



1410 NM 333 TIJERAS

1410 NM HWY 333

1410 New Mexico 333 Edgewood, NM 87015



**FOR
LEASE**

AVAILABLE SPACE
±6,750 SF

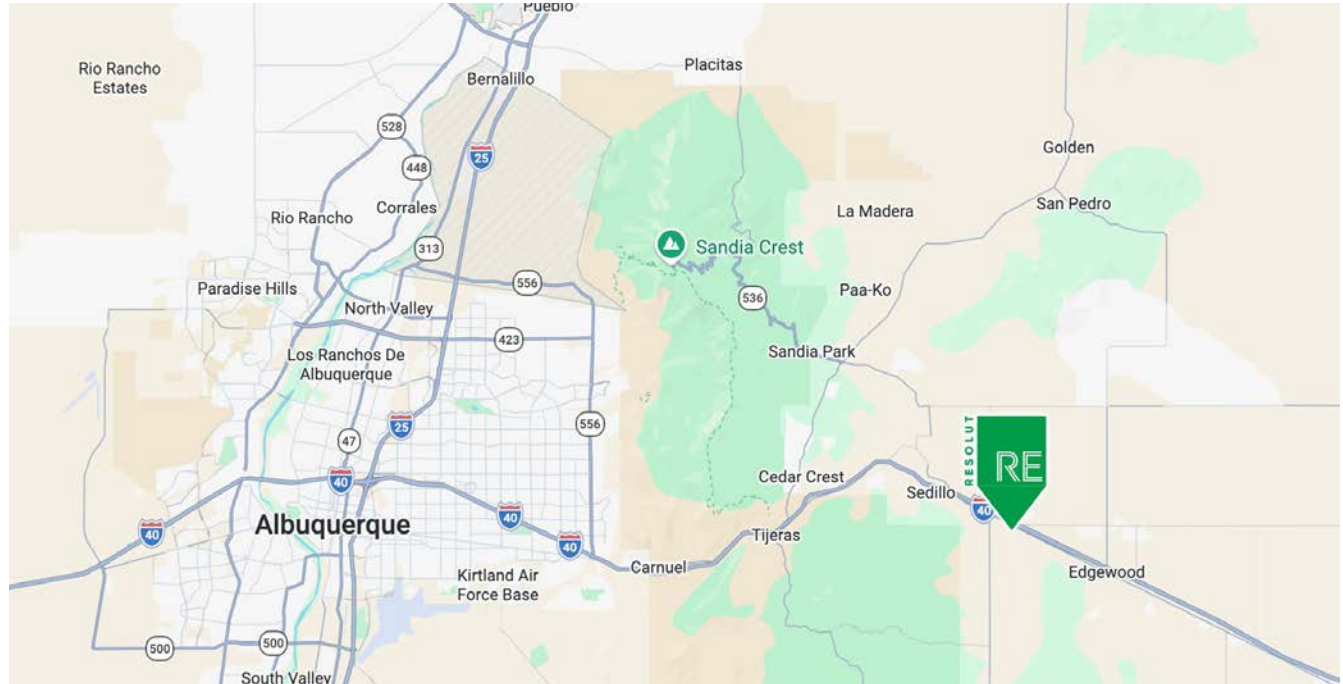
RATE
\$11.00 - \$14.00 PSF NNN
NNNs* \$2.00
* Estimate provided by Landlord and
subject to change

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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.







