

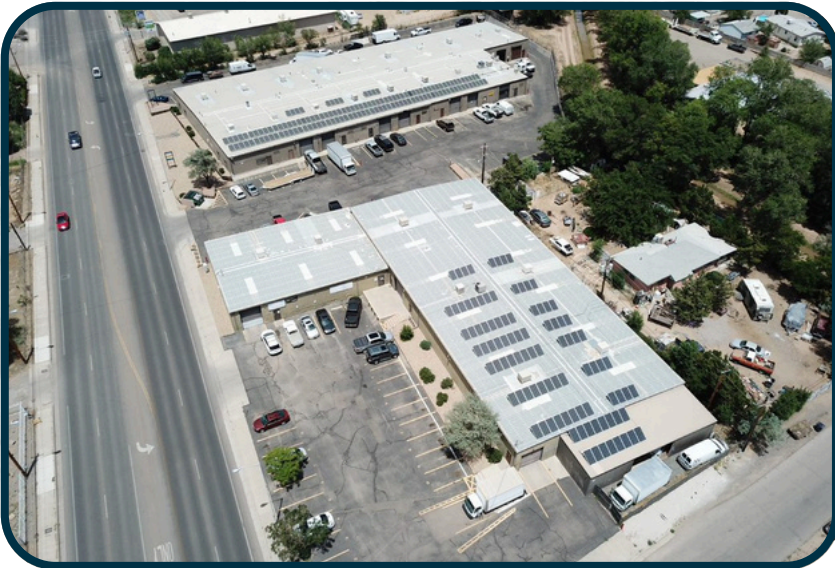


Edith Industrial | \pm 1,800-4,800 sq ft

6224-B | 6208 | EDITH BLVD NE STE B, ALBUQUERQUE, NM 87107



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Property Overview

Prime office and warehouse space is now available for lease at **6208** and **6224-B Edith Blvd NE** in Albuquerque, NM. Ideally located near Edith Blvd and Vineyard Rd NE. These suites offer excellent visibility and accessibility for a variety of business operations. **Suite 6208** features approximately **4,800 square feet** of space. Suite **6224-B** is approximately **1,800 square feet**. We offer competitive lease rates of **\$7.00/SF** and **\$7.35/SF** respectively, plus **\$2.65 NNN**. All suites are zoned C-1 and include convenient roll-up doors for efficient deliveries and access. Whether you're expanding your operations or establishing a new presence, these flexible spaces are well-suited to meet a range of business needs.

PROPERTY DETAILS

Address	6224-B 6208 Edith Blvd., Albuquerque
Location	Edith & Vineyard Rd NE
Building Type	Office & Warehouse
Gross Leasable Area	± 1,800 - 4,800 sq ft
Lease Type	NNN \$2.65*
Lease Rate	6224 - B \$8.35 6208 \$7.00
Total Monthly Rent*	\$1,500.00 (6224- B) \$3,860.00 (6208)
Land	2.987 Acres
Zoning	C-1
Doors	10' x 10' Roll Up Doors

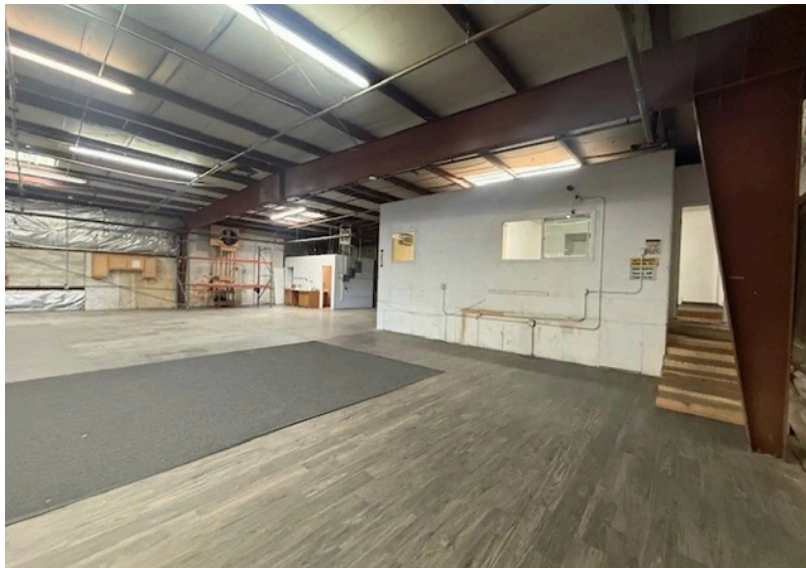
SPACES AVAILABLE

6224-B	1,800 SF 16' to the deck
6208	4,800 SF 11' to the lowest point 13'-14' to the deck

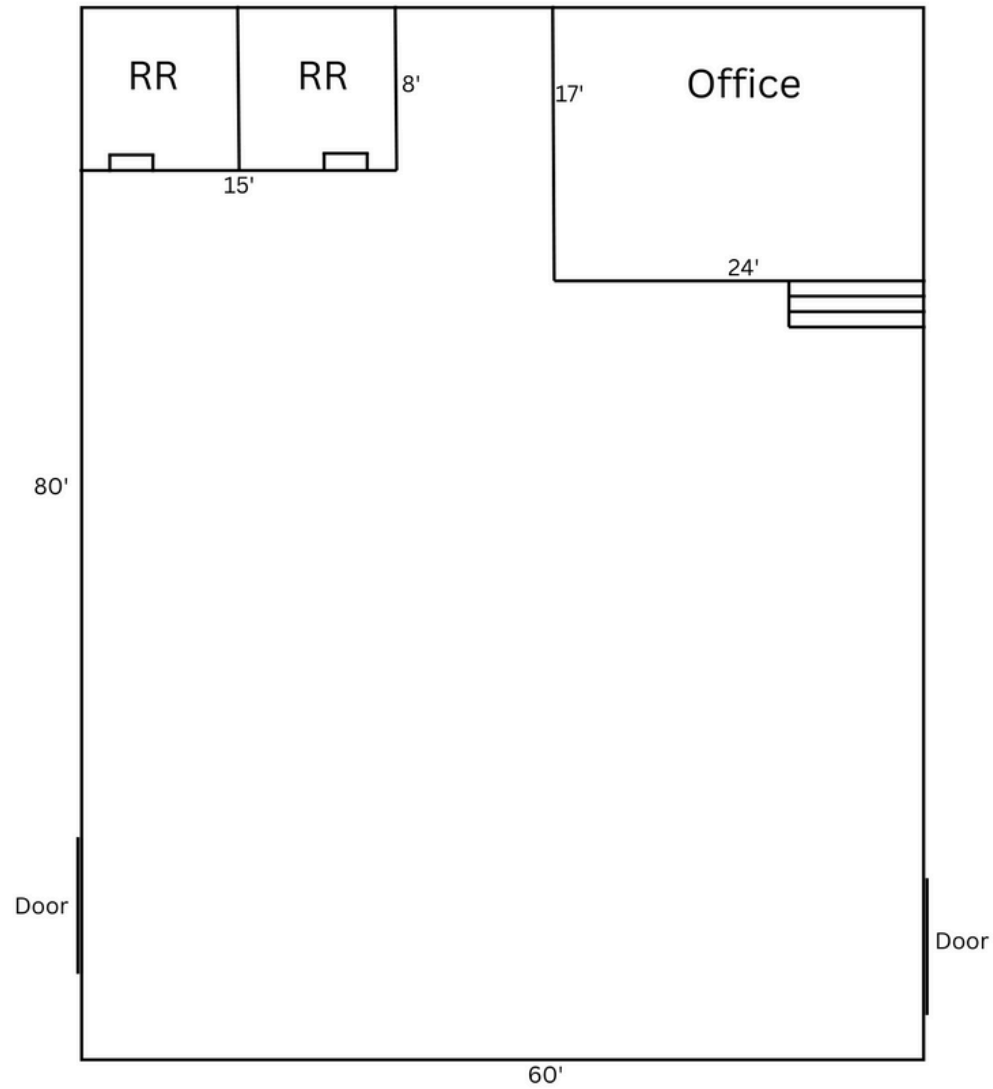
*estimated operating expenses



SUITE 6208 | 4,800 SF | \$4,060.00



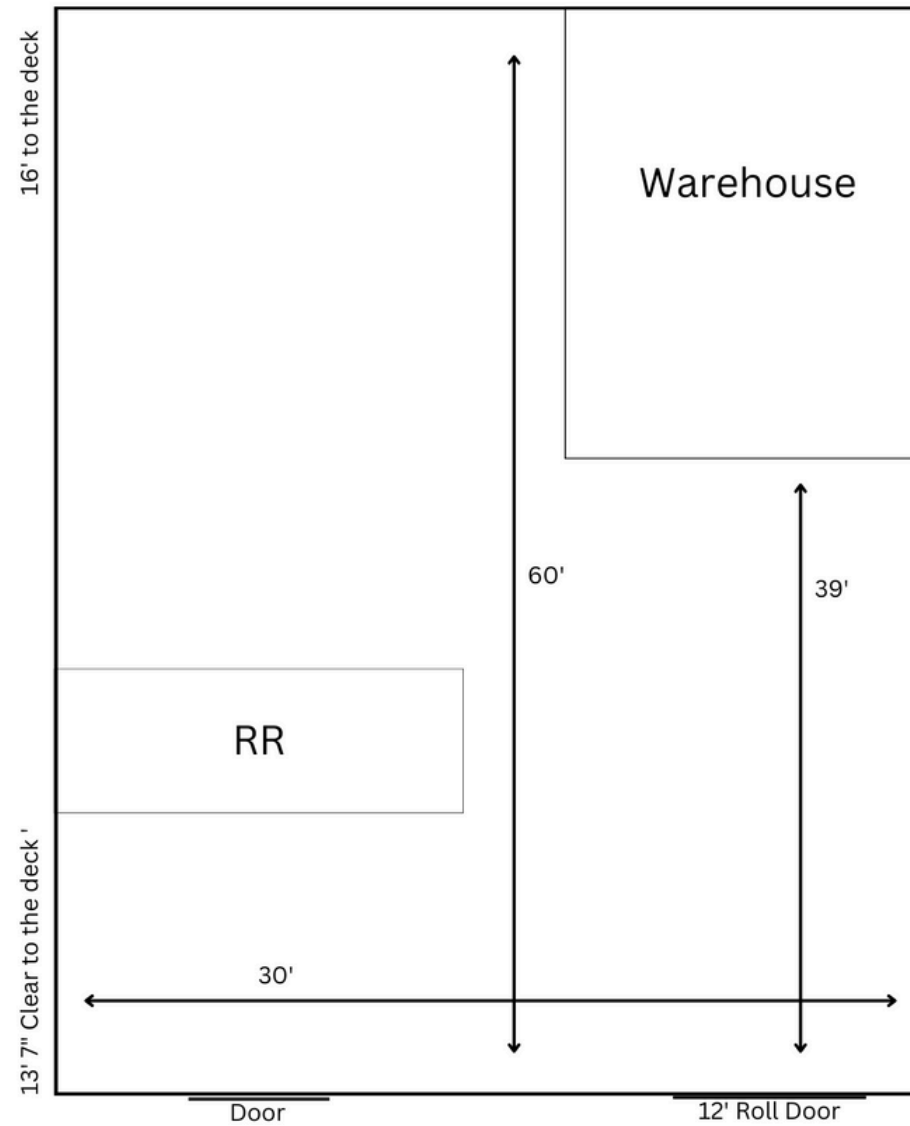
SUITE 6208



SUITE 6224-B | 1,800 SF | \$1,650.00



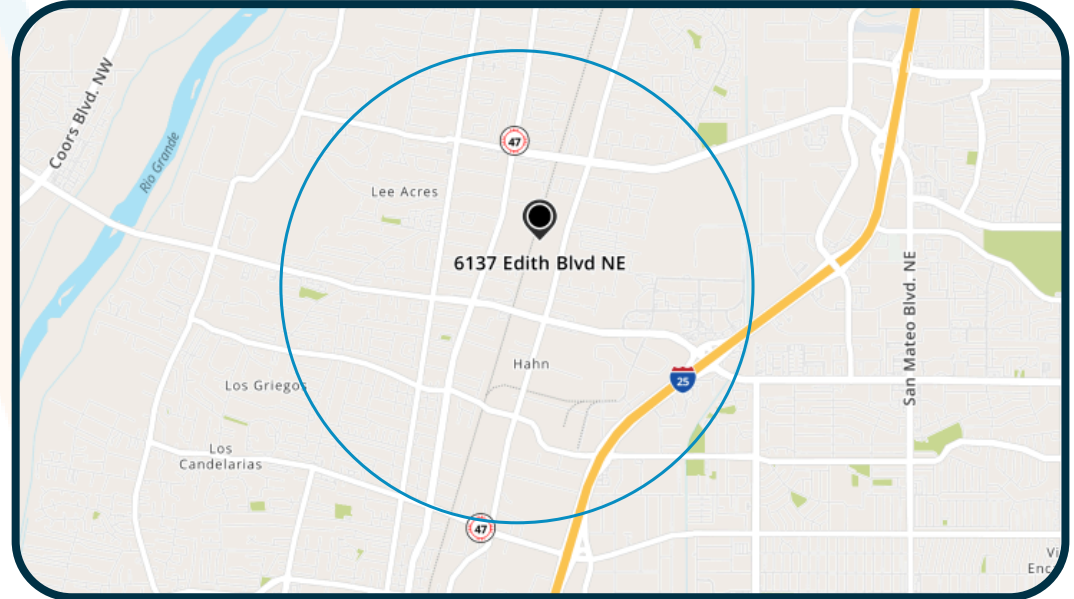
SUITE 6224-B



2024 DEMOGRAPHIC SUMMARY

	1 MILE	5 MILES	5 MILES
EST. POPULATION	5,087	60,273	170,122
EST. HOUSEHOLDS EST.	2,273	27,770	78,773
AVG. HH INCOME	\$50,780	\$47,061	\$57,141

AREA ATTRACTIONS



TRAFFIC COUNTS

- 15,653 VEHICLES PER DAY ON EDITH BLVD.
- 20,611 VEHICLES PER DAY ON OSUNA

PROPERTY HIGHLIGHTS

- MOVE IN READY SPACE AVAILABLE
- VERSATILE SPACE AVAILABLE
- UNOBSTRUCTED VISIBILITY FROM EDITH
- CONVENIENT FREEWAY ACCESS
- AMPLE PARKING





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