

# 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 B: 1,625 SF (Coming Soon)

\$13.00/SF + NNN

#### SUITE C: 1,625 SF (Available Now)

\$13.00/SF + NNN

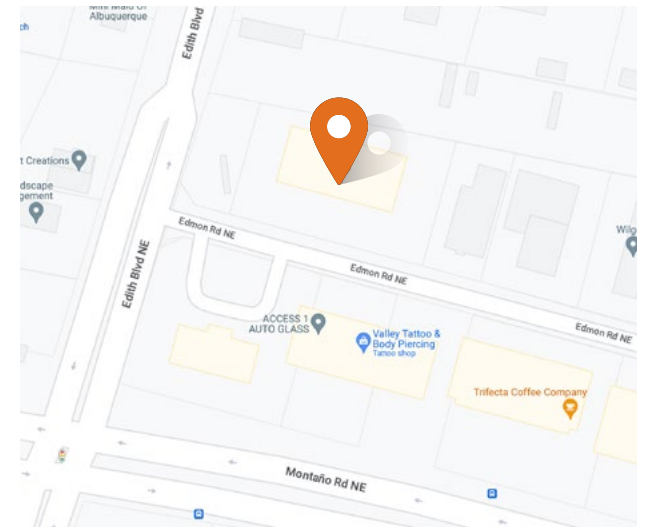
2025 NNN: \$3.02/SF (est)

14'-16' ceiling height

Zoning M-1 (Bernalillo County)

One (1) 10' roll-up door

200 AMP Single Phase Power





## INDUSTRIAL SPACE FOR LEASE

**Graphic Impact**  
1,625 SF

**Suite B**  
1,625 SF  
\* Coming Soon

**Suite C**  
1,625 SF  
\* Available Now

**A1 Garage Door**  
4,875 SF

10' PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT

ASPHALT PAVING

REFUSE ENCLOSURE & CU.YD. DUMPSTER

3/4" WATER STUBOUT FOR IRRIGATION

AREA LIGHT

EXIST. WATER METER PIT

5' PRIV. & SEWER

EDMON ROAD NE

# LISTING BROKER

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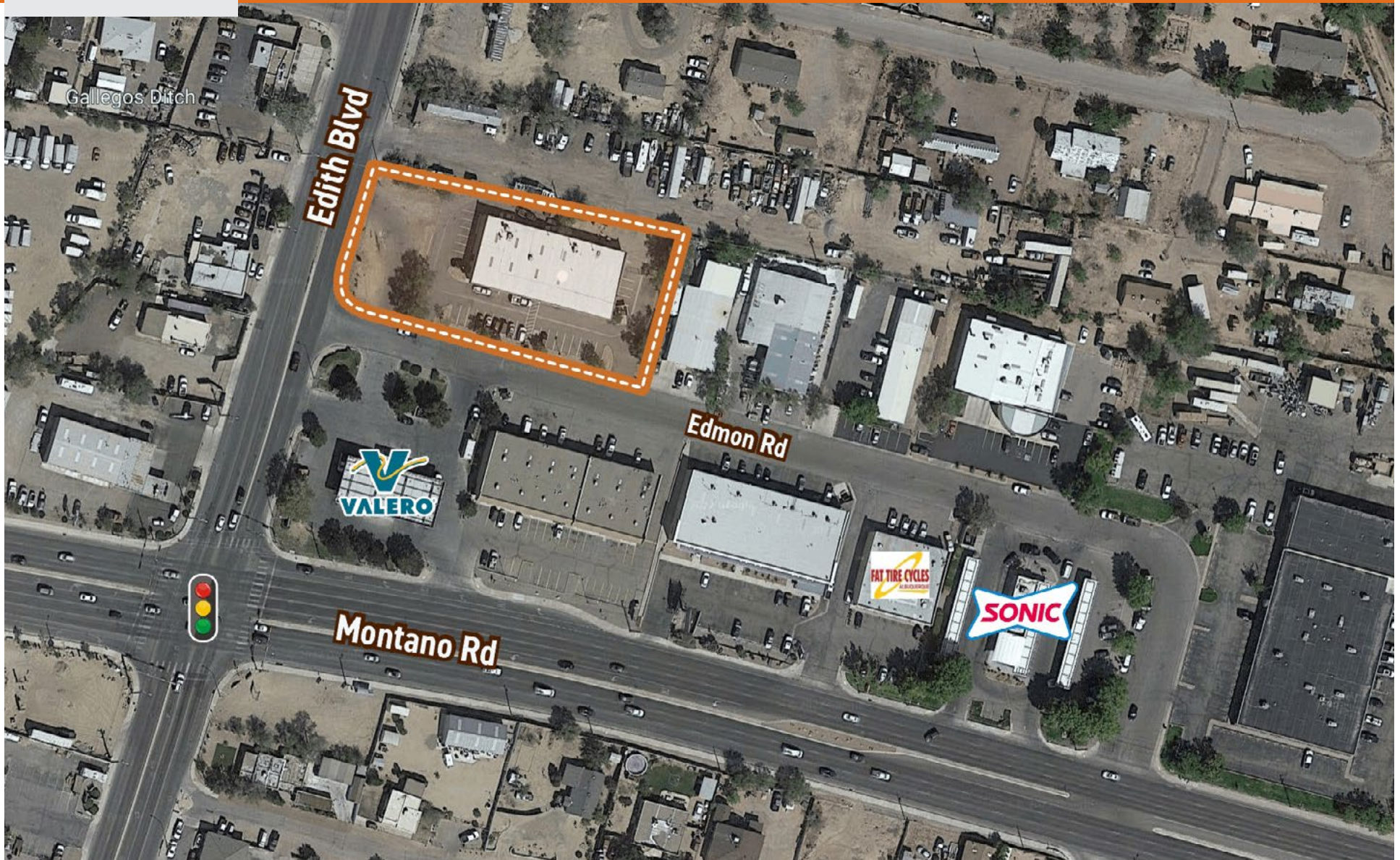


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**AERIAL**

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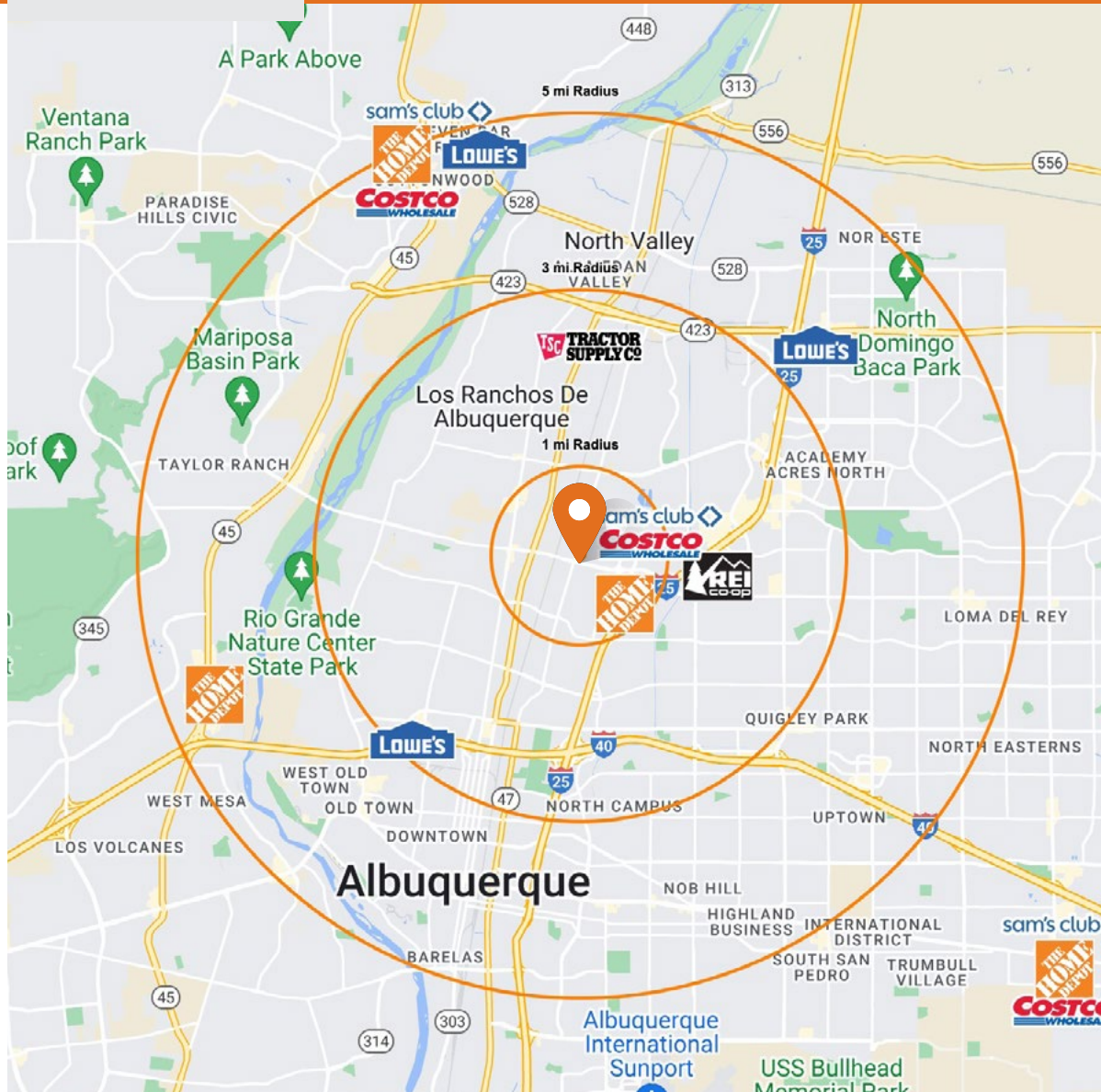


**BASE 5**  
RETAIL PARTNERS

## 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

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## OVERVIEW

## INDUSTRIAL SPACE FOR LEASE

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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.

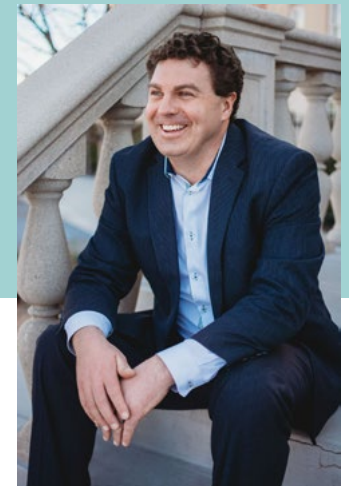
- **PRICE:** \$13.00/SF NNN  
(2025 NNN = \$3.02/SF)
- Less than 5 minute drive to I-25
- **ZONING:** County M-1
- No Cannabis

### LET'S CHAT

**BRANDON SAYLOR, CCIM**

[brandon@base5retail.com](mailto:brandon@base5retail.com)

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