



**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

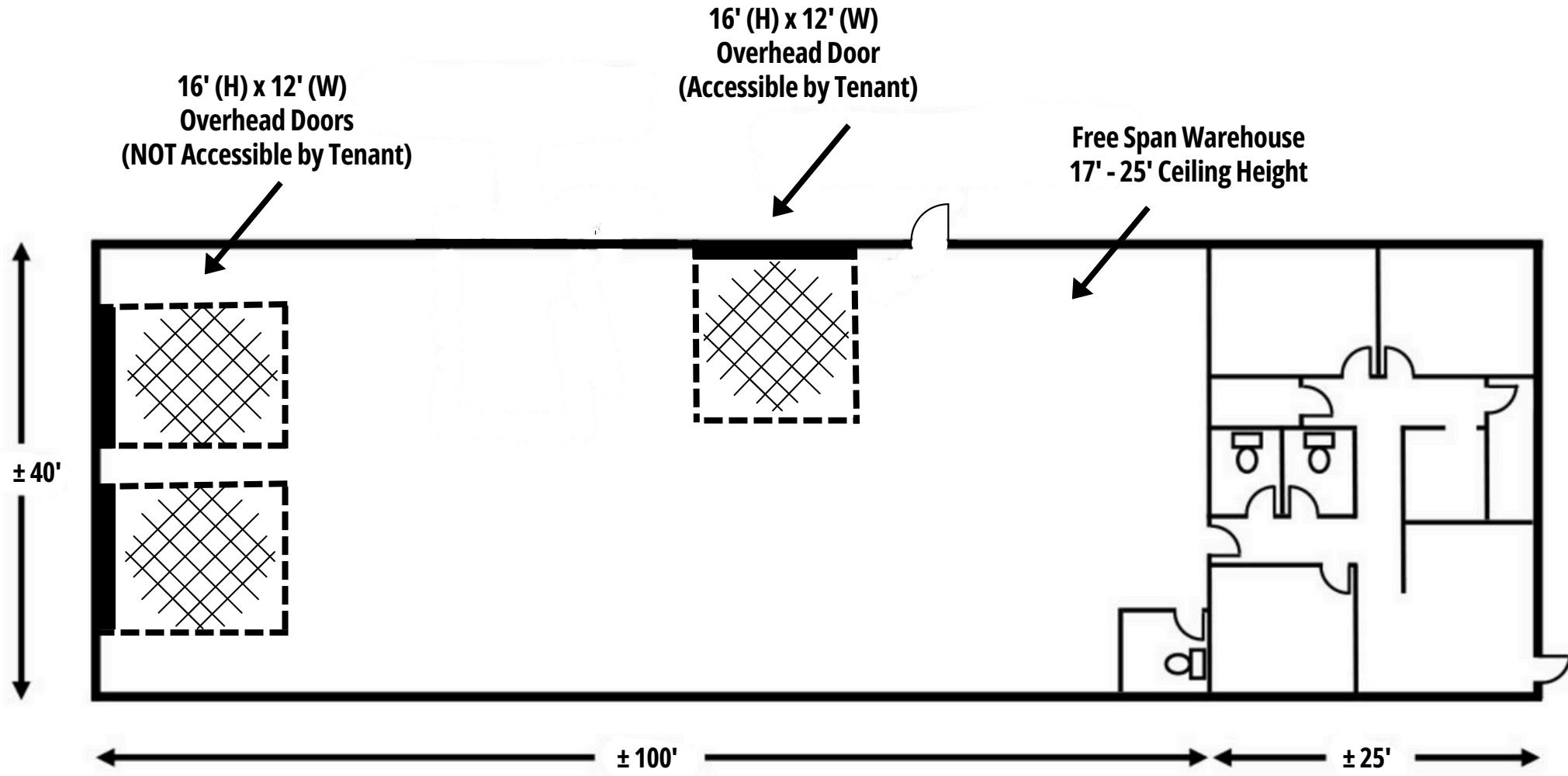
[WWW.BASE5RETAIL.COM](http://WWW.BASE5RETAIL.COM)  
**505-807-0605**

LISTING BROKER:  
Brandon Saylor CCIM - [brandon@base5retail.com](mailto:brandon@base5retail.com) - 505-350-0296



# INDUSTRIAL SPACE FOR LEASE

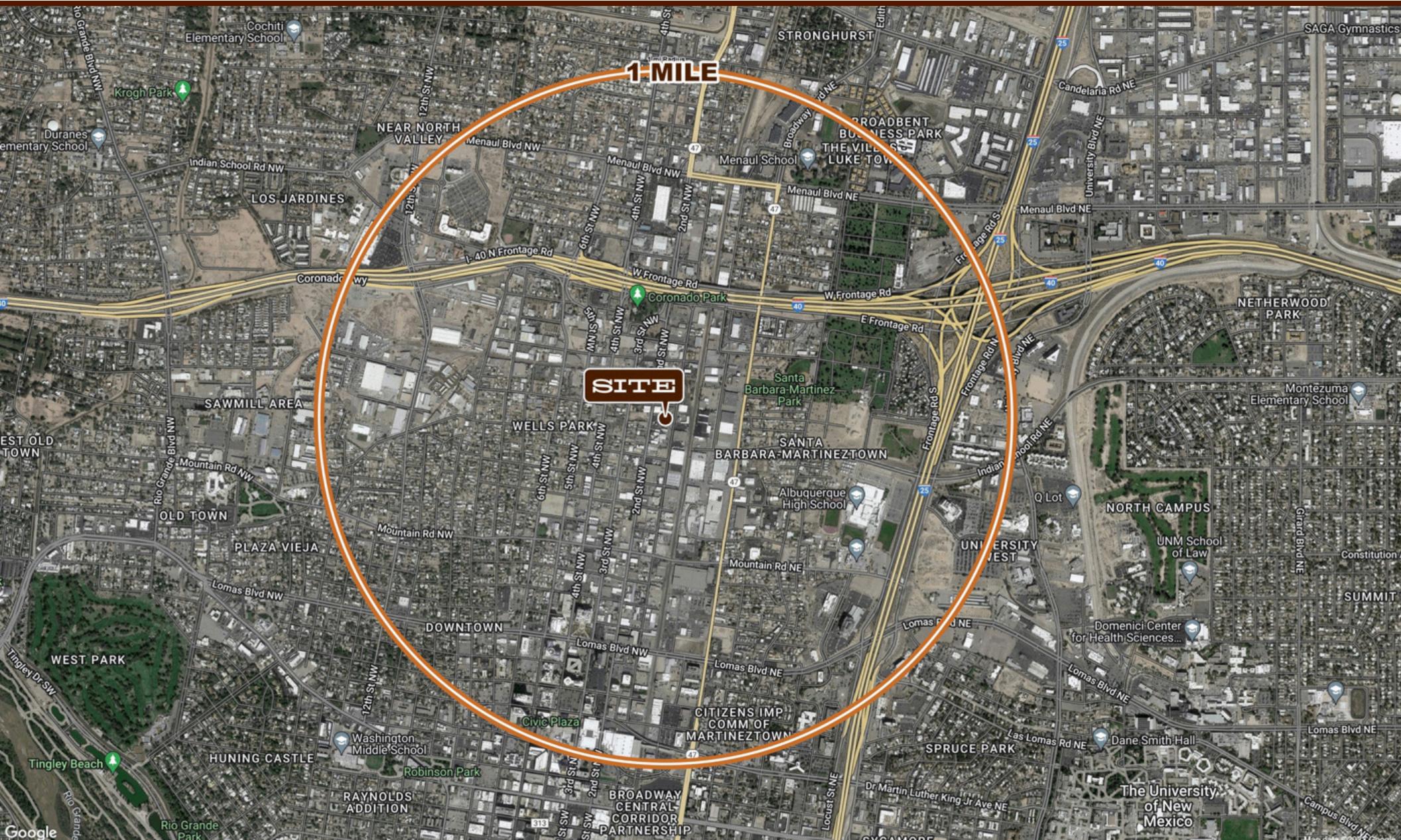
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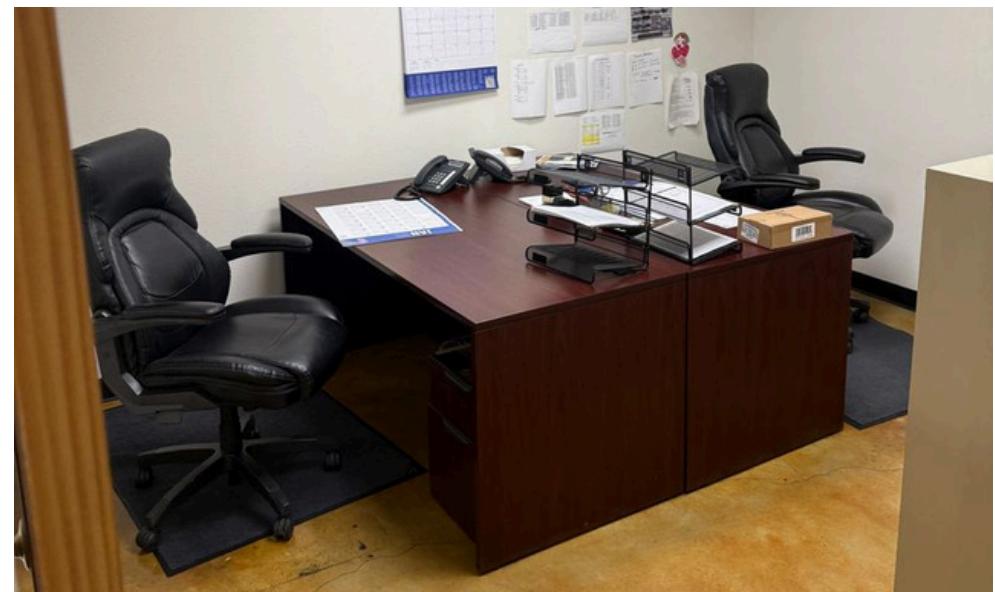
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Details for Suite B:

- 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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THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY. THE VALUE OF THIS TRANSACTION SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND ADVISORS SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

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