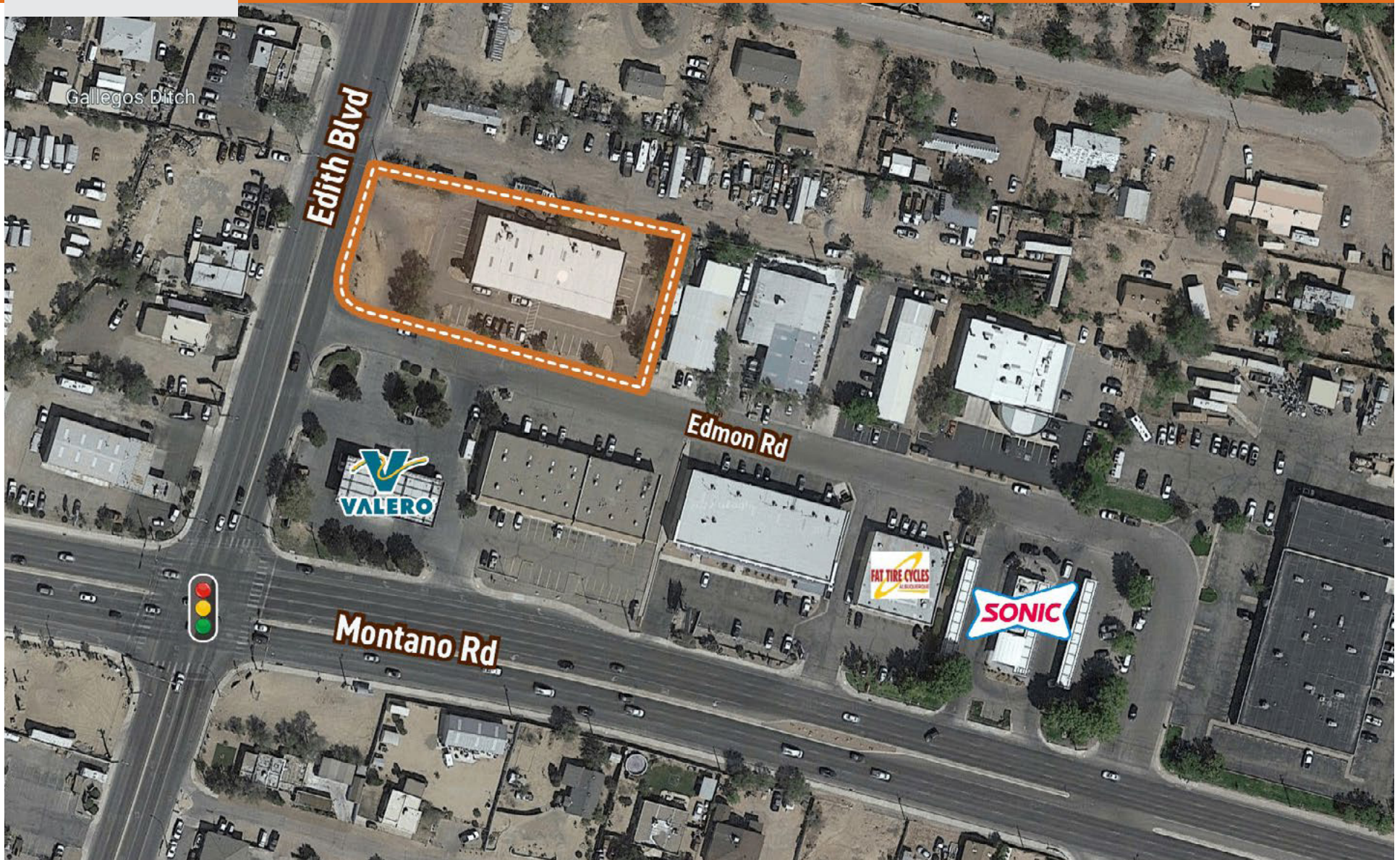
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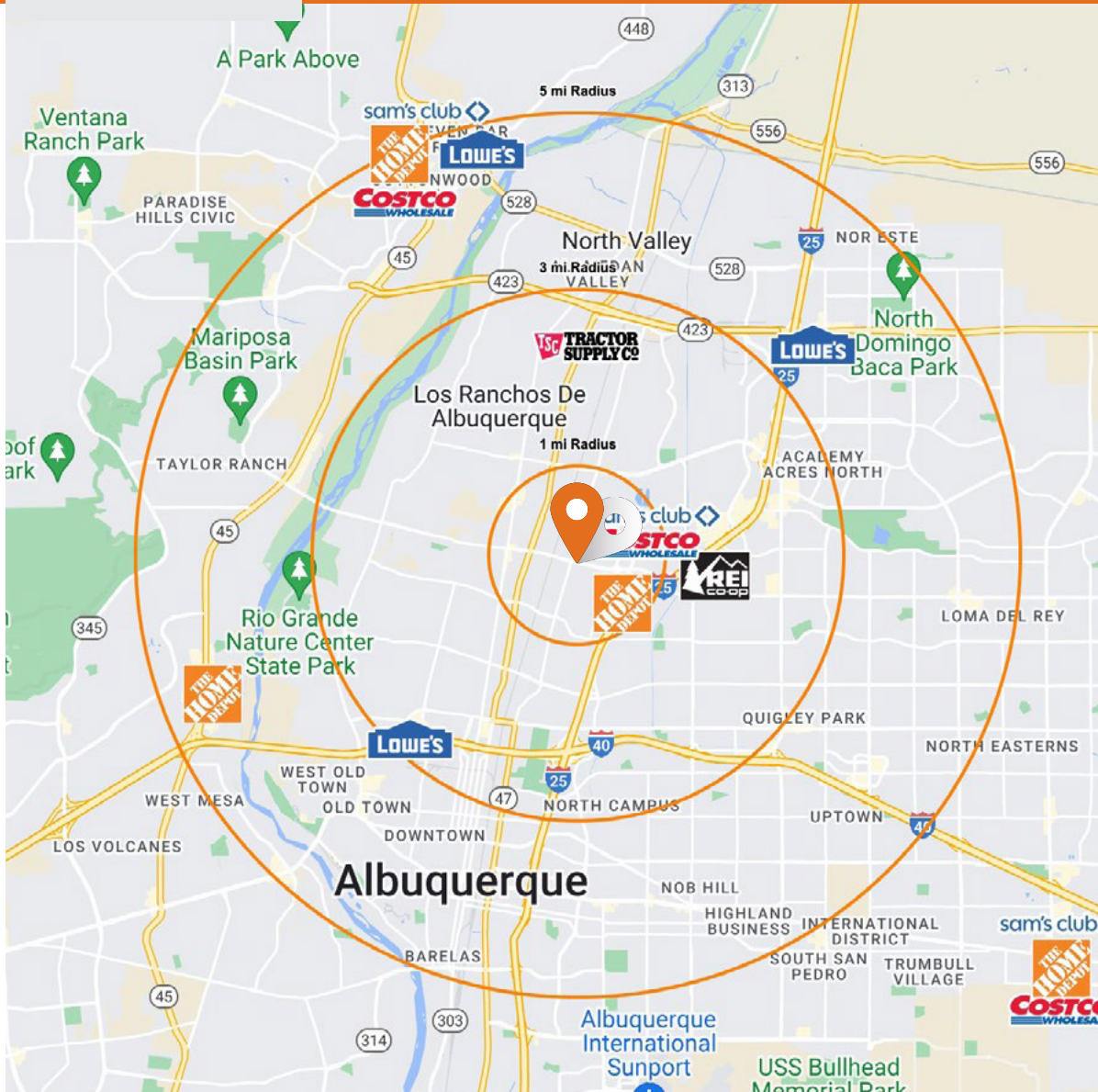




RADIUS MAP

INDUSTRIAL SPACE FOR LEASE

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POPULATION

1 MILE
4,805

3 MILES
73,260

5 MILES
243,597



INCOME

1 MILE
\$60,100

3 MILES
\$68,439

5 MILES
\$74,736



EMPLOYEES

1 MILE
12,306

3 MILES
93,228

5 MILES
236,393



TRAFFIC

MONTAÑO BLVD
32,000 VPD

EDITH
17,400 VPD



OVERVIEW

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409 Edmon is an ideal blend between retail and industrial. This property has good traffic counts, visibility and accessibility with the desired attributes of showroom/warehouse.

■ **PRICE:** \$11.00/SF NNN
(2026 NNN = \$3.36/SF)

■ Less than 5 minute drive to I-25

■ **ZONING:** County M-1

⊗ No Cannabis

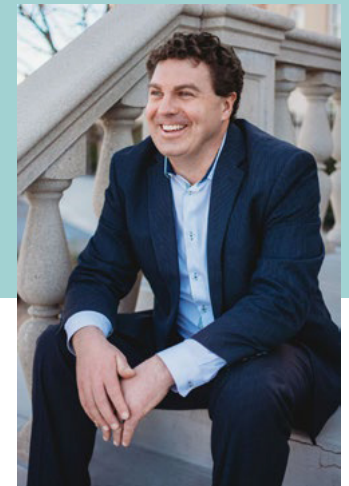
LET'S CHAT

BRANDON SAYLOR, CCIM

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**REALTY
RESOURCES**
MEMBER



**LISTING
BROKER**

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