

6020 MIDWAY PK - SECURED YARD

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

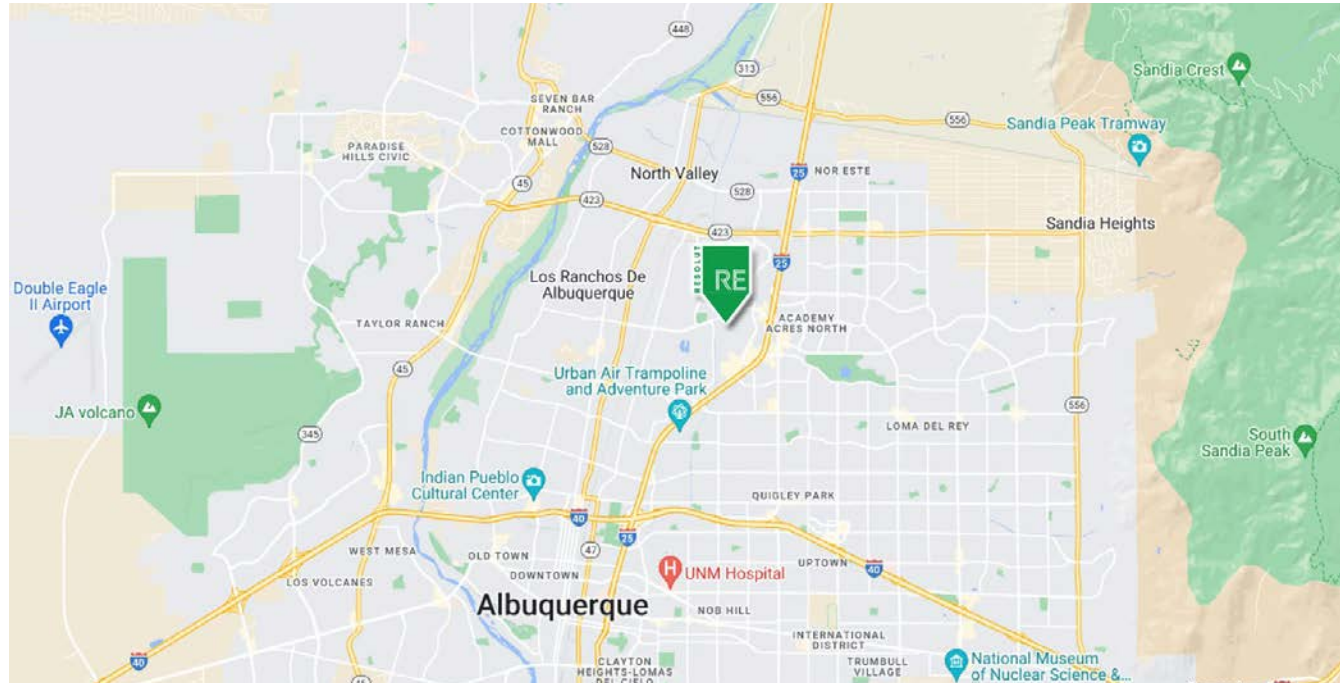


100% LEASED

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PROPERTY HIGHLIGHTS

- North I-25 Location
- Calm Neighborhood/Submarket
- Fully fenced and gated yard
- 0.29 Acres
- Outdoor storage only
(connex/sheds ok)
- CMU Block Construction



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



81,366
POPULATION
3-MILE RADIUS



\$88,681.00
AVG HH INCOME
3-MILE RADIUS



124,162
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Chappell Dr NE: 8,399 VPD
Osuna: 24,282 VPD
(STDB 2025)

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

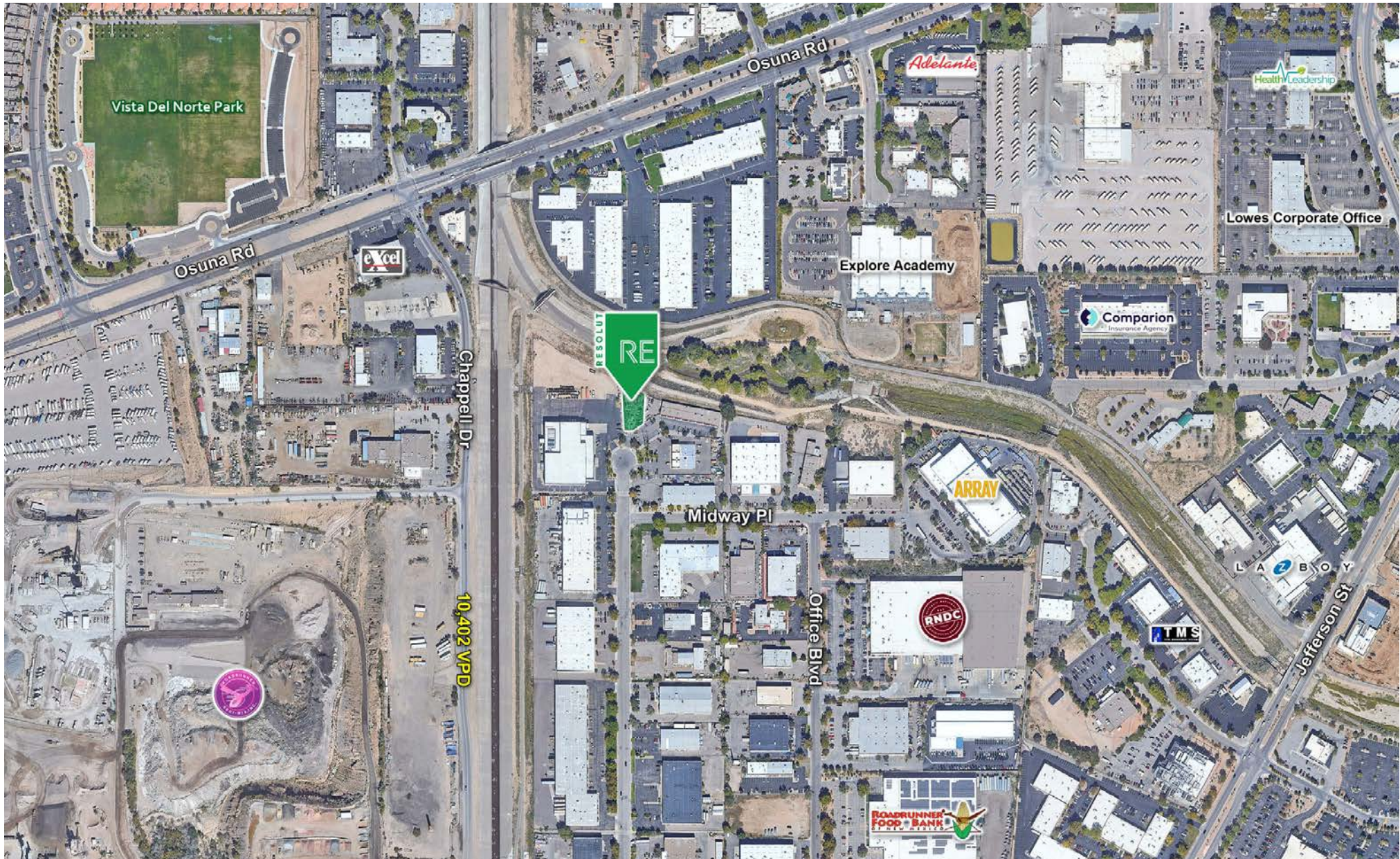
Available:	0.29 AC
Zoning:	NR-BP
Submarket:	North I-25
Year Built:	2000



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Layers

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