INDUSTRIAL SPACE FOR LEASE

409 Edmon, Albuquerque, NM 87107

BASE 5
RETAIL PARTNERS



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

BASE 5
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SITE DETAILS

INDUSTRIAL SPACE FOR LEASE
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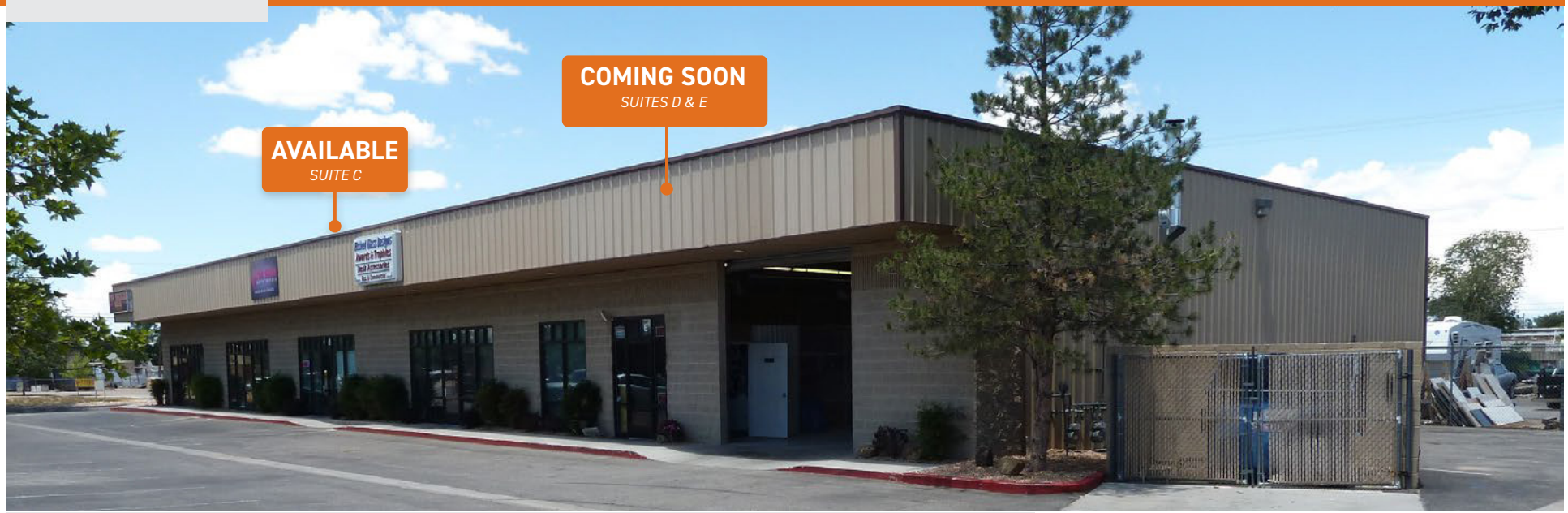


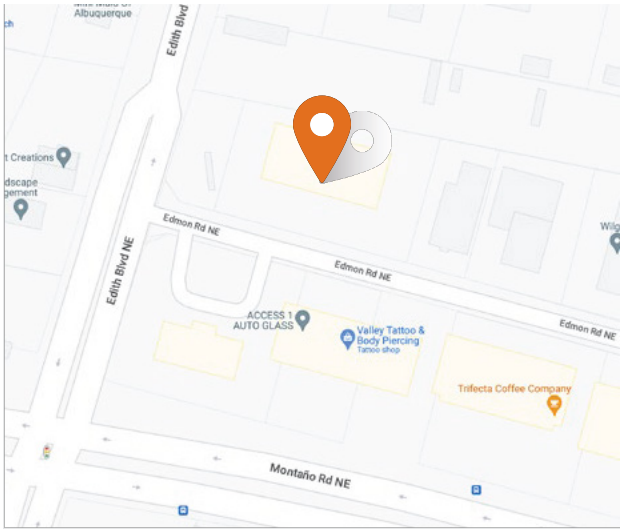
AVAILABLE

- **SUITE C: 1,625 SF (Available Now)**
  - 14'-16' ceiling height
  - One (1) 10' roll-up door
  - 200 AMP Single Phase Power

COMING SOON

- **SUITES D & E: 4,875 SF (Available March 1, 2027)**
  - Two (2) ground level drive in doors
    - One 10' x 10'
    - One12' x 10'
  - Has exclusive yard space available

- **PRICE: $11.00/SF**
  2026 NNN: $3.36/SF (EST)
- **Zoning M-1 (Bernalillo County)**
- **SUITES C, D & E can be combined for a totoal of 6,500**



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SITE PLAN

INDUSTRIAL SPACE FOR LEASE

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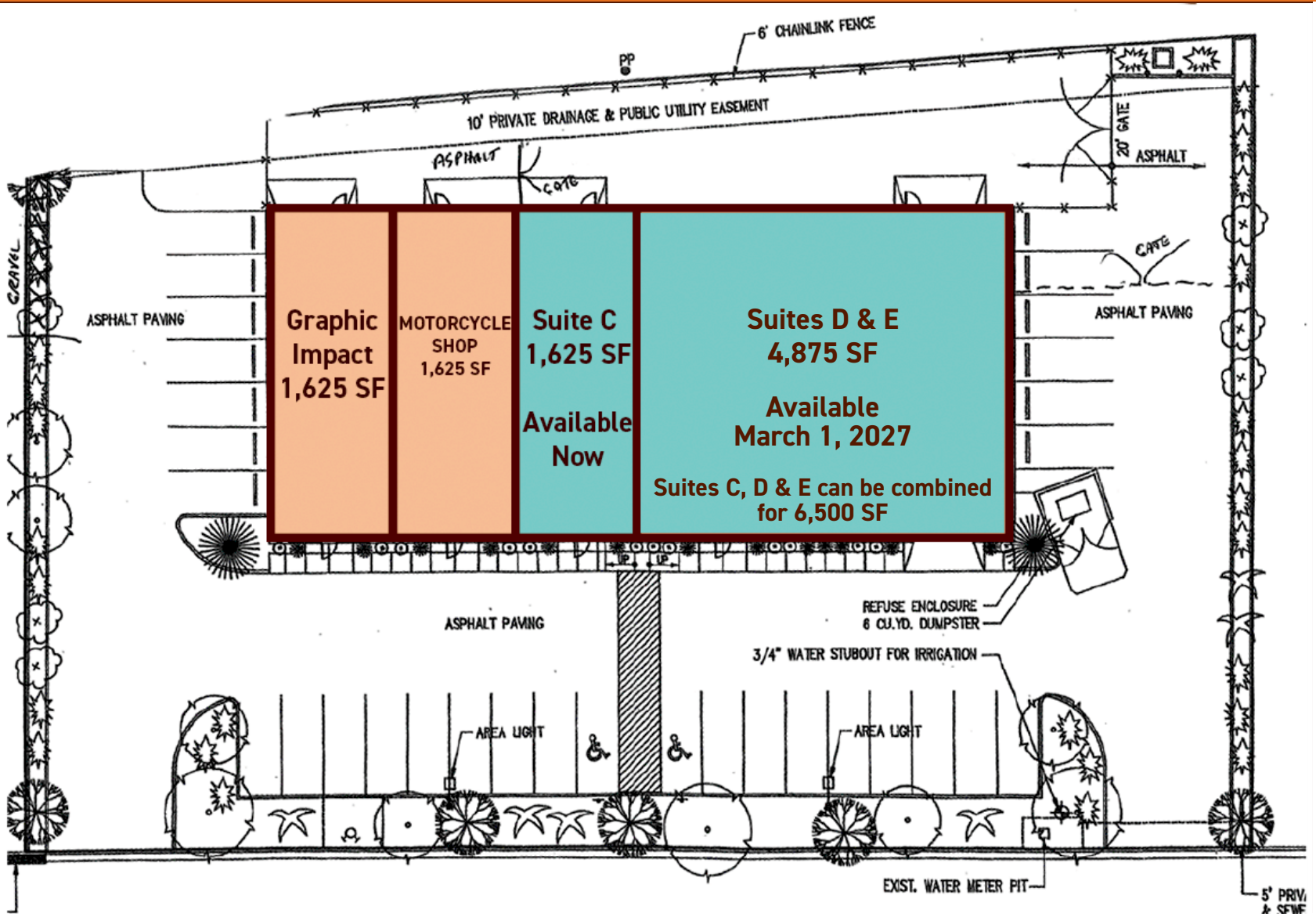


EDMON ROAD NE

BASE 5
RETAIL PARTNERS

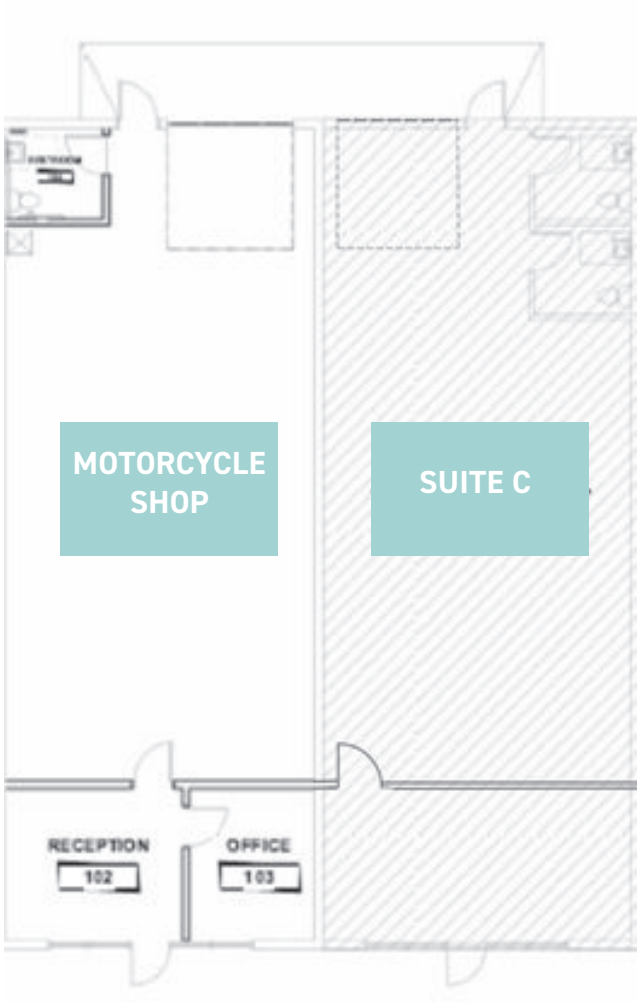
FLOOR PLAN

INDUSTRIAL SPACE FOR LEASE

409 Edmon, Albuquerque, NM 87107

AVAILABLE

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



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AERIAL

INDUSTRIAL SPACE FOR LEASE
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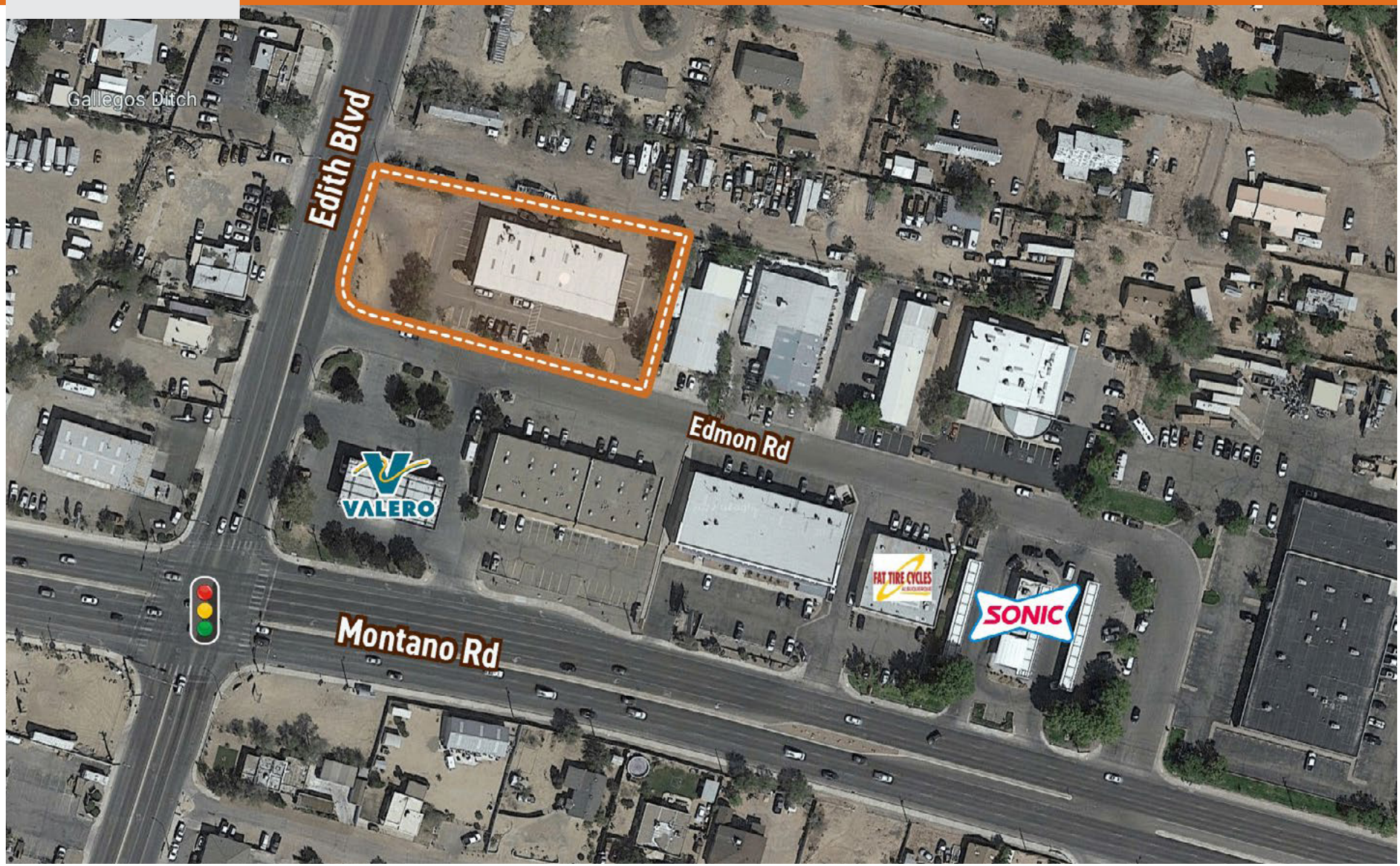

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BASE 5
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RADIUS MAP

INDUSTRIAL SPACE FOR LEASE
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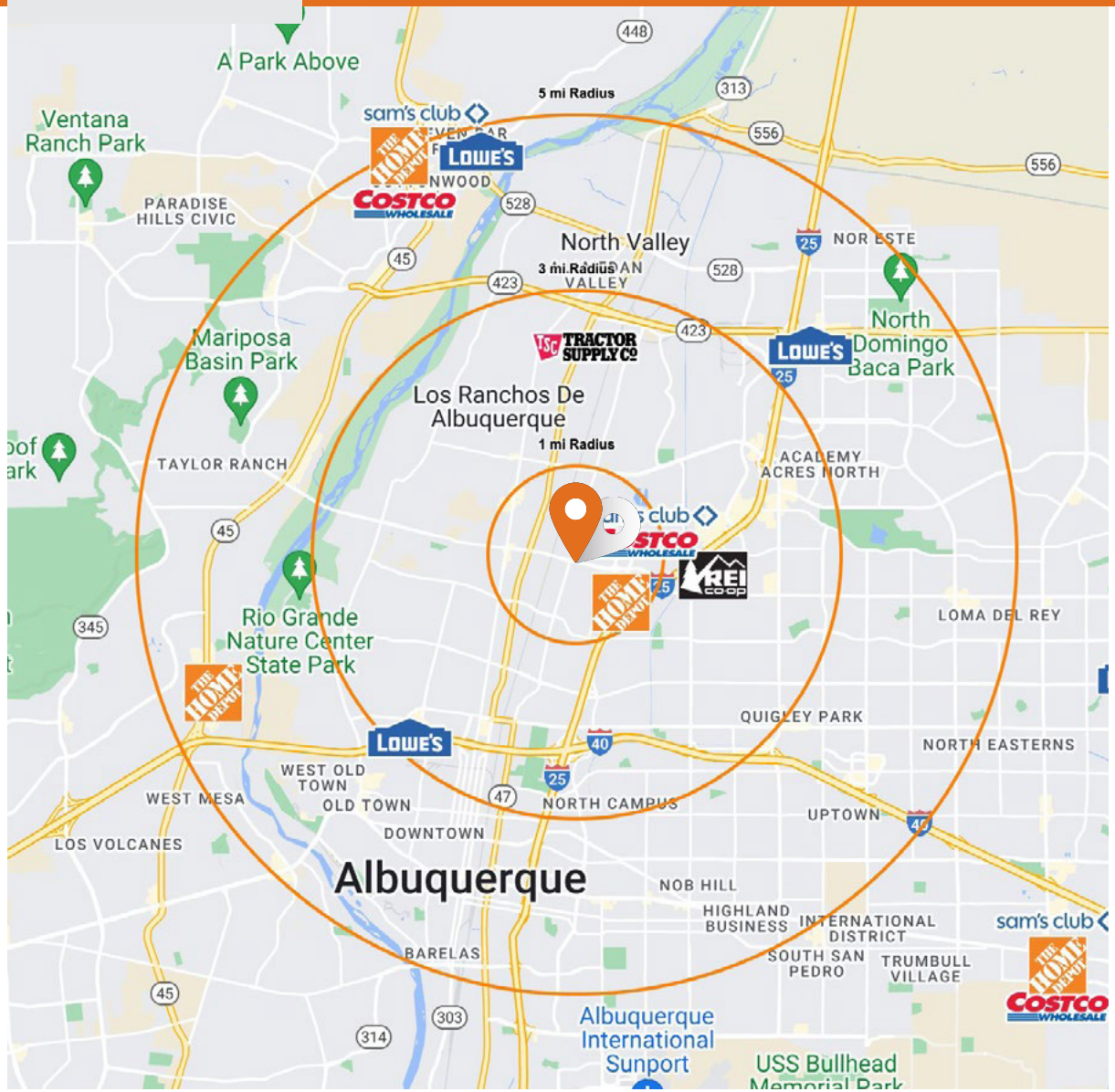

POPULATION		
1 MILE	**3 MILES**	**5 MILES**
4,805	73,260	243,597

INCOME		
1 MILE	**3 MILES**	**5 MILES**
$60,100	$68,439	$74,736

EMPLOYEES		
1 MILE	**3 MILES**	**5 MILES**
12,306	93,228	236,393

TRAFFIC	
MONTAÑO BLVD	**EDITH**
32,000 VPD	17,400 VPD

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OVERVIEW

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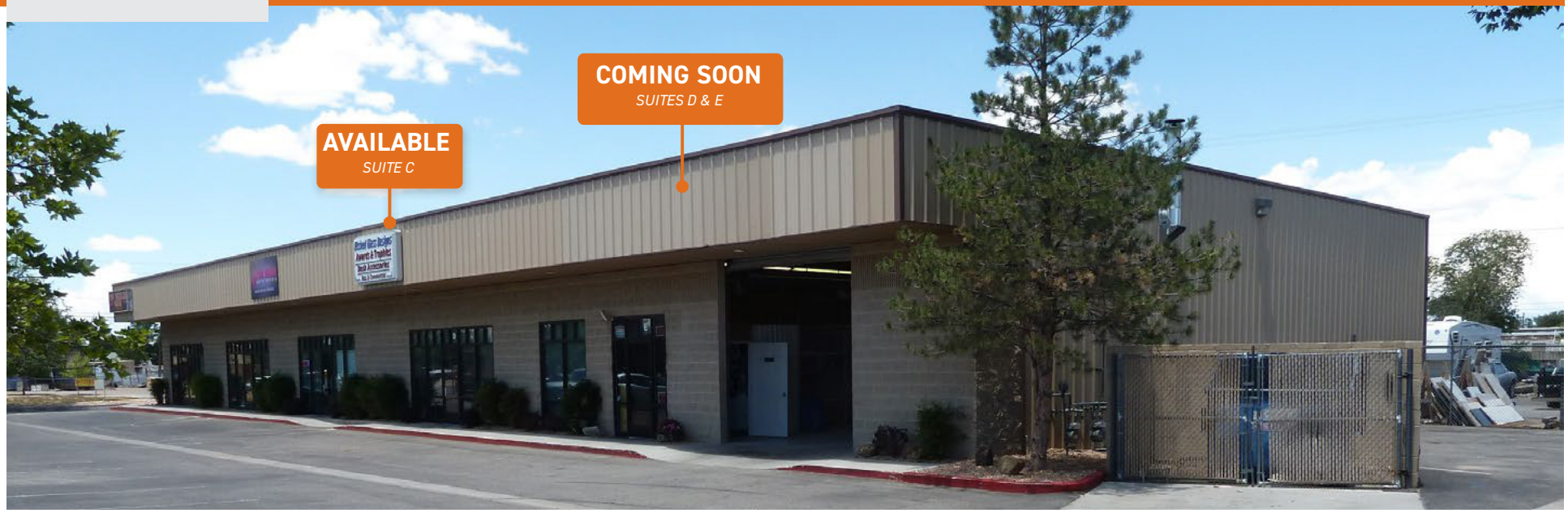

409 Edmon is an ideal blend between retail and industrial. This property has good traffic counts, visibility and accessibility with the desired attributes of showroom/warehouse.

- **SUITE C: 1,625 SF (Available Now)**
- **PRICE: $11.00/SF** *(2026 NNN: $3.36/SF)*
- **SUITES C, D & E can be combined for a totoal of 6,500 SF**
- **SUITES D & E: 4,875 SF (Available March 1, 2027)**
- **Zoning:** M-1 (Bernalillo County)
- Less then 5 minute drive to I-25
- No Cannabis

LET'S CHAT

BRANDON SAYLOR, CCIM
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REALTY RESOURCES
MEMBER



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