



# 1410 NM 333 TIJERAS

1410 NM HWY 333  
1410 New Mexico 333 Edgewood, NM 87015



**FOR  
LEASE**

**AVAILABLE SPACE**  
±6,750 SF

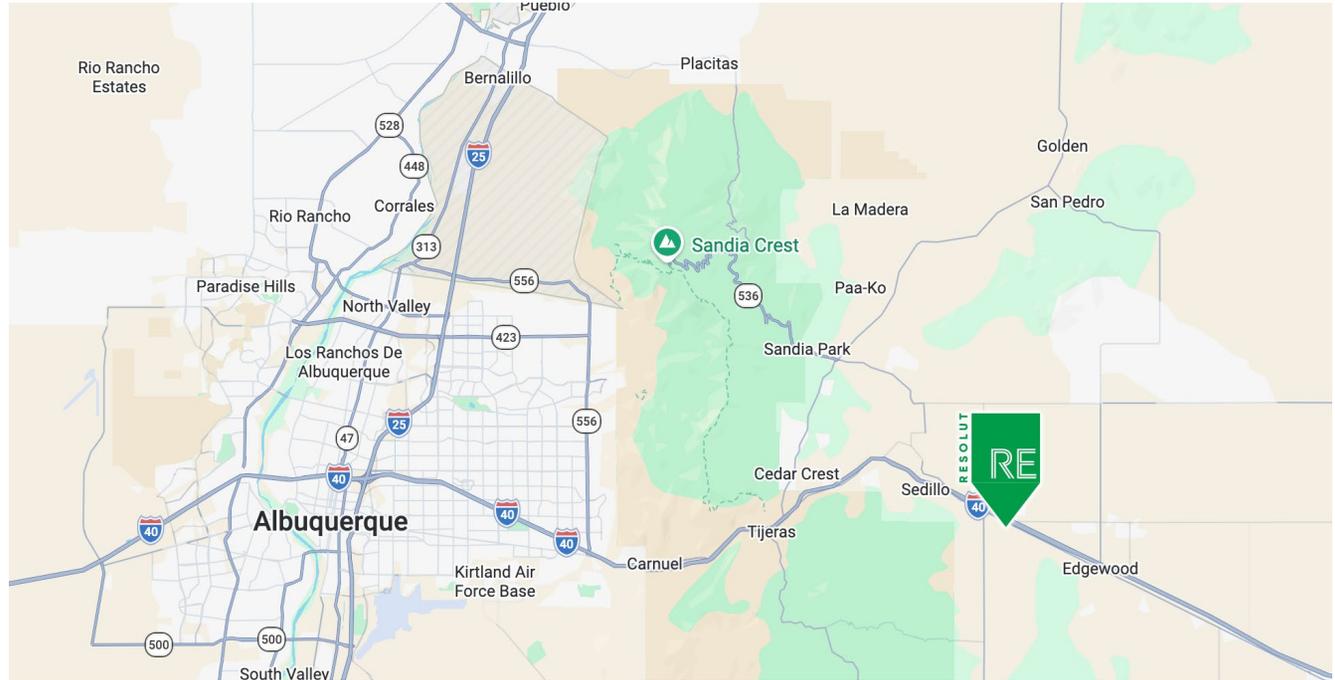
**RATE**  
\$11.00 - \$14.00 PSF NNN  
NNNs\* \$2.00  
\* Estimate provided by Landlord and  
subject to change

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**PROPERTY HIGHLIGHTS**

- 4,500 SF of enclosed warehouse
- 2,250 SF of covered warehouse that can be enclosed (price will increase to \$14.00 PSF)
- 4 bays with 2 Pass-throughs
- 16ft High Ceiling in center
- 400 Amp Service
- Has 3 Phase converters
- 8 Inch slab
- A-2 Zoning could be changed if needed



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2025**



**5,059**  
**POPULATION**  
3-MILE RADIUS



**\$148,338.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**2,429**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Rt 66: 6,015 VPD  
(Sites USA 2025)

## PROPERTY OVERVIEW

Position your operation in a functional  $\pm 6,750$  SF industrial/warehouse facility along the NM-333 / Historic Route 66 corridor, offering strong access and visibility near I-40.

### Building & Yard Functionality

- $\pm 4,500$  SF enclosed warehouse
- $\pm 2,250$  SF covered warehouse (designed to be enclosed if needed)
- Four (4) bays including two (2) pass-through bays for efficient in/out workflow
- Clear height: up to 16' at center—ideal for racking, light fabrication, staging, or contractor use

### Power & Infrastructure

- 400 Amp electrical service
- Three-phase capability via converters (supports a range of industrial equipment demands)
- 8" concrete slab for heavier-duty use and equipment loads

### Zoning

A-2 zoning (Bernalillo County designation: Rural Agricultural—2-acre minimum zone classification). Zoning can be pursued for change if a different use is required, subject to County review/approval.

### Ideal Uses

Great fit for contractor shops , equipment/storage , distribution staging , light manufacturing , service/repair (verify permissibility) , and other industrial users needing high-capacity power and bay access .



## LOCATION OVERVIEW

Strategic East Albuquerque Access Tijeras sits in the Tijeras Canyon area along I-40 and the historic Route 66 / NM-333 alignment, providing convenient connectivity for serving Albuquerque and the East Mountains. Approximately 17 miles to Albuquerque (driving distance), supporting metro labor access and regional distribution. The property benefits from I-40 area visibility and a location on the NM-333 corridor frequently used for local commuting and business traffic. Tijeras is positioned at a key crossroads area near NM-14 (Turquoise Trail) and the Route 66 corridor, supporting movement between Albuquerque, the East Mountains, and surrounding communities.







