

# 100% LEASED

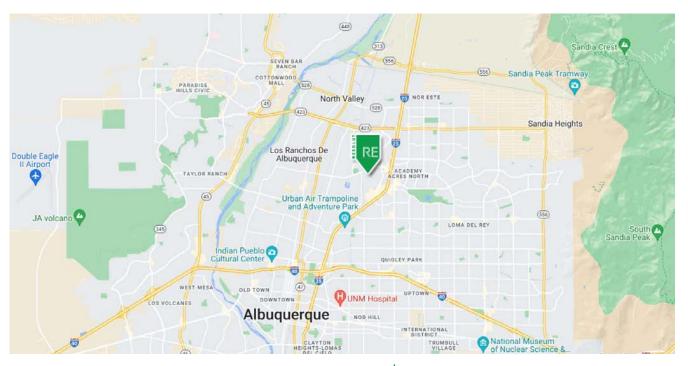
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#### **PROPERTY HIGHLIGHTS**

- 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



#### **Daniel Kearney**

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### **DEMOGRAPHIC SNAPSHOT** 2023





**\$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)

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#### **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:	100% LEASED
Zoning:	NR-BP
Submarket:	North I-25
Year Built:	2000





6020 MIDWAY PK - OFFICE/WAREHOUSE | 6020 Midway Park Blvd NE, Albuquerque, NM 87109



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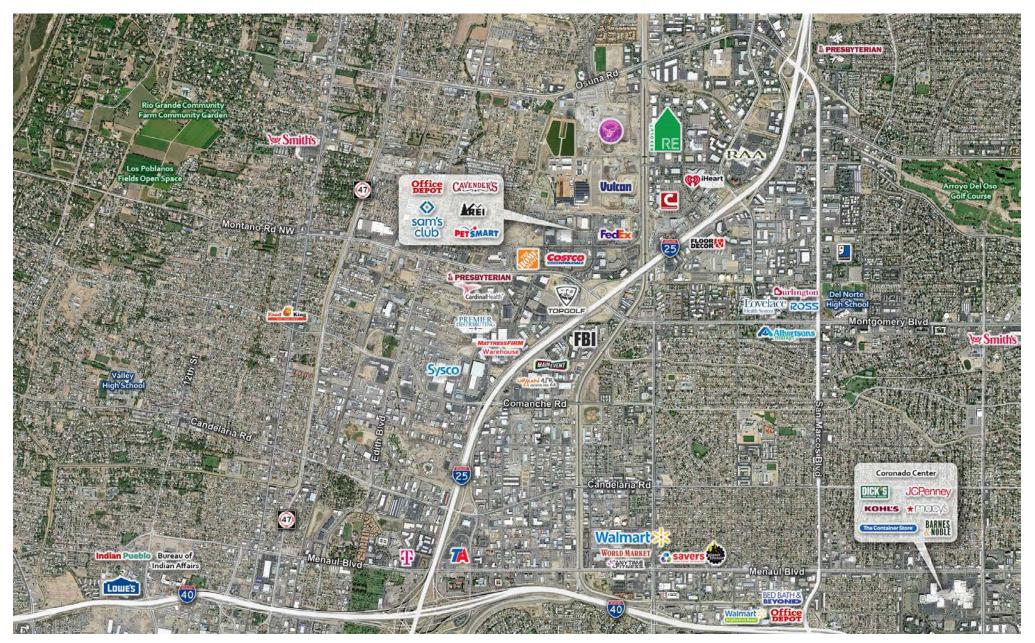


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