

INDUSTRIAL SPACE FOR LEASE

409 Edmon, Albuquerque, NM 87107



BASE 5
RETAIL PARTNERS

AVAILABLE NOW

SUITES B & 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 B: 1,625 SF (Available Now)
\$13.00/SF + NNN

14'-16' ceiling height

SUITE C: 1,625 SF (Available Now)
\$13.00/SF + NNN

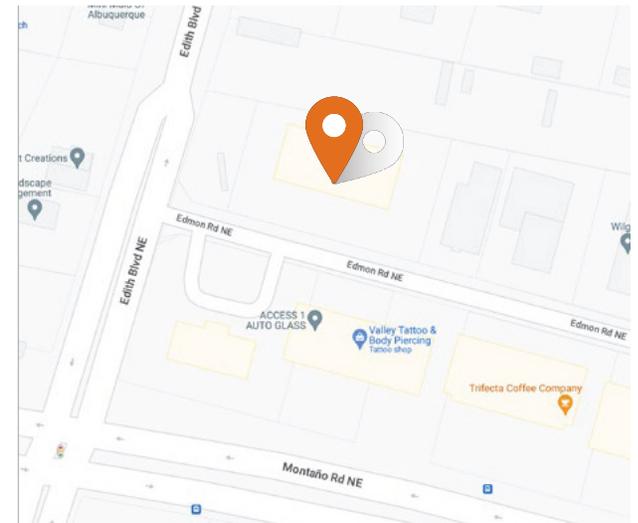
Zoning M-1 (Bernalillo County)

2026 NNN: \$3.36/SF (EST)

One (1) 10' roll-up door

200 AMP Single Phase Power

SUITES B & C can be combined for a total of 3,250 SF



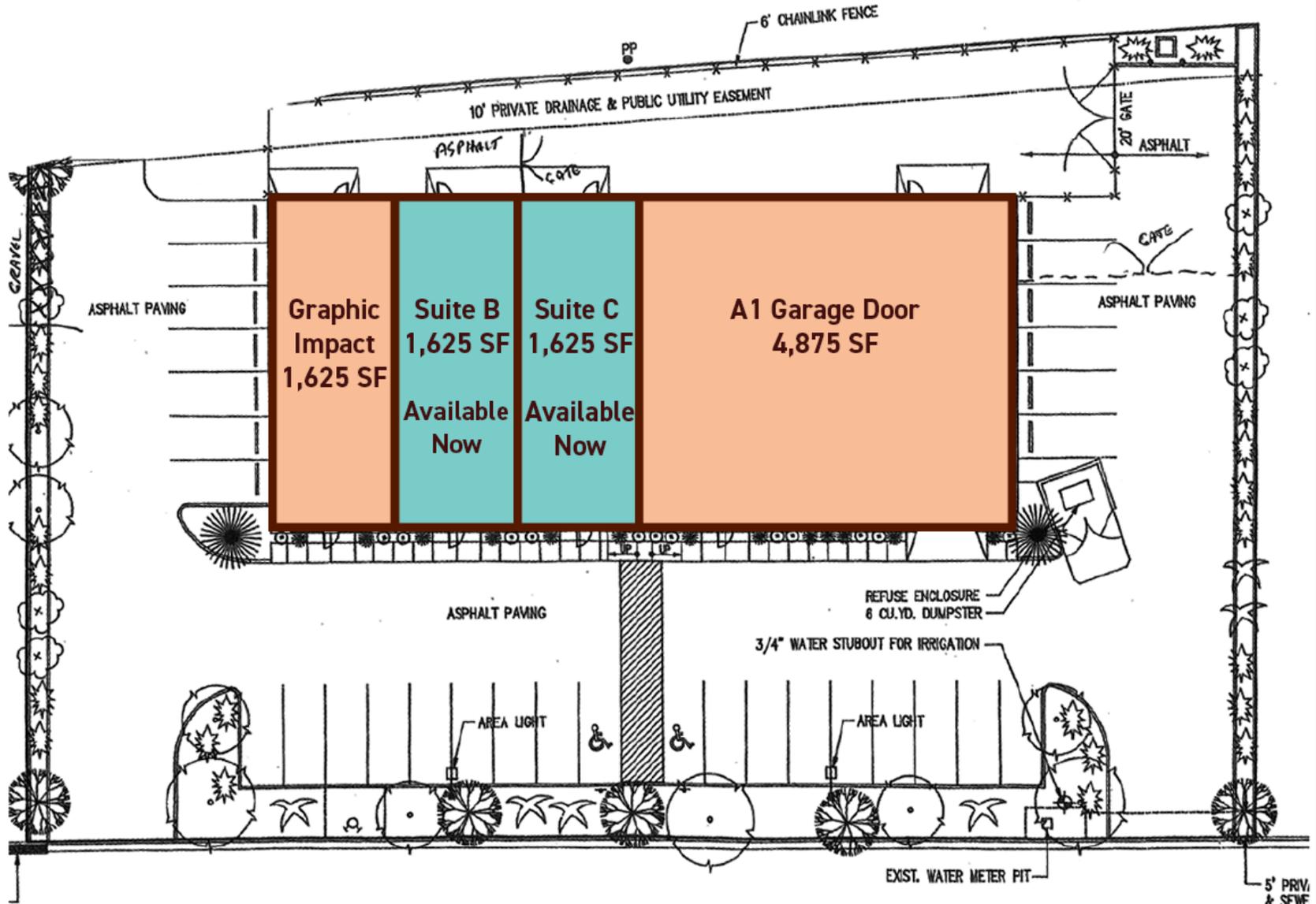


BASE 5
RETAIL PARTNERS

SITE PLAN

INDUSTRIAL SPACE FOR LEASE

409 Edmon, Albuquerque, NM 87107



EDMON ROAD NE

**LISTING
BROKER**

Brandon Saylor, CCIM · brandon@base5retail.com · 505.350.0296

505.807.0605 · WWW.BASE5RETAIL.COM

AVAILABLE

- SUITE B: 1,625 SF (Available Now)**
\$13.00/SF + NNN
 - SUITE C: 1,625 SF (Available Now)**
\$13.00/SF + NNN
 - 2026 NNN: \$3.36/SF (EST)**
 - SUITES B & C can be combined for a total of 3,250 SF**
- Zoning M-1 (Bernalillo County)
 - 14'-16' ceiling height
 - One (1) 10' roll-up door
 - 200 AMP Single Phase Power



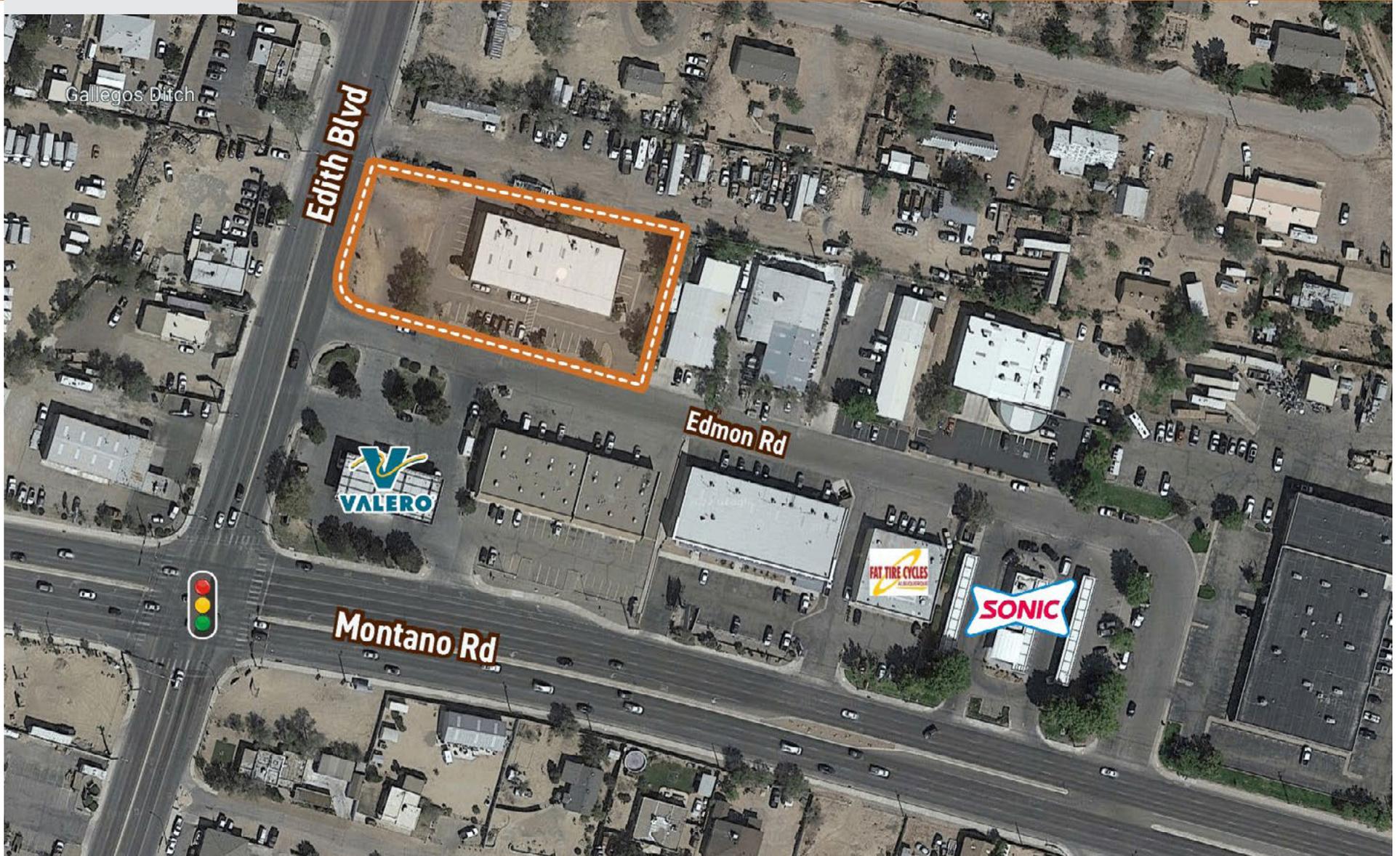


BASE 5
RETAIL PARTNER

AERIAL

INDUSTRIAL SPACE FOR LEASE

409 Edmon, Albuquerque, NM 87107



**LISTING
BROKER**

Brandon Saylor, CCIM • brandon@base5retail.com • 505.350.0296

505.807.0605 • WWW.BASE5RETAIL.COM

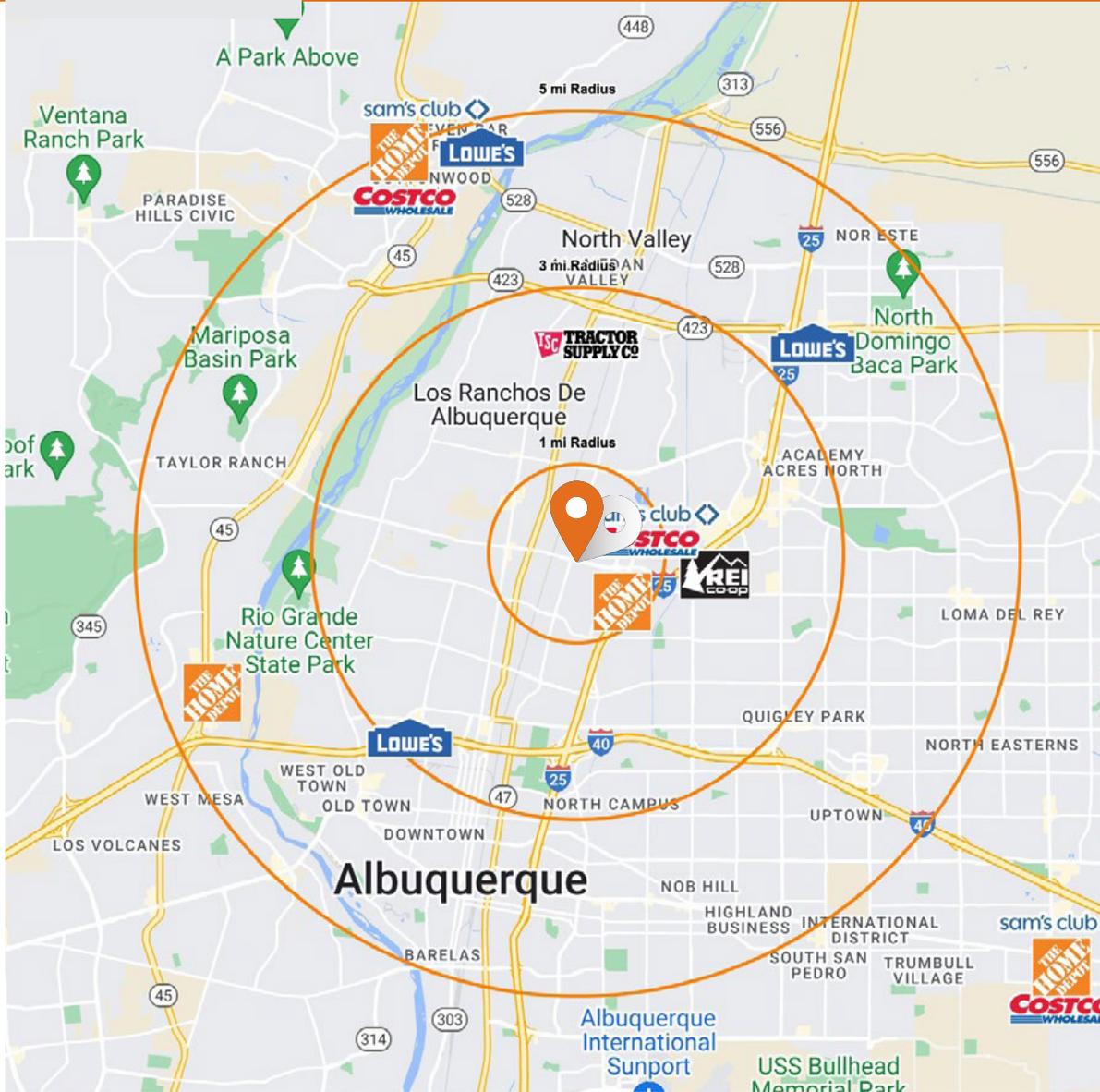


BASE 5
RETAIL PARTNERS

RADIUS MAP

INDUSTRIAL SPACE FOR LEASE

409 Edmon, Albuquerque, NM 87107



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

INDUSTRIAL SPACE FOR LEASE

409 Edmon, Albuquerque, NM 87107



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:** \$13.00/SF NNN
(2026 NNN = \$3.36/SF)
- **ZONING:** County M-1
- Less than 5 minute drive to I-25
-  No Cannabis

LET'S CHAT

BRANDON SAYLOR, CCIM

brandon@base5retail.com

505.350.0296

