



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

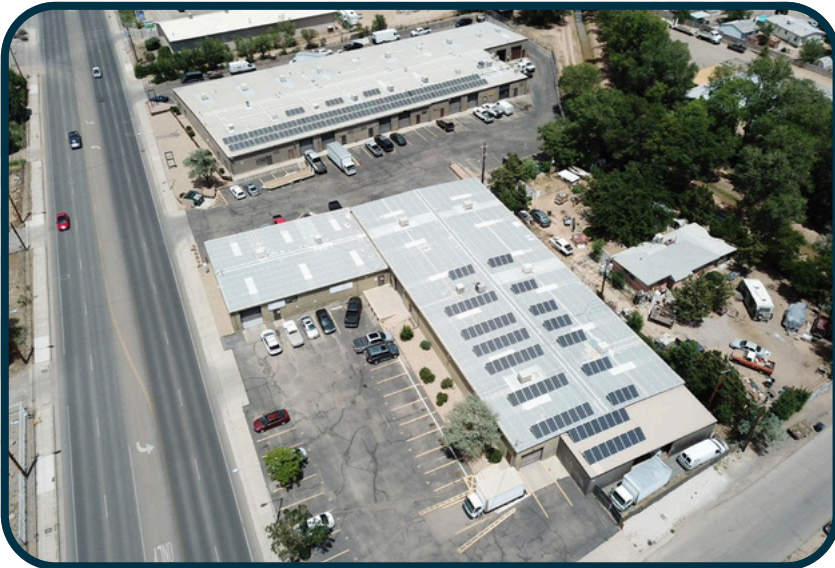
6224-H | 6220-A | 6208 | EDITH BLVD NE STE B, ALBUQUERQUE, NM 87107



**THOMAS MORTENSEN**  
ASSOCIATE BROKER  
THOMAS@ALLENSIGMON.COM  
+1 505 263 3159

**JUNE BAHADIRLI**  
ASSOCIATE BROKER  
JUNE@ALLENSIGMON.COM  
+1 505 417 0257





## Property Overview

Prime office and warehouse space is now available for lease at **6208, 6220 and 6224 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 **\$2.74 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   6220   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 \$2.74*
Lease Rate	6224 - H \$8.35   6208 \$7.00
Total Monthly Rent*	\$3,860.00 (6208)
Land	2.987 Acres
Zoning	C-1
Doors	10' x 10' Roll Up Doors

## SPACES AVAILABLE

6224-H	1,800 SF   16' to the deck
6208	4,800 SF   11' to the lowest point   13'-14' to the deck
6220 A	3,600 SF

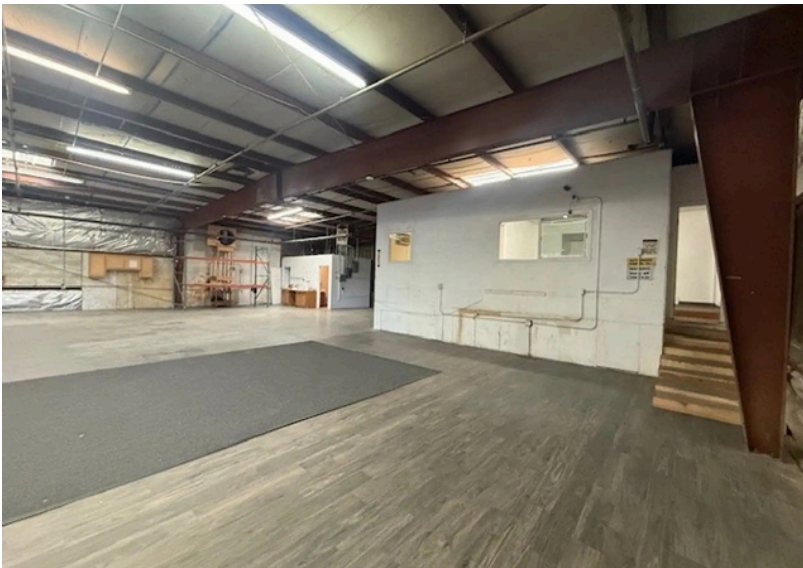
\*estimated operating expenses





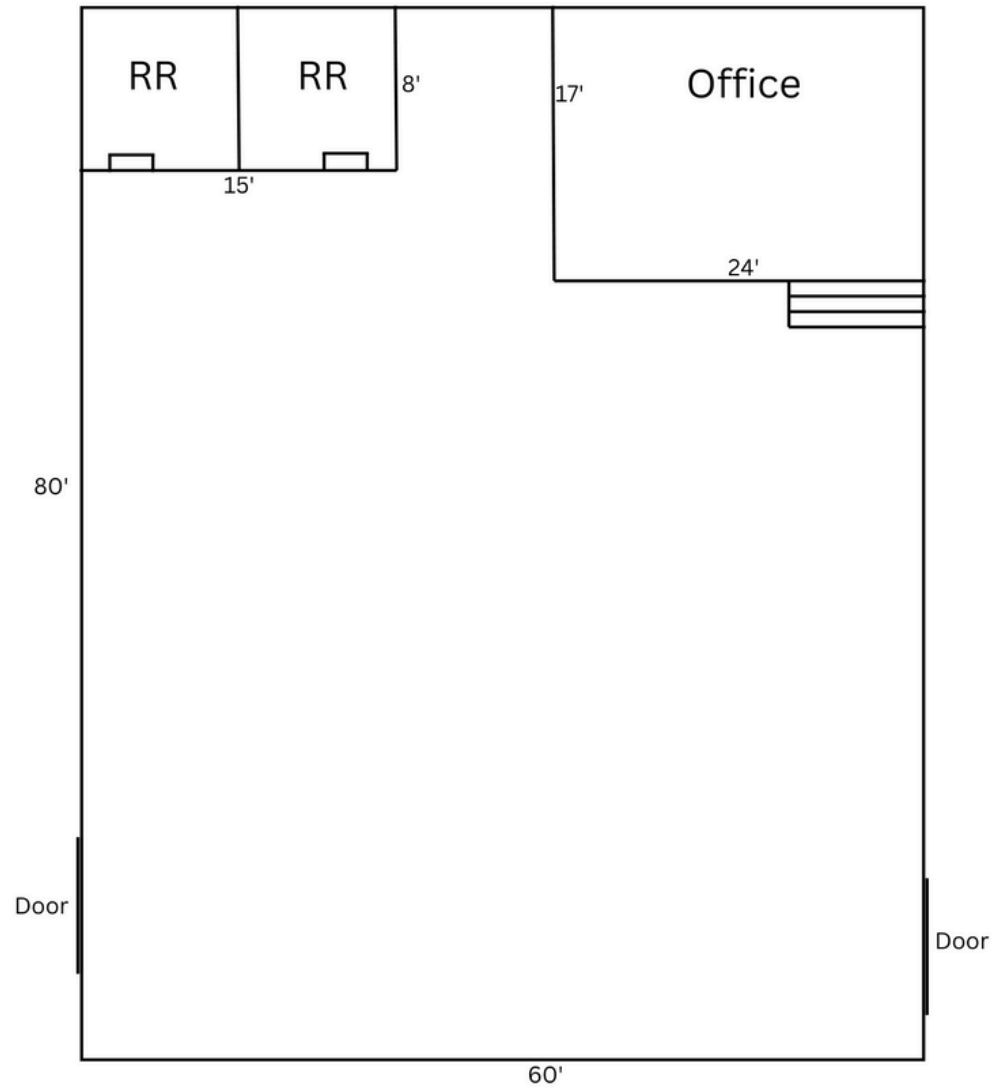


SUITE 6208 | 4,800 SF





## SUITE 6208

1300  
SF

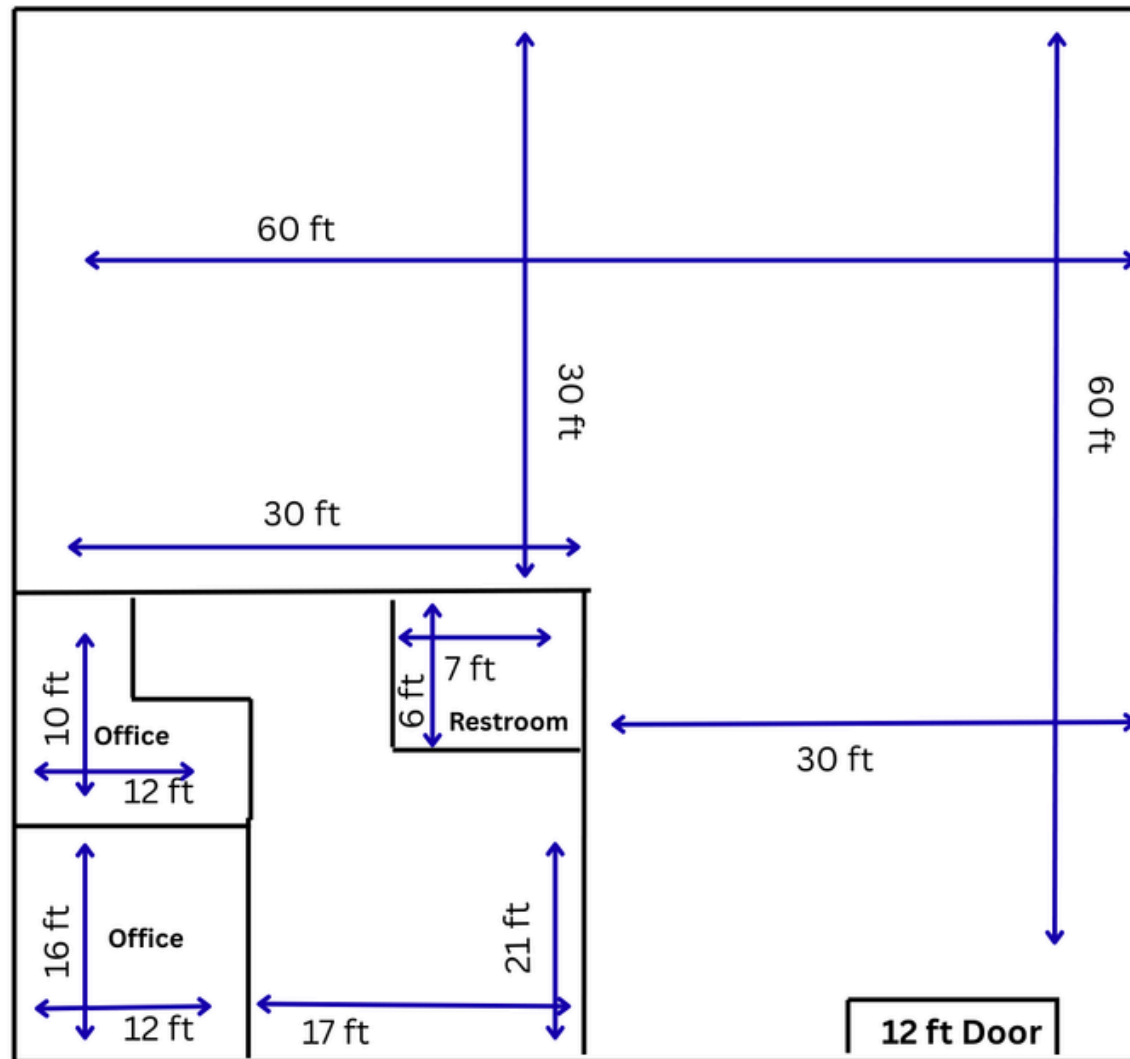


SUITE 6220 A | 3,600 SF





## 6220 A Edith Floor Plan

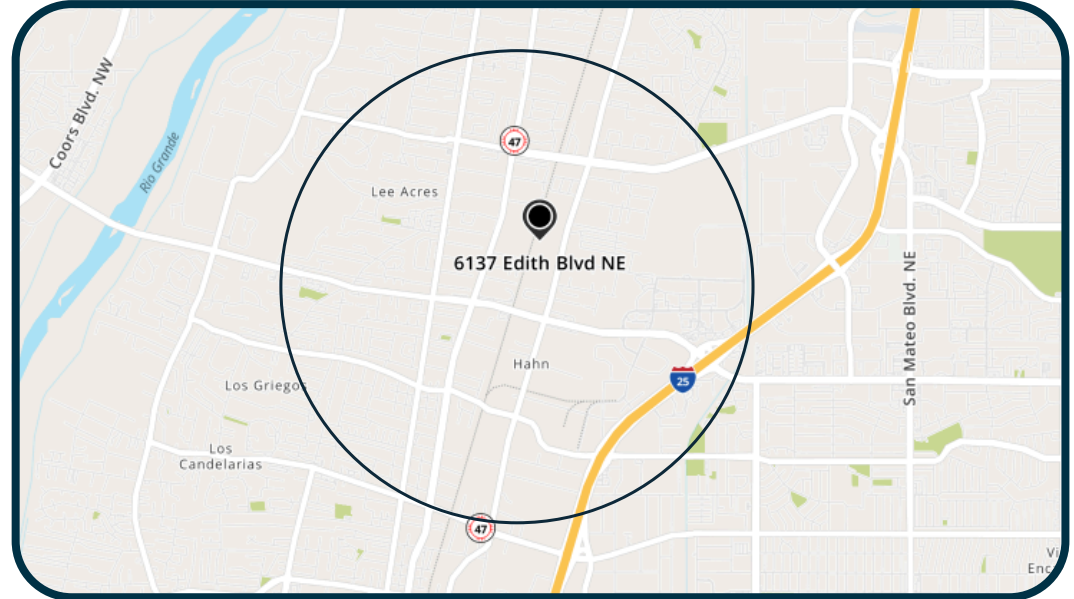
12 - 15 ft  
Ceiling



## 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









**ALLEN SIGMON REAL ESTATE GROUP**

9201 MONTGOMERY BLVD NE, BLDG 1  
ALBUQUERQUE NM 87111  
T 505.884.4699 | F 505.503.1381  
ALLENSIGMON.COM



**THOMAS MORTENSEN**

ASSOCIATE BROKER  
THOMAS@ALLENSIGMON.COM  
+1 505 263 3159



**JUNE BAHADIRLI**

ASSOCIATE BROKER  
JUNE@ALLENSIGMON.COM  
+1 505 417 0257

The information provided herein is deemed reliable, however, its accuracy has not been verified, and no guarantee, warranty, or representation is made regarding its accuracy or completeness. It is incumbent upon the recipient to independently verify its accuracy and comprehensiveness. Any projections, opinions, assumptions, or estimates presented are for illustrative purposes only and do not constitute a representation of the current or future performance of the subject property. The efficacy of this transaction is contingent upon various factors, which should be assessed by qualified tax, financial, and legal advisors. The recipient and their advisors are advised to conduct a thorough independent investigation of the property to ascertain its suitability for their purposes.