



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



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FOR LEASE

Aerial



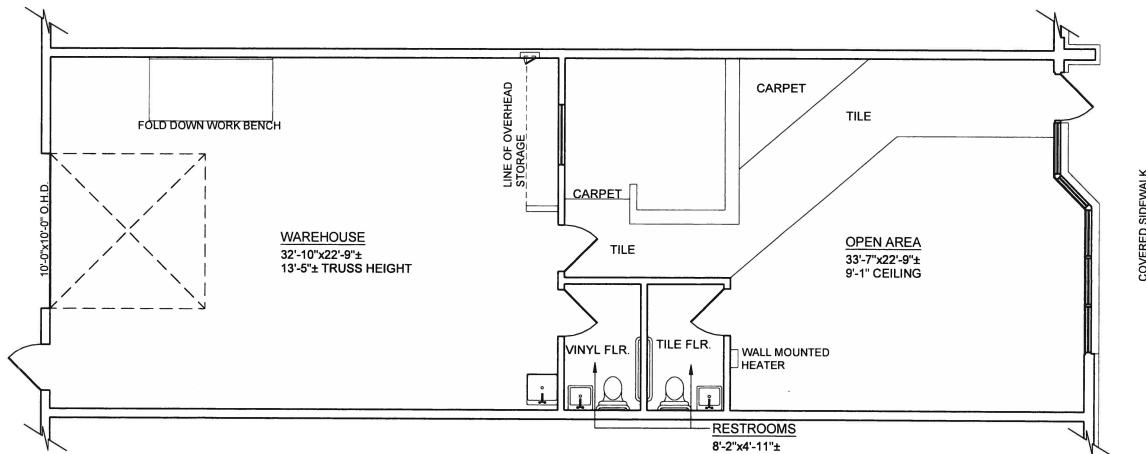
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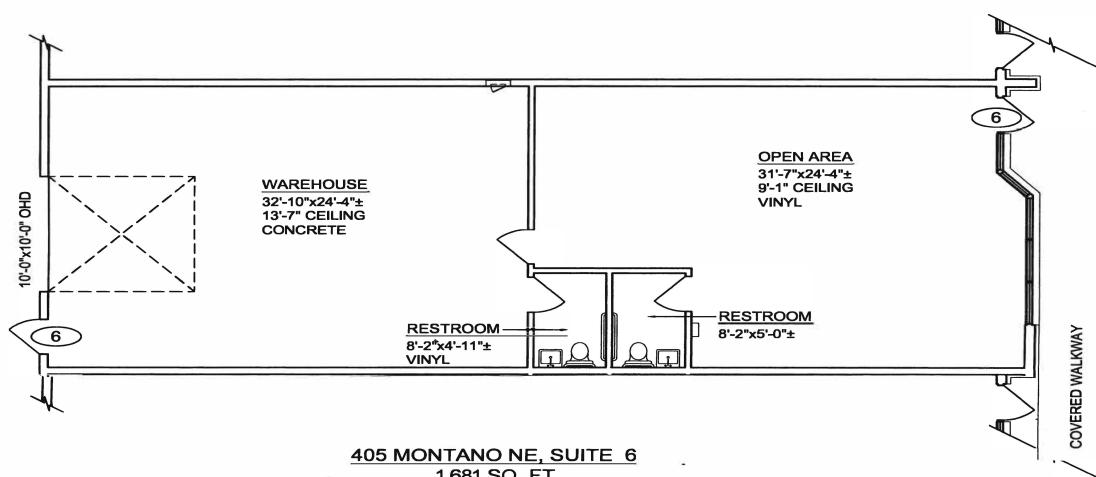
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Floor Plans



405 MONTANO ROAD NE, SUITE 2

1569 sq ft



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



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Survey

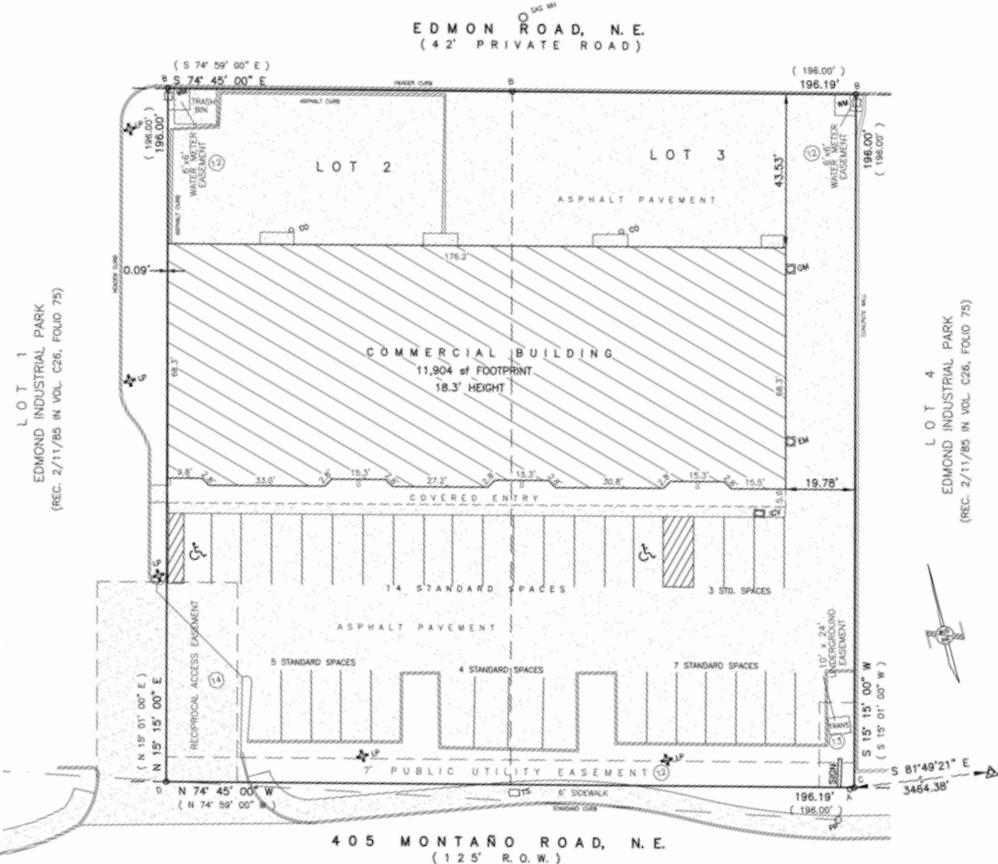
VICINITY MAP
(NOT TO SCALE)



AREA:
38,453.24 sq. ft.
0.8828 Acres
PARKING:
33 STANDARD SPACES
2 HANDICAPPED SPACES
35 TOTAL SPACES

LEGEND:

<input checked="" type="checkbox"/> CV	IRRIGATION CONTROL VALVE	<input checked="" type="checkbox"/> CONCRETE
<input checked="" type="checkbox"/> LP	LIGHT POLE	<input checked="" type="checkbox"/> ONE
<input checked="" type="checkbox"/> EM	POWER POLE	<input checked="" type="checkbox"/> OVERHEAD ELECTRIC L
<input checked="" type="checkbox"/> GM	ELECTRIC METER	
<input checked="" type="checkbox"/> WM	GAS METER	
<input checked="" type="checkbox"/> CO	WATER METER	
<input checked="" type="checkbox"/> MH	SEWER CLEANOUT	
<input checked="" type="checkbox"/> TS	MANHOLE (TYPE)	
<input checked="" type="checkbox"/> TS	TRAFFIC SIGNAL BOX	<input checked="" type="checkbox"/> CHAIN LINK FENCE



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