

# 6020 MIDWAY PK - SECURED YARD

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



## 100% LEASED

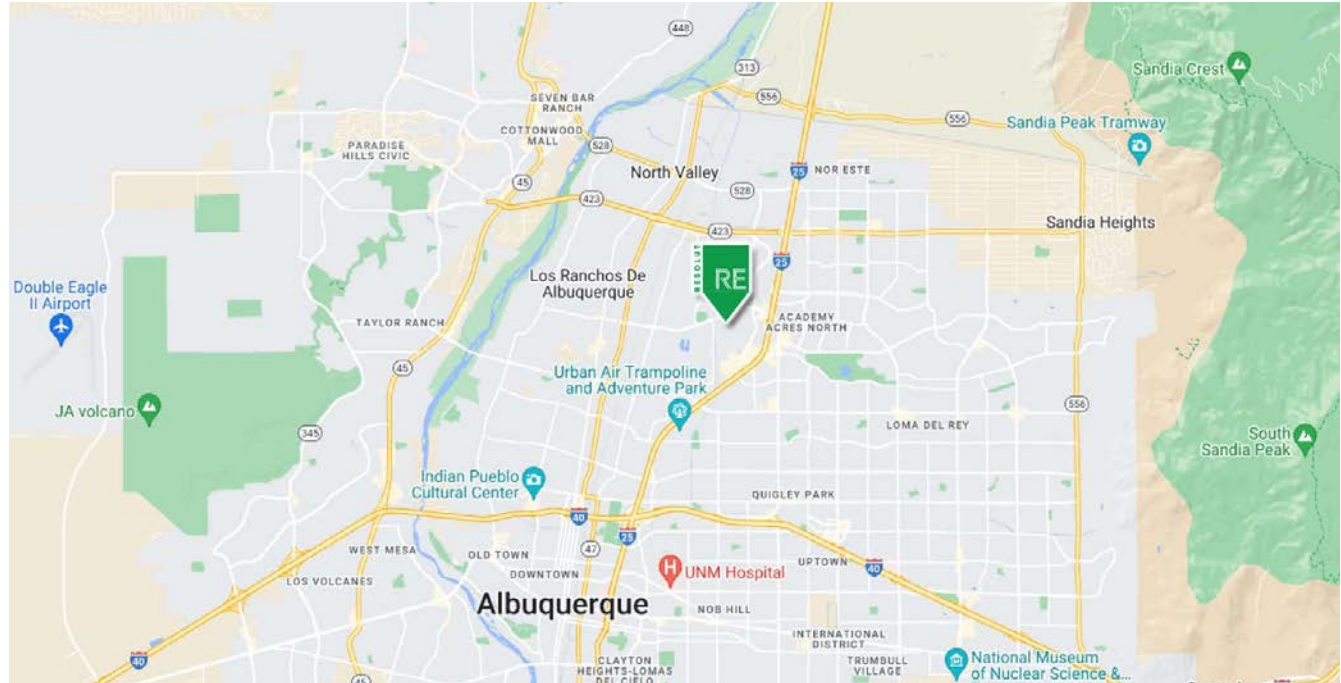
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## PROPERTY HIGHLIGHTS

- 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



### Daniel Kearney

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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)

**6020 MIDWAY PK - OFFICE/WAREHOUSE** | 6020 Midway Park Blvd NE, Albuquerque, NM 87109**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
Submarket:	North I-25
Year Built:	2000





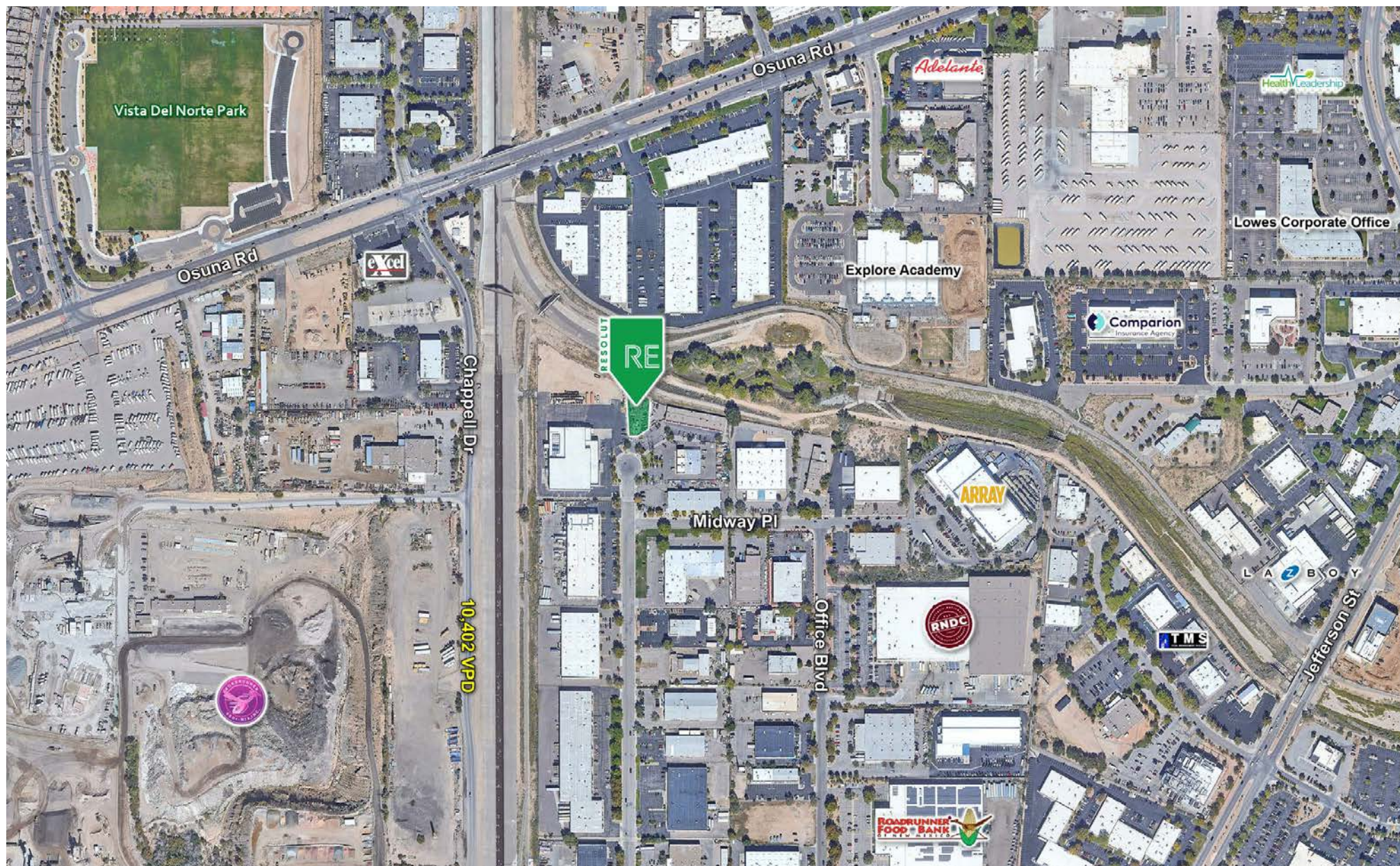
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Layers



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