



BASE 5
RETAIL PARTNERS

Industrial Space Available

1621 1st St NW, Albuquerque NM 87102
5,000 SF

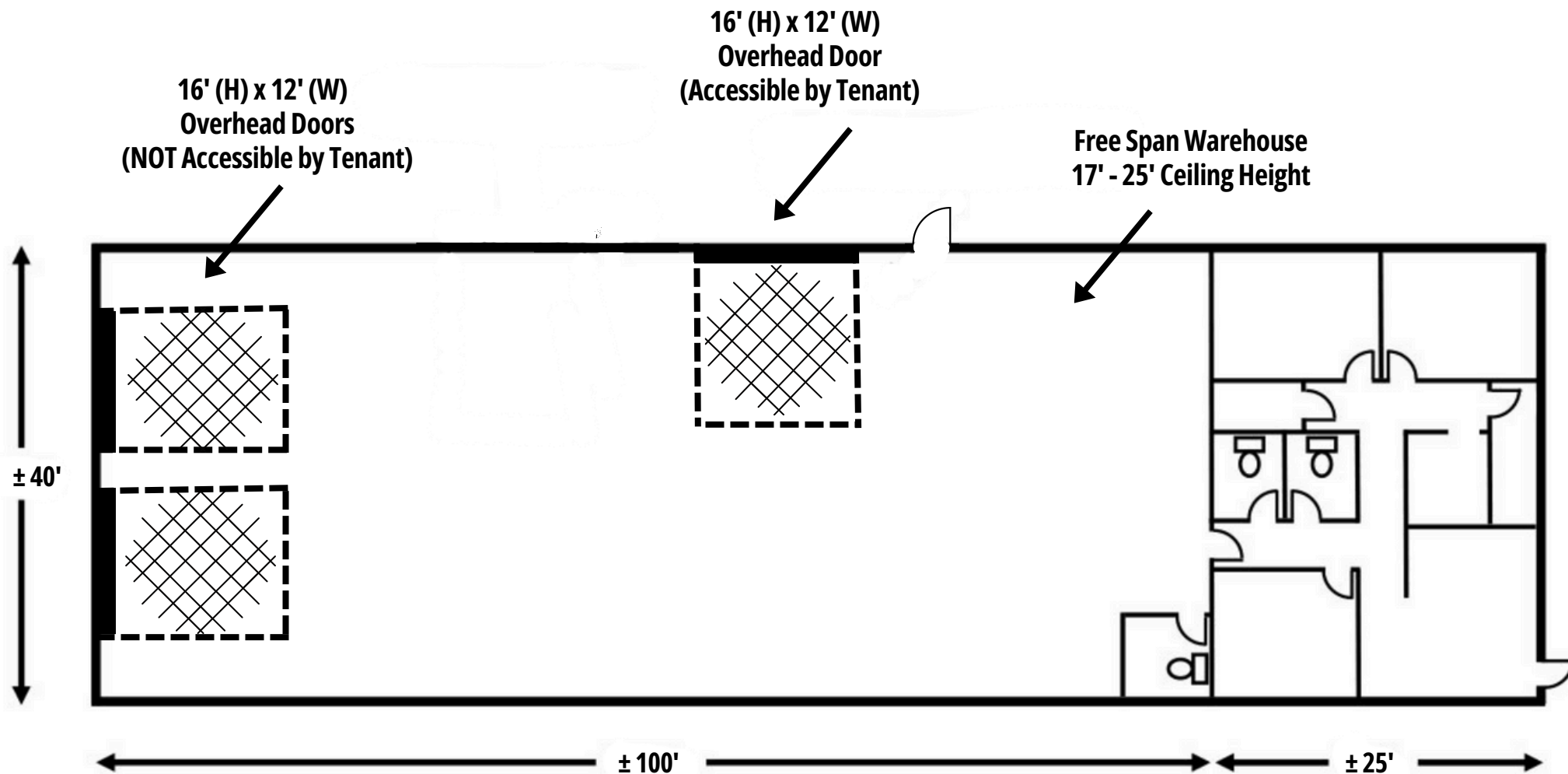


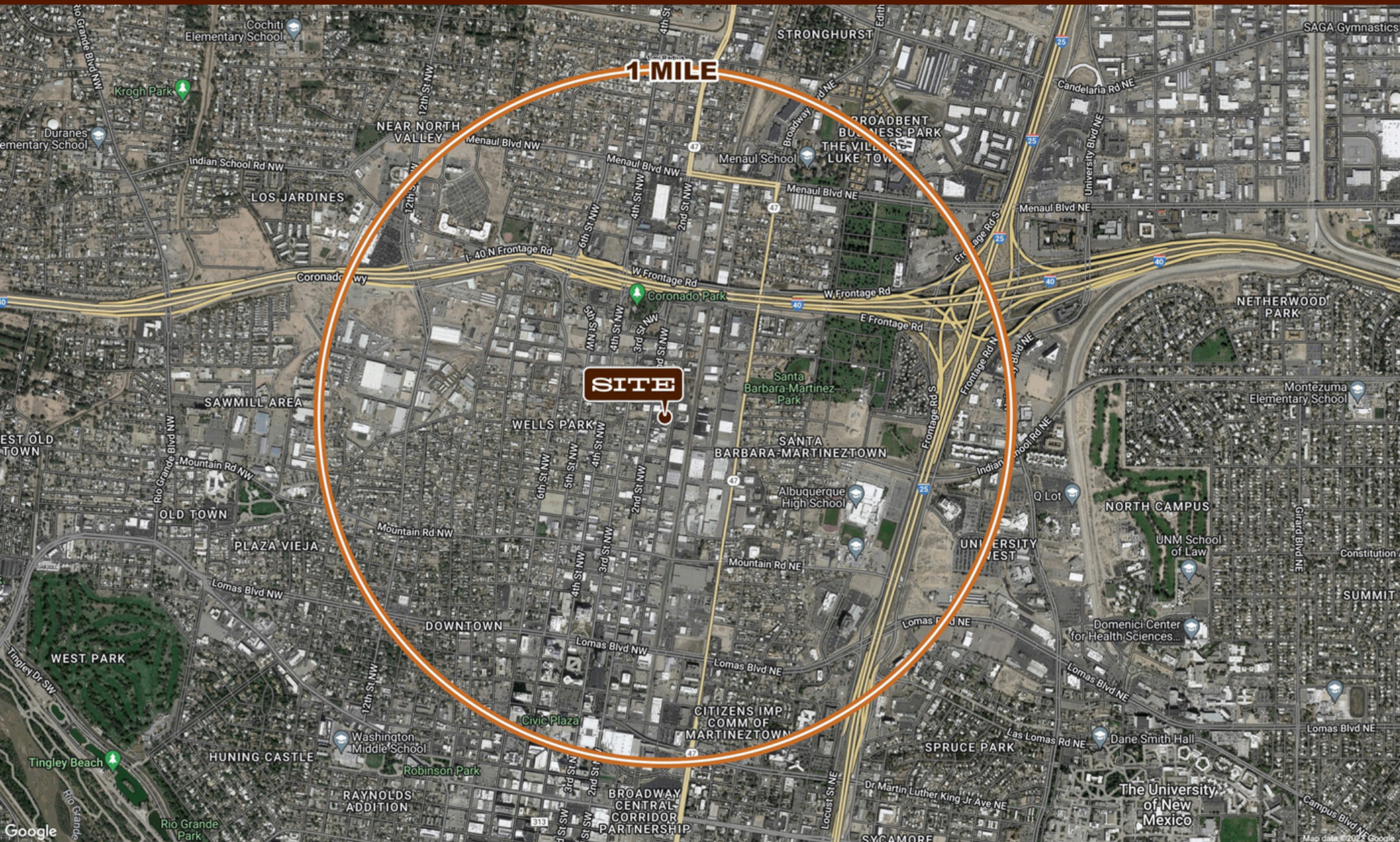
BASE 5 RETAIL PARTNERS

6739 Academy Rd NE #380, Albuquerque NM 87109

WWW.BASE5RETAIL.COM
505-807-0605

LISTING BROKER:
Brandon Saylor CCIM - brandon@base5retail.com - 505-350-0296









INDUSTRIAL SPACE FOR LEASE

1621 1st Street NW
Albuquerque NM 87102

Details for Suite B:

- 5,000 TOTAL SF
- 3,800 SF Warehouse
- 1,200 SF Office
- 2 private offices, conference room/3rd private office, reception area, two bathrooms, and kitchenette.
- NO CANNABIS
- Zoning NR-GM
- 3-phase, 400-amp power
- 16'X12' ground level overhead door
- 16'-25' ceiling height, Free-span warehouse
- 6' concrete slab
- Estimated availability is March 1, 2026
- Located just south of I-25 in the downtown submarket

Asking \$10.00/SF + NNN

EST 2026 NNN = \$1.89/SF

The landlord has pride of ownership and has kept this building in excellent condition. The building was developed in 2007.

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