# RESOLUT

# **6020 MIDWAY PK - SECURED YARD**

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



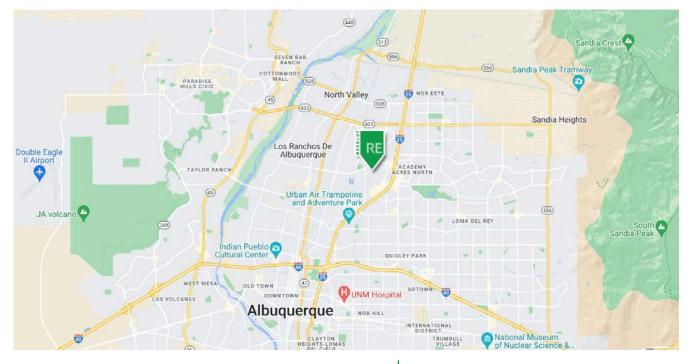
**100% LEASED** 

Martín Richardson mrichardson@resolutre.com 505.337.0777



#### **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 constructre 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 flexted 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







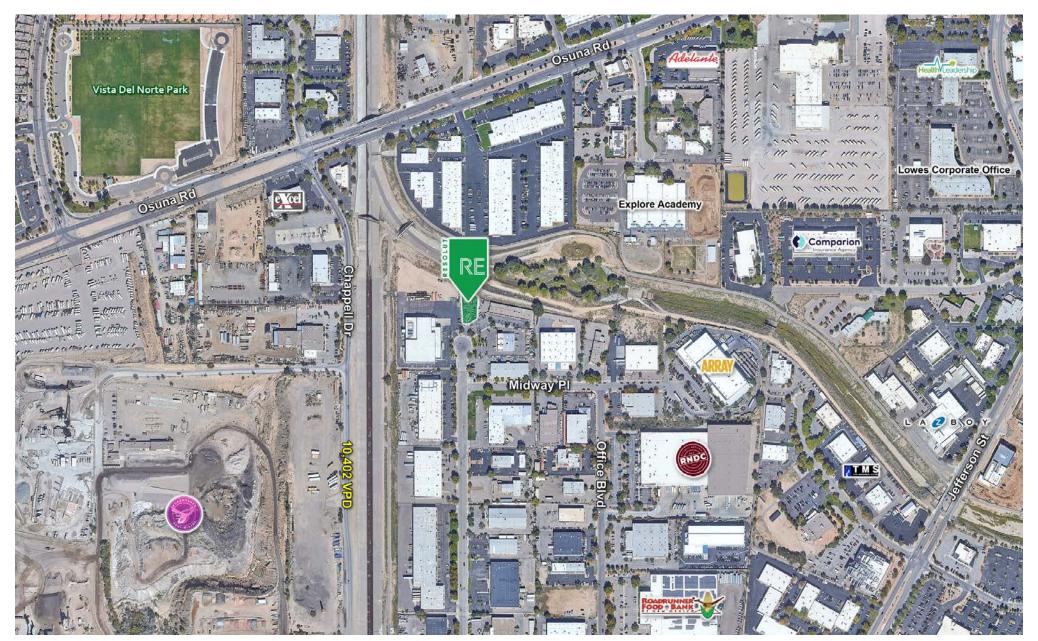
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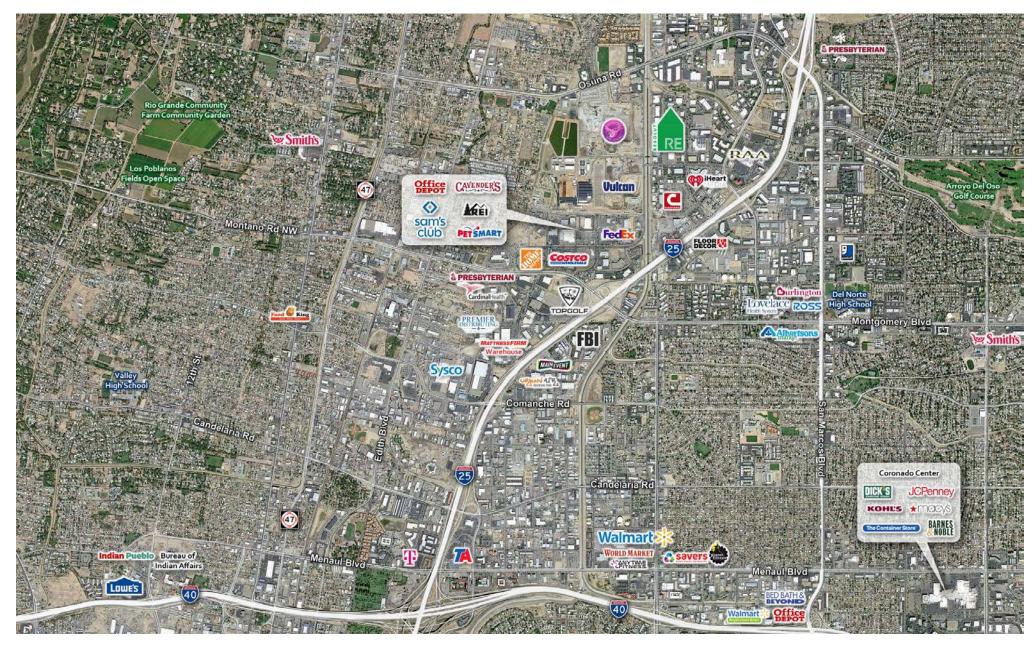
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