



# 6817 Academy Pkwy W NE

Albuquerque, NM 87109

BERKSHIRE HATHAWAY  
NM COMMERCIAL REAL ESTATE



## FOR LEASE



**NORTH I-25 WAREHOUSE  
WITH 0.44 ACRES OF  
GATED AND PAVED YARD  
SPACE AND OFFICE**



### AVAILABLE SPACE

**Total SF: 13,778**

Office: 4,794 SF

Warehouse: 5,844 SF

Mezzanine: 3,140 SF



### RATE

**\$12 PSF NNN**

### Christian File

CFile@CREBerkshire.com | 505.235.8518

### Jacob Lopez

JLopez@CREBerkshire.com | 505.328.5156

## OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# EXECUTIVE SUMMARY

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## PROPERTY HIGHLIGHTS:

- » One 10x14' Roll up Drive in Door,
- » One 10x10' Roll Up Door
- » 0.44 Acres of Gated and Paved Yard Space
- » Total SF: 13,778
- » Office: 4,794 SF
- » Warehouse: 5,844 SF
- » Mezzanine: 3,140 SF
- » North I-25 Location
- » Less than a mile from I-25
- » Secured Neighborhood



## PROPERTY DESCRIPTION:

This property offers a total of 13,778 square feet of office and warehouse space, including 5,844 square feet of warehouse, 4,794 square feet of office space, and a 3,140-square-foot mezzanine. Located in the Academy Parkway corridor, it's an ideal choice for those in need of both warehouse and office space, along with a gated, paved yard conveniently close to I-25.

# EXECUTIVE SUMMARY

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## OFFERING DETAILS:

<b>ADDRESS:</b>	6817 Academy Pkwy W NE, Albuquerque, NM 87109
<b>LOT SIZE:</b>	<b>0.44 Acre</b>
<b>AVAILABLE SPACE:</b>	<b>Total SF: 13,778</b> Office: 4,794 SF Warehouse: 5,844 SF Mezzanine: 3,140 SF
<b>LEASE PRICE:</b>	<b>\$12 PSF NNN</b>
<b>5 MILE POPULATION:</b>	217,461
<b>5 MILE AVE HOUSEHOLD INCOME:</b>	91,340
<b>TRAFFIC COUNT:</b>	25,113



# OFFICE SPACE

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# OFFICE SPACE

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# WAREHOUSE & MISC

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# YARD SPACE

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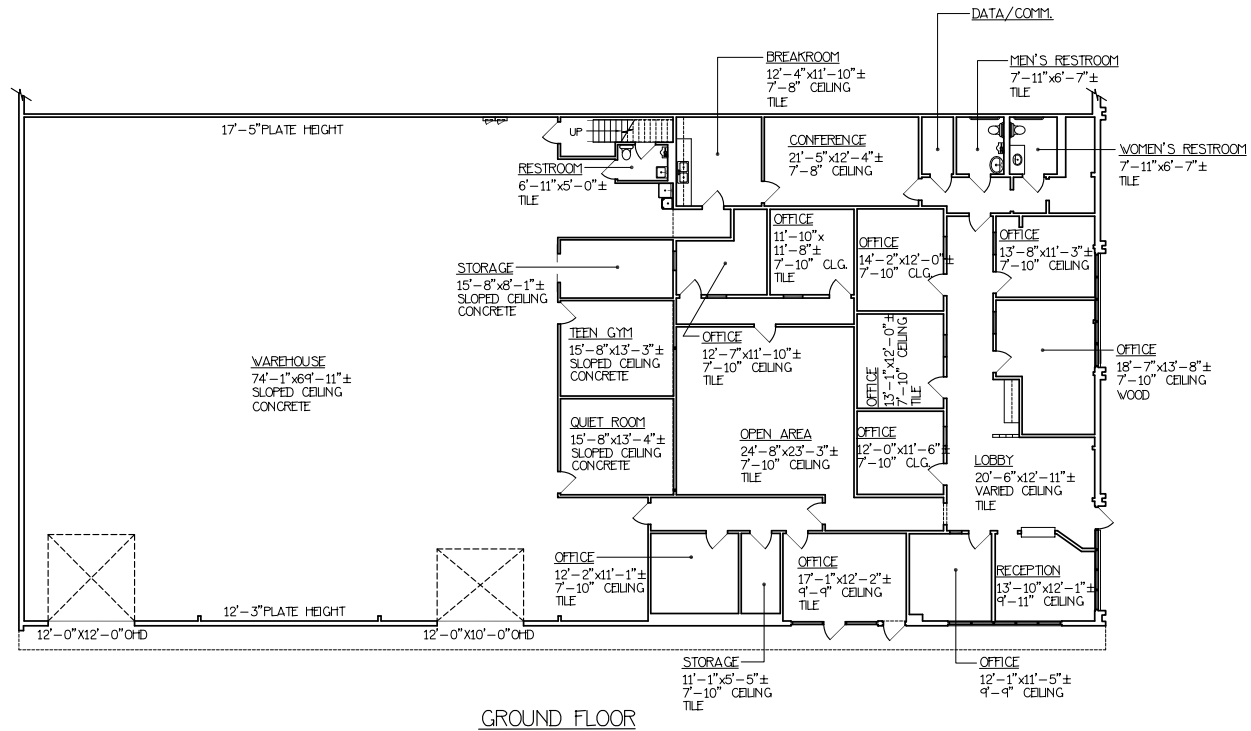
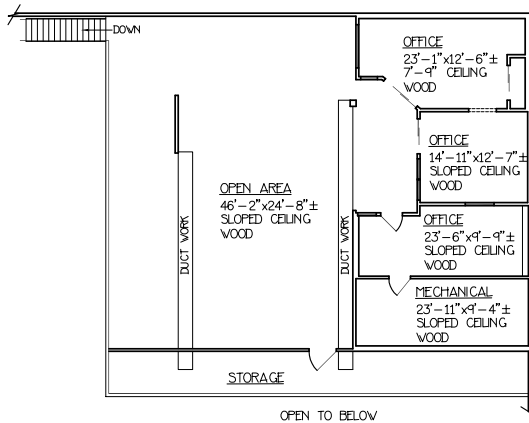


# SITE PLAN

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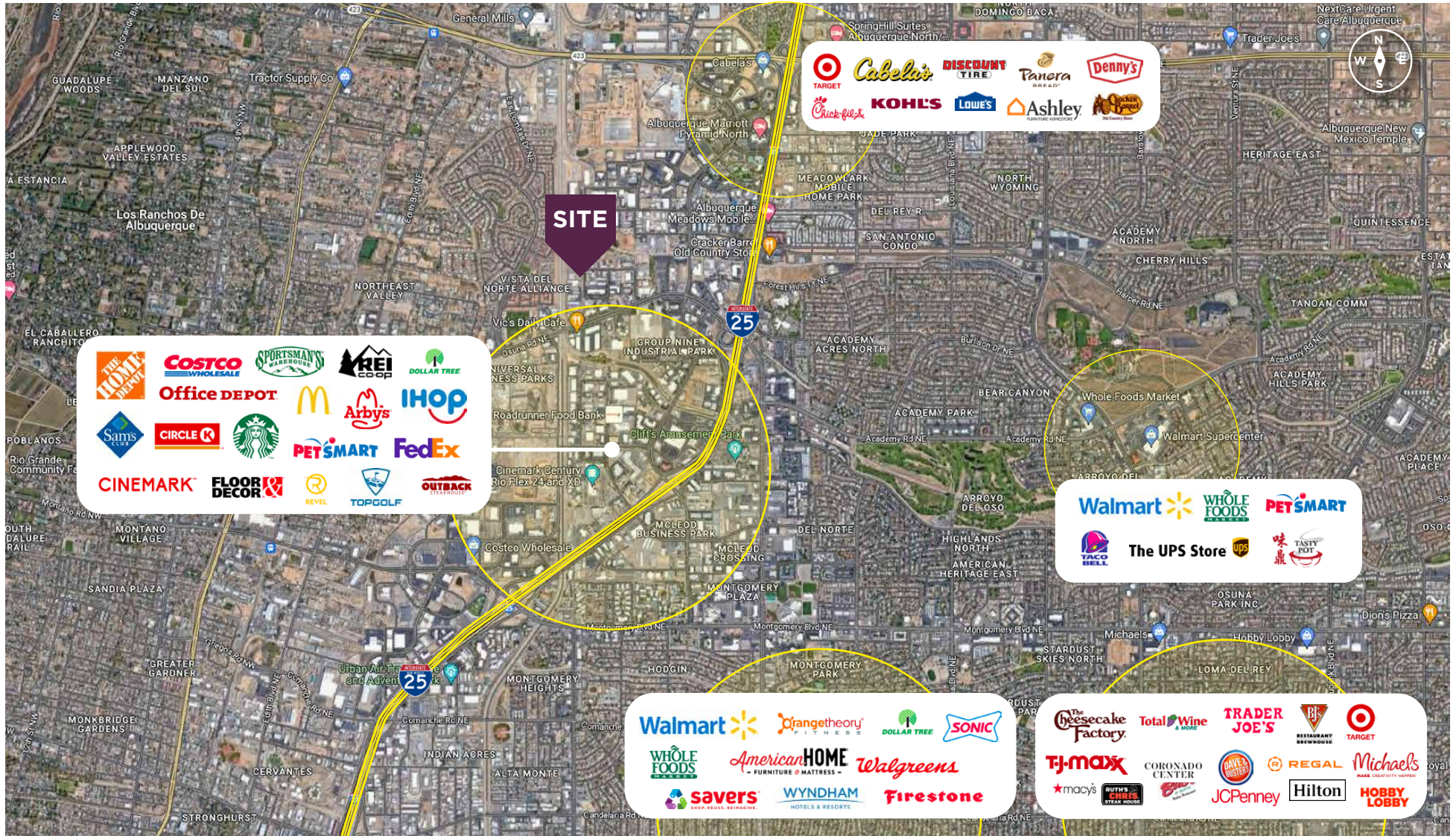


# LOCATION MAP

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# LISTING AGENTS

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**CHRISTIAN FILE**  
**VICE PRESIDENT**

505.235.8518  
CFile@CREBerkshire.com

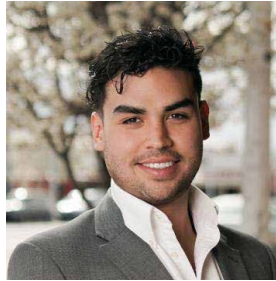
Christian is a well-respected investor and property owner who has made a name for himself in the real estate industry. With years of experience in brokerage, he has become a trusted advisor to clients looking to buy, sell, or lease property.

His expertise in the field is evident from his ownership of a vast portfolio of real estate that spans 250,000 square feet. This ownership has given him a unique perspective on the industry, and he uses it to guide clients around the do's and don'ts of real estate transactions.

But Christian is more than just a broker. He is a trusted ally to his clients, investing with them and in them to ensure their success. He understands that real estate is not just a transaction but a long-term investment that requires careful consideration and strategic planning.

His clients appreciate his attention to detail, professionalism, and dedication to their success. He goes above and beyond to ensure that they make informed decisions and achieve their goals.

Christian's success in the real estate industry is a testament to his hard work, knowledge, and dedication. He continues to be a leader in the field, and his clients can rest assured that they are in good hands when working with him.



**JACOB LOPEZ**  
**VICE PRESIDENT**

505.328.5156  
JLopez@CREBerkshire.com

Jacob Lopez, a seasoned 27-year-old Commercial Broker, is a force to be reckoned with in the dynamic realm of real estate. Based in Albuquerque, New Mexico, Jacob has been a licensed professional since 2017, steadily climbing the ladder of success in the competitive world of commercial real estate.

Currently serving as the QB License for Berkshire Hathaway NM Commercial Real Estate, Jacob brings a wealth of knowledge and expertise to the table. His commitment to excellence is reflected in his impressive portfolio, where he has played a pivotal role in personal investments involving over 30,000 square feet of industrial space in Albuquerque.

Jacob's journey into the real estate industry was paved with academic excellence. He graduated with a triple major in Financial Management, Accounting, and Marketing from the prestigious Anderson School of Management at the University of New Mexico, Class of 2018. This comprehensive educational background has undoubtedly contributed to his multifaceted approach to commercial brokerage.

Not only does Jacob excel in the boardroom, but he also finds solace in the great outdoors. A passionate adventurer, Jacob is an avid camper and hiker, finding tranquility and inspiration in nature. His love for dogs further adds a touch of warmth to his personality, emphasizing his compassionate and caring nature.

Jacob's commitment to professional development is evident through his certifications. Holding both the Real Estate Negotiation Expert (RENE) and Pricing Strategy Advisor (PSA) certifications, he stands out as a well-rounded professional in the commercial real estate landscape.



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FOR MORE INFORMATION  
PLEASE VISIT:

**creberkshire.com**