



6020 MIDWAY PK - OFFICE/WAREHOUSE

NEQ MIDWAY PARK BLVD NE & MIDWAY PL NE
6020 MIDWAY PARK BLVD NE, ALBUQUERQUE, NM 87109



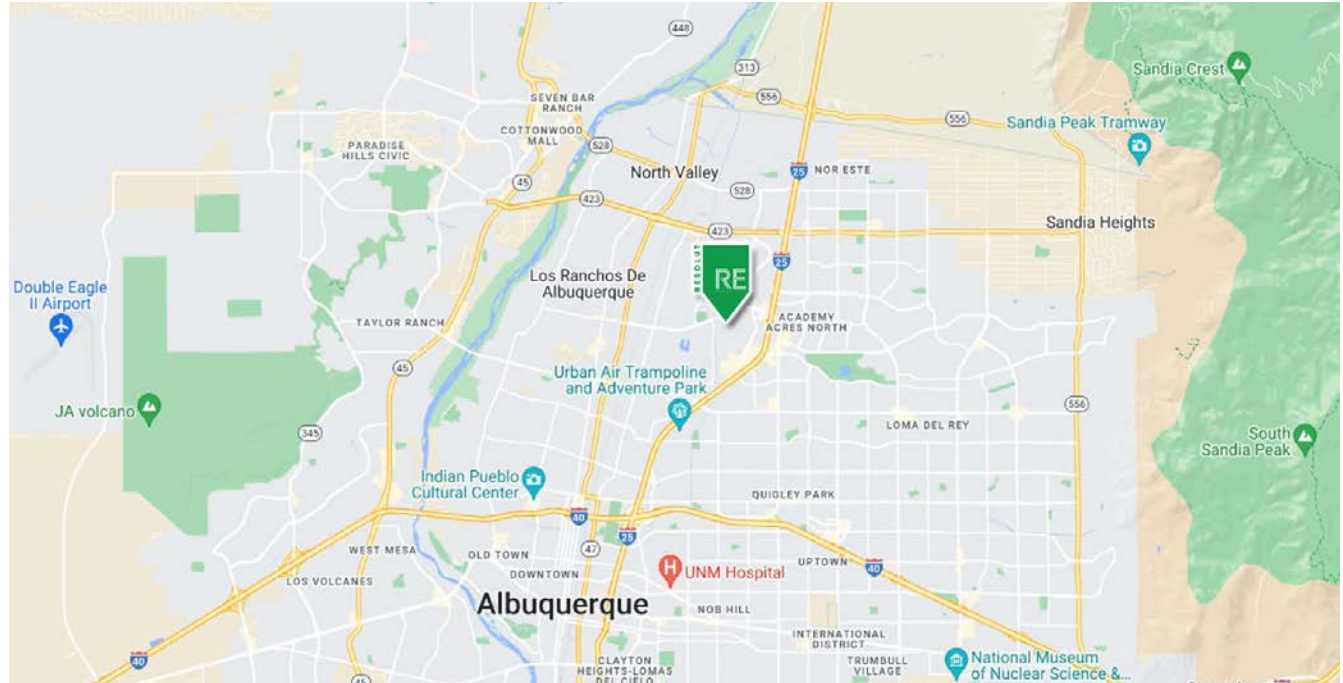
100% LEASED

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PROPERTY HIGHLIGHTS

- North I-25 Location
- Calm Neighborhood/Submarket
- 60% Office | 40% Warehouse
- Multiple Private Offices
- 12' Clear Height
- 10x10 Roll Up Door
- CMU Block Construction



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



80,738
POPULATION
3-MILE RADIUS



\$91,364.00
AVG HH INCOME
3-MILE RADIUS



123,402
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Chappell Dr NE: 10,402 VPD
Singer Blvd NE: 13,837 VPD
(Costar 2023)

PROPERTY OVERVIEW

6020 Midway Pk is a 12,000 SF Office Warehouse complex centrally located in the North I-25 Corridor. The property sits on NR-BP zoned land with flexible regulations on use. This property is newly constructed post 2,000 with CMU brick, and is well maintained. The current vacancy is a 2,982 SF with roughly 60% office and 40% warehouse, the space could easily be flexed to a 50/50 distribution.

LOCATION OVERVIEW

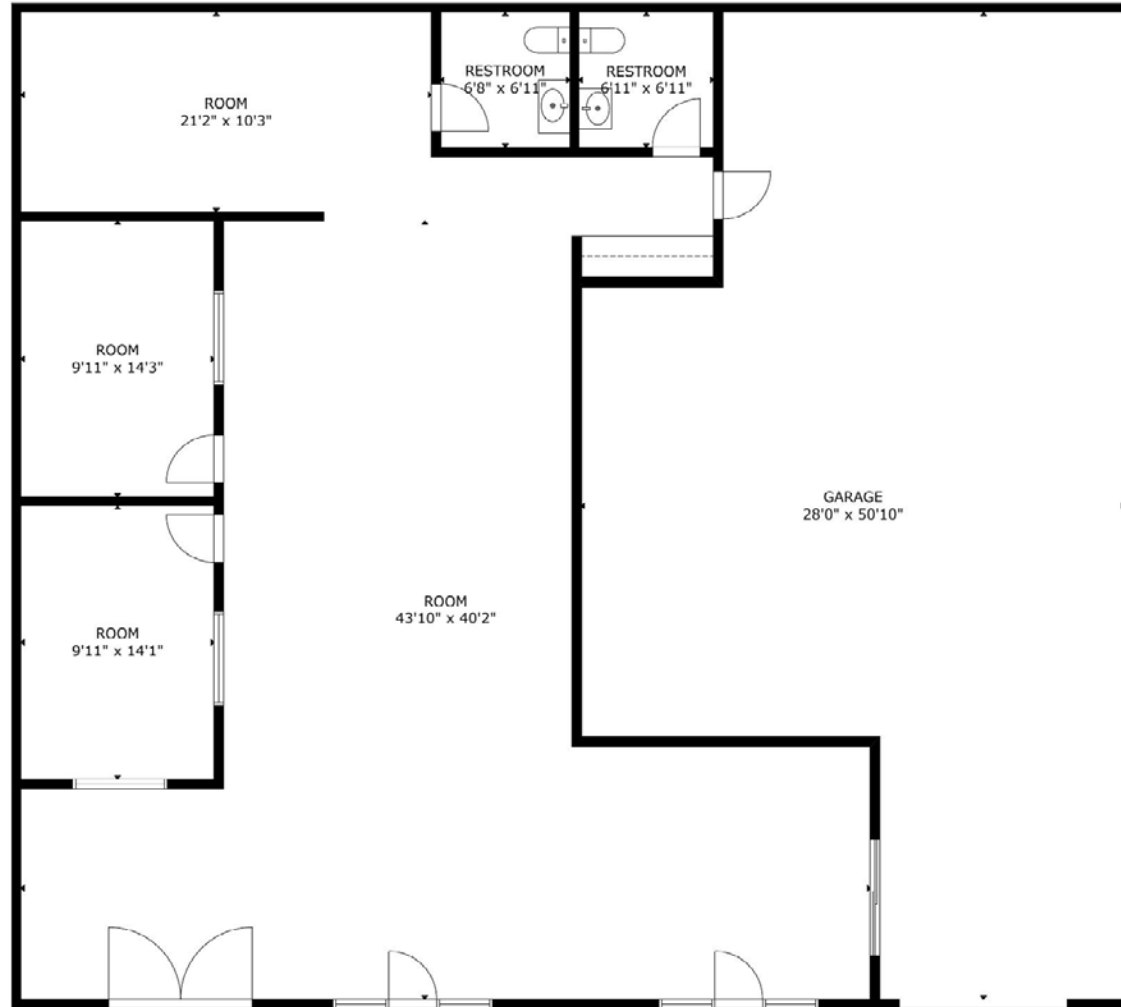
The North I-25 corridor is the most coveted corridor for industrial and office/warehouse users in Albuquerque. This property is located within a secluded business park area and is relatively quiet. The property is less than 5 minutes from the I-25 & Jefferson interchange allowing for easy access to the entire Albuquerque MSA.

PROPERTY OVERVIEW

Available:	100% Leased
Zoning:	NR-BP I
Submarket:	North I-25
Year Built:	2000



6020 Midway Park Blvd NE



GROSS EXTERNAL AREA
TOTAL: 3,003 sq.ft
FLOOR 1: 3,003 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

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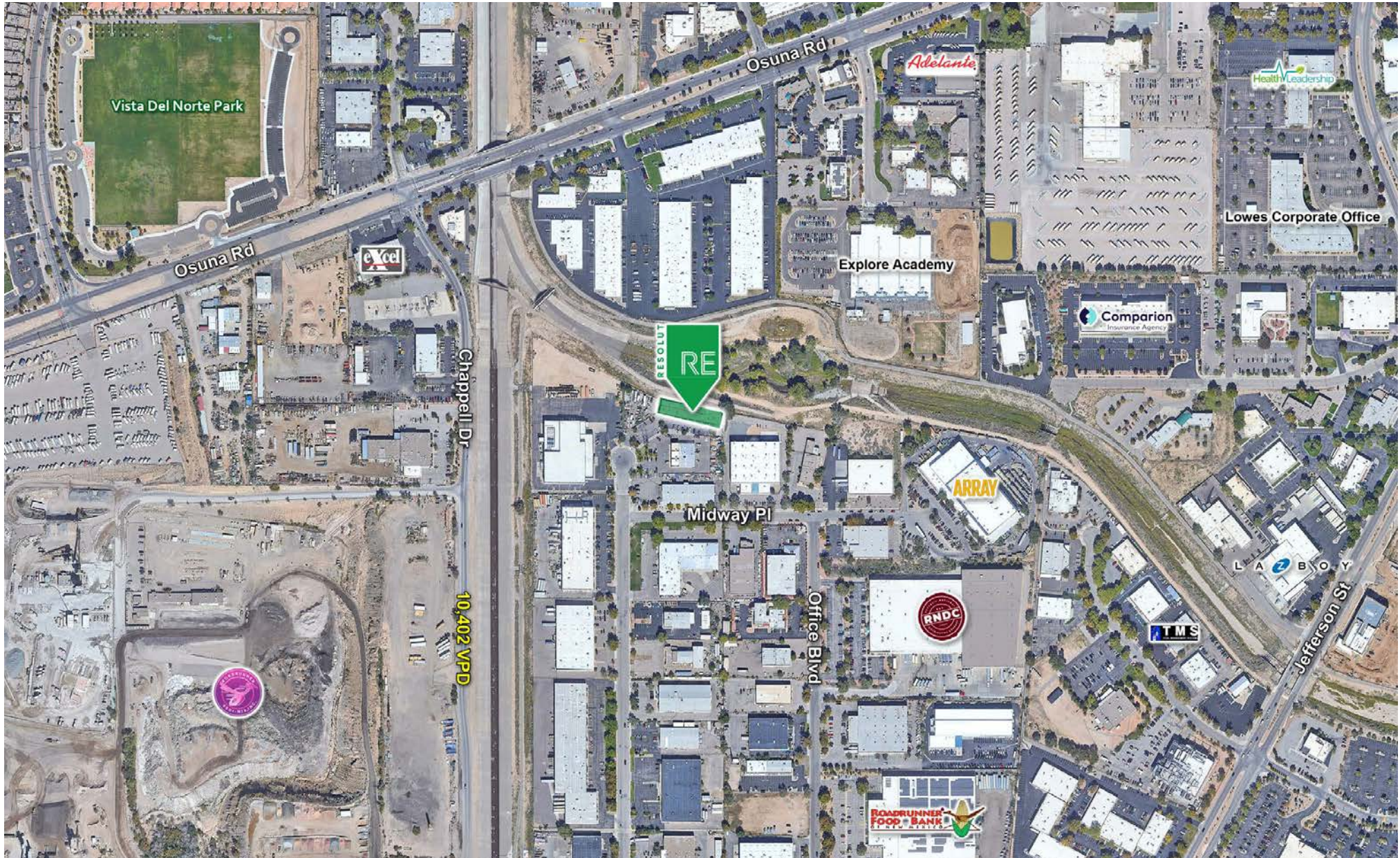
Exterior



Suite E & F

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