

For Lease



Downtown Office/Warehouse

QUICK I-40 ACCESS VIA 6TH ST.



±5,493 SF Available

1215-1225 4th St. NW | Albuquerque, NM 87109

NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Alex Pulliam

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PROPERTY

AVAILABLE

Unit D: ±5,493 SF

LEASE RATE

\$4,000/Mo. + NNN

HIGHLIGHTS

- Warehouse with 12' clear height
- One grade-level, roll-up door with shared dock well access
- Fenced parking lot
- Pylon signage on 4th St.
- Backlit building signage
- Quick access to courthouses
- Available April 2026 - See Advisors for details

ZONING

- MX-M 🏠
- R-1A 🏠

LOCATION

NWQ 4th St. & Mountain Rd. NW

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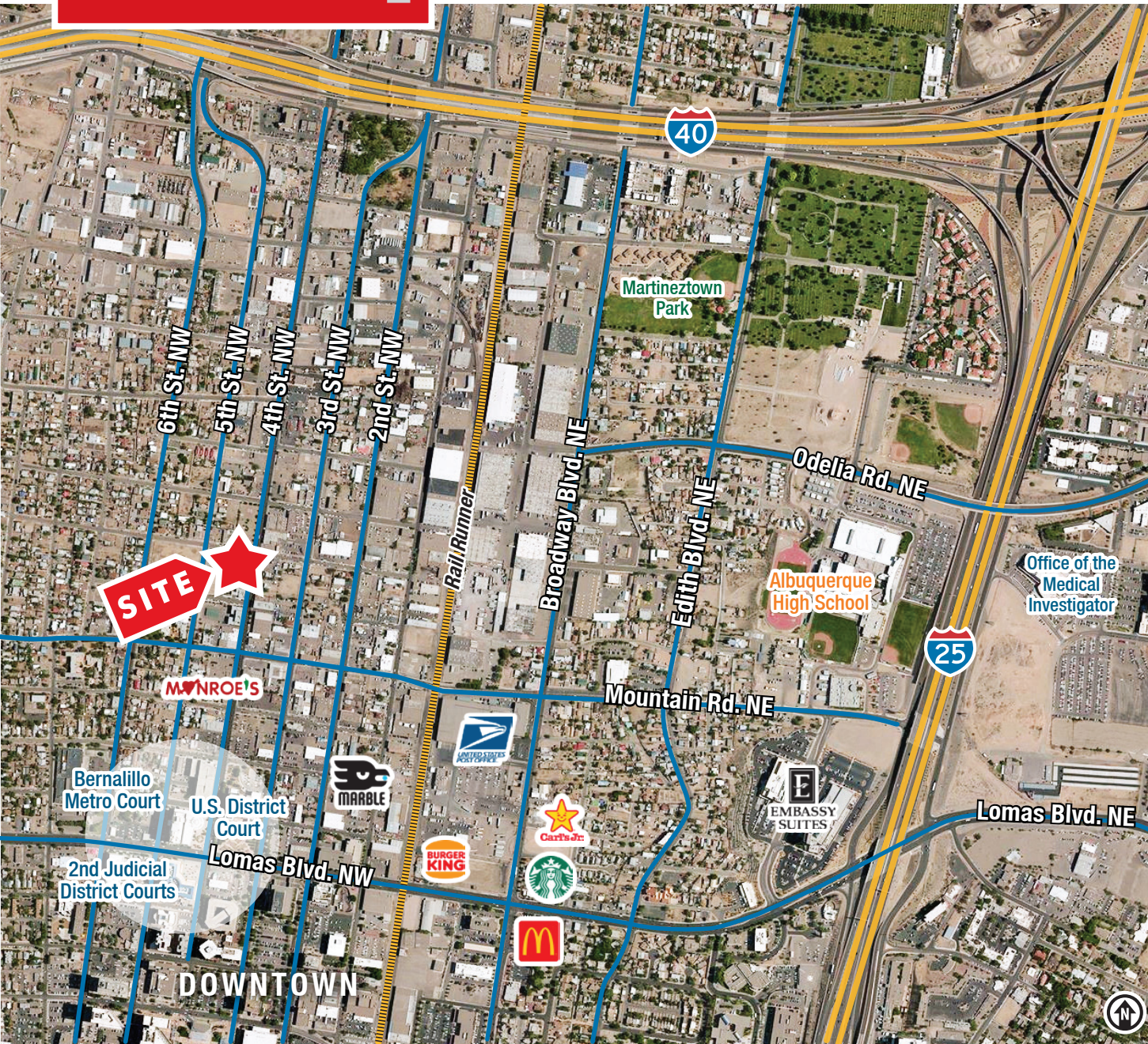
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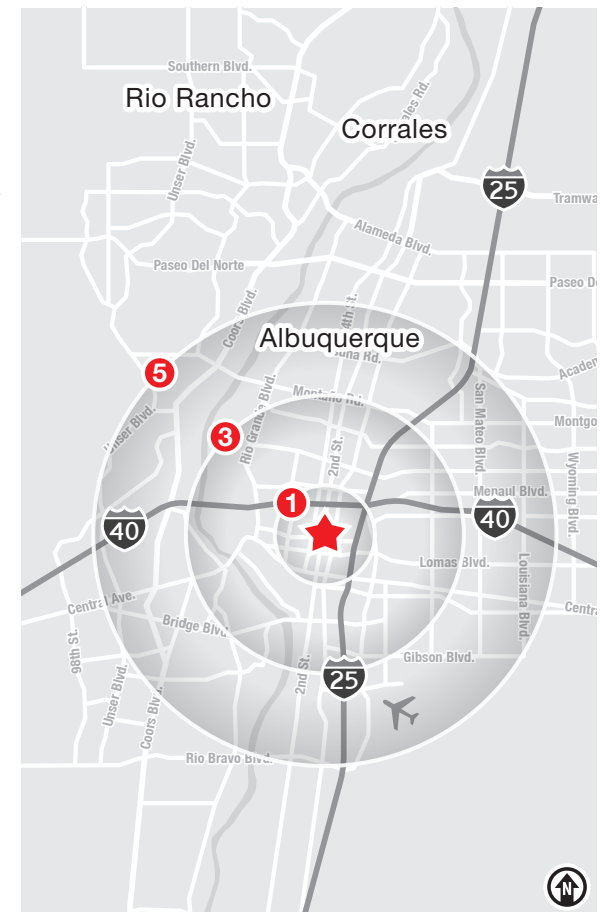


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,227	91,037	242,232
Average HH Income	\$68,639	\$83,280	\$81,660
Daytime Employment	35,427	92,867	184,207

2025 Forecasted by Esri

Opportunity Zone [MORE INFO](#)



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FLOOR PLAN

AVAILABLE

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