



405 Montano Rd. NE, Suite 2 & Suite 6  
Albuquerque, NM 87107

**REDUCED RATE!!**

## Showroom / Office / Warehouse



**Available Space:** 1,569± SF (Ste 2) 1,681± SF (Ste 6)

**Lease Rate:** \$11.00 / SF NNN

**Parking:** 35 (plus loading and additional parking in the rear)

**Loading:** 10' x 10' Drive-In Door

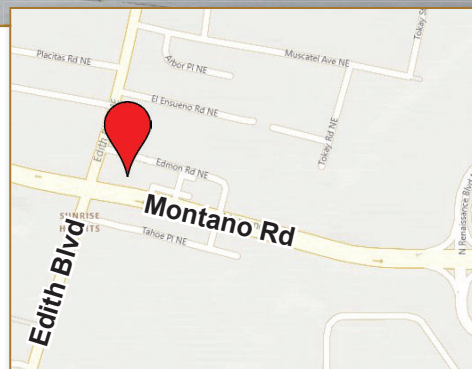
**Ceiling Height:** 13'4" Clear Height

**Zoning:** M-1; Light Manufacturing (Bernalillo County)

**Comments:** Near High Traffic Intersection of Montano and Edith

Monument and Building Signage Available

Flexible Floor Plan



**Traffic Counts:** Montano Rd.: 32,700 VPD

Edith Blvd.: 17,300 VPD

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 and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. If square footage is a consideration, parties are advised to measure the property.

**(505) 268-2800**

**WWW.ROGER-COX.COM**

1717 Louisiana Blvd. NE, Suite 111  
Albuquerque, NM 87110



**Brian Anderson**

**M (505) 379-6030**

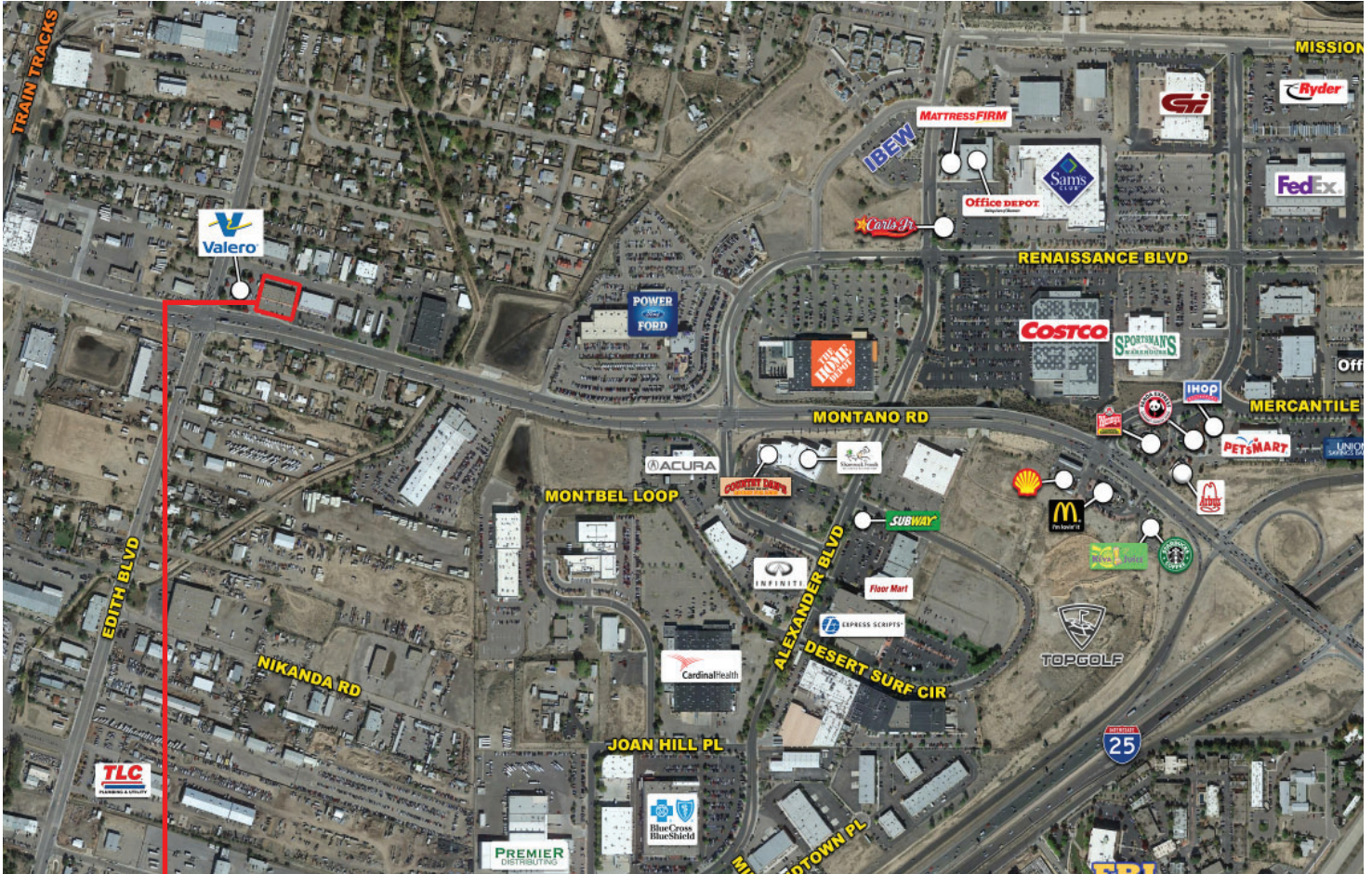
**brian@roger-cox.com**



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## Aerial



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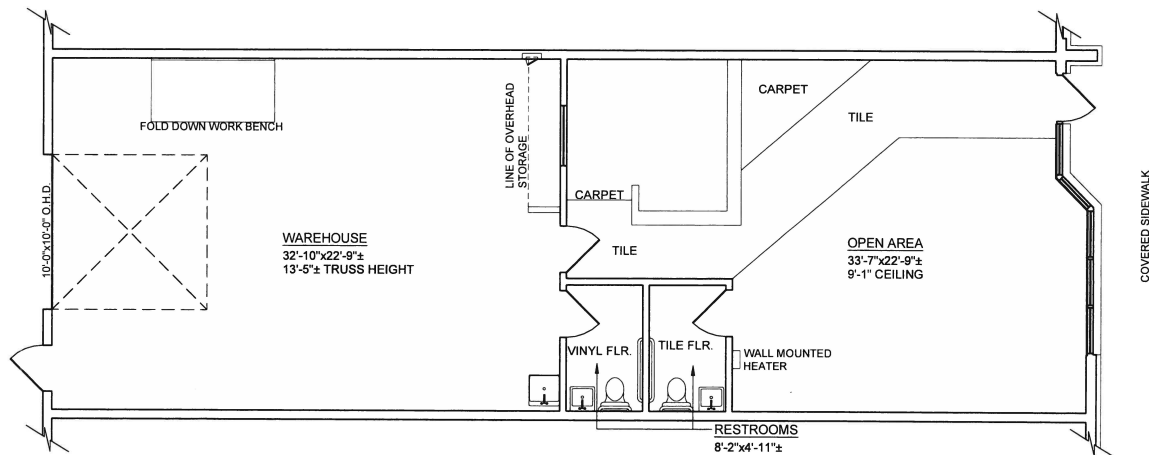




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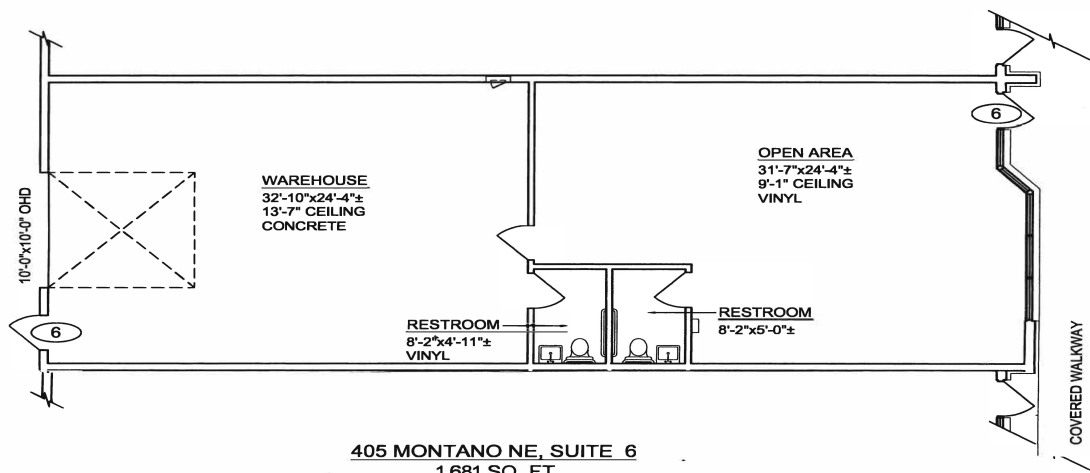
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## Floor Plans



405 MONTANO ROAD NE, SUITE 2

1569 sq ft



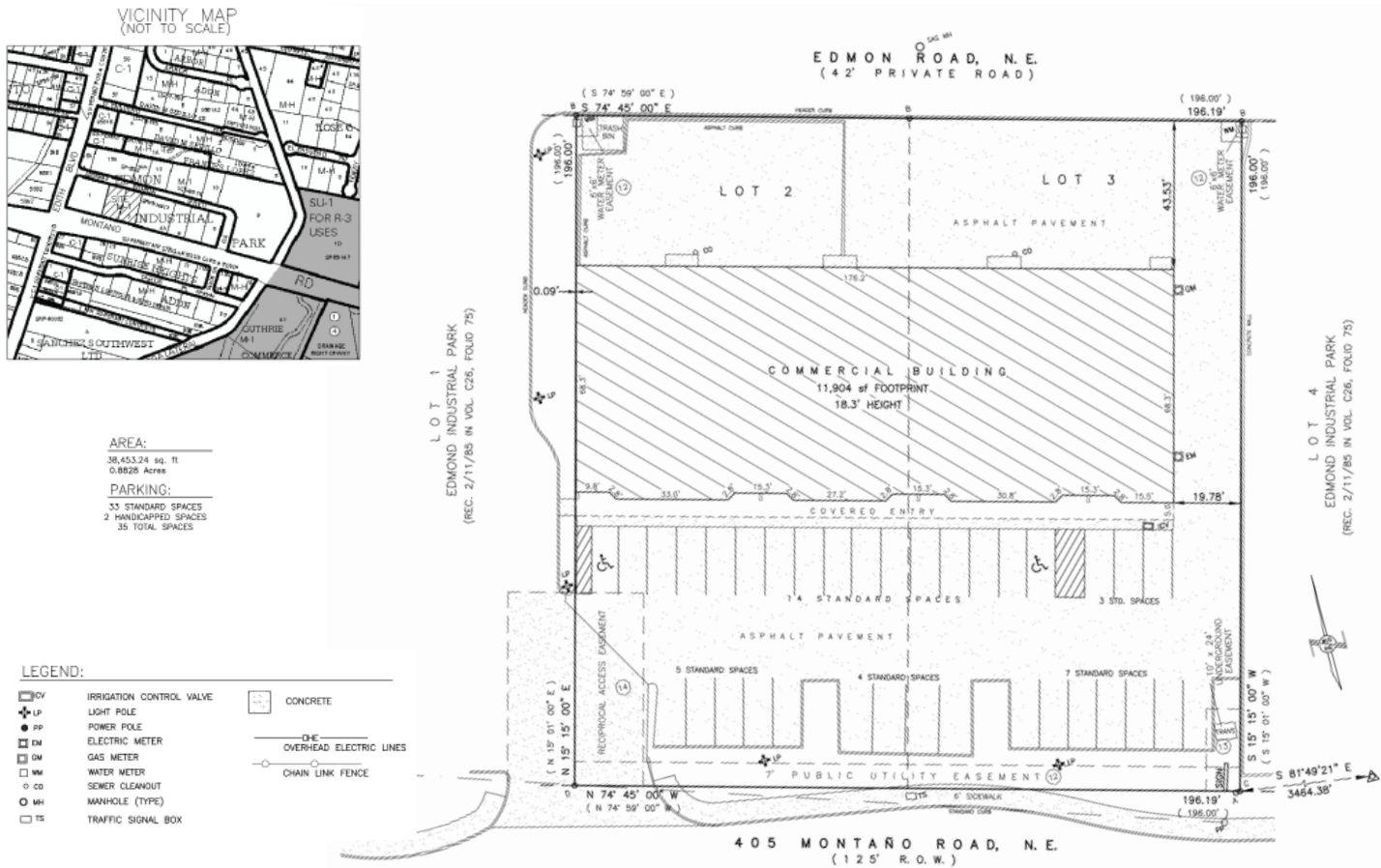
405 MONTANO NE, SUITE 6  
1,681 SQ. FT.



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Survey



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