

PRICE REDUCED

FOR SALE OR LEASE



## North I-25 Office/Warehouse For Sale or Lease - Owner Financing Available

6010 Midway Park Blvd NE - Suite B, Albuquerque, NM 87109



### AVAILABLE

- 4,527± SF Total Available
- 3,951± SF Office Space on 2 Floors
- 576± SF Storage Area/Shop Space
- 2,300± SF Secured Yard Space

### SALE PRICE

- \$615,000 (\$135.85/SF)

### LEASE RATE

- \$11.50/SF (NNN est: \$1.17/SF)
- Lease with Option to Buy

### FEATURES

- Abundant Parking
- Building Signage Available
- North I-25 Submarket
- Zoned NR-BP
- Close Proximity to Amenities
- Vacant and Ready to Occupy

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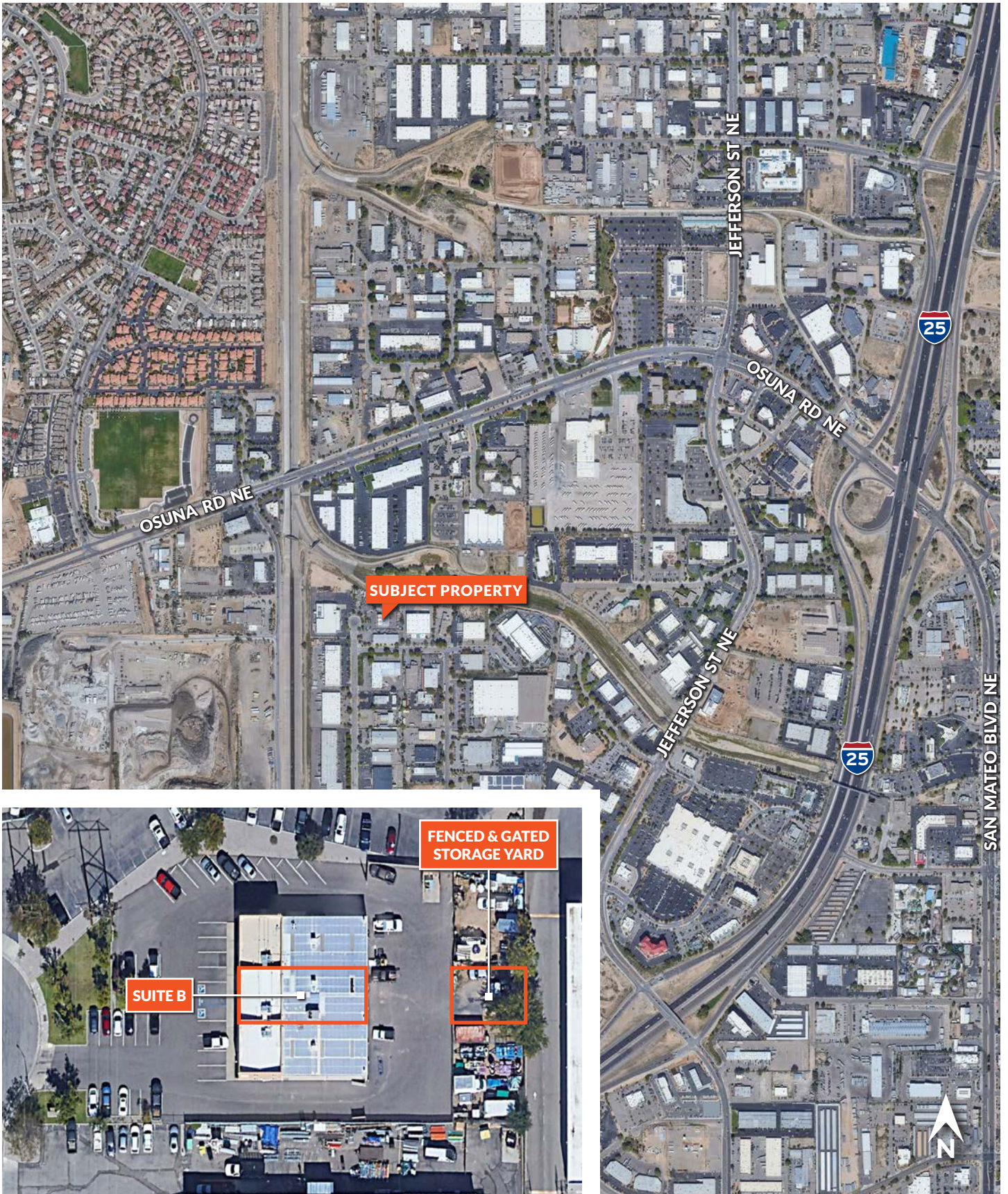
[jcrenm.com](http://jcrenm.com)

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Albuquerque, NM 87109 | 505-831-3333

 **JOHNSON**  
Commercial Real Estate

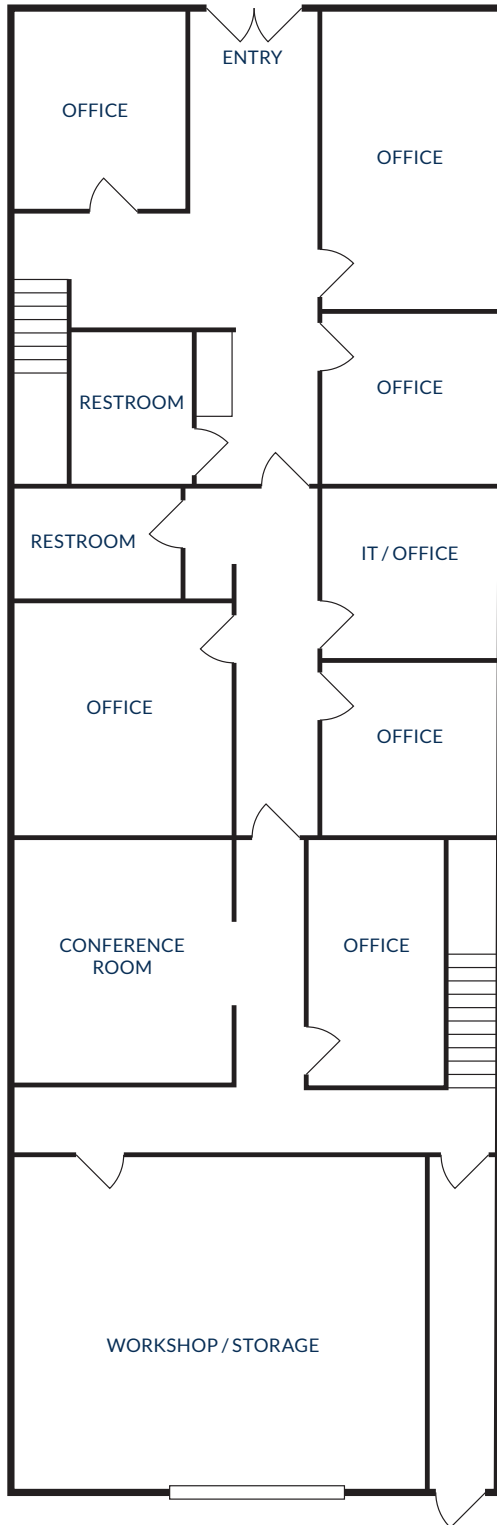
# AERIAL MAP



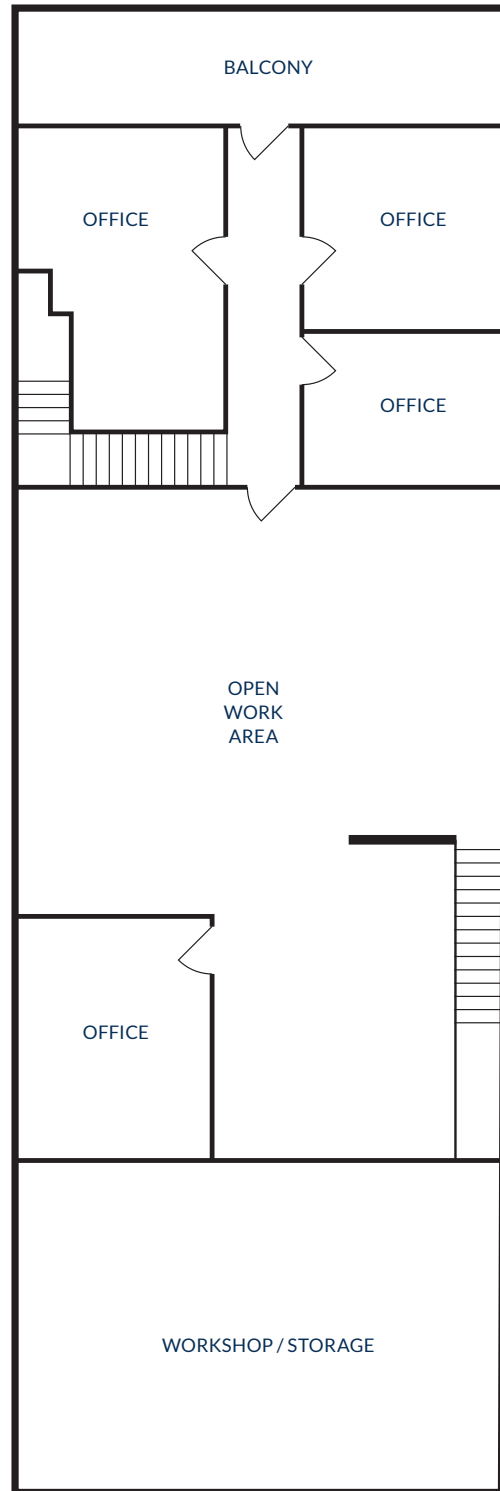
# FLOOR PLAN



First Floor



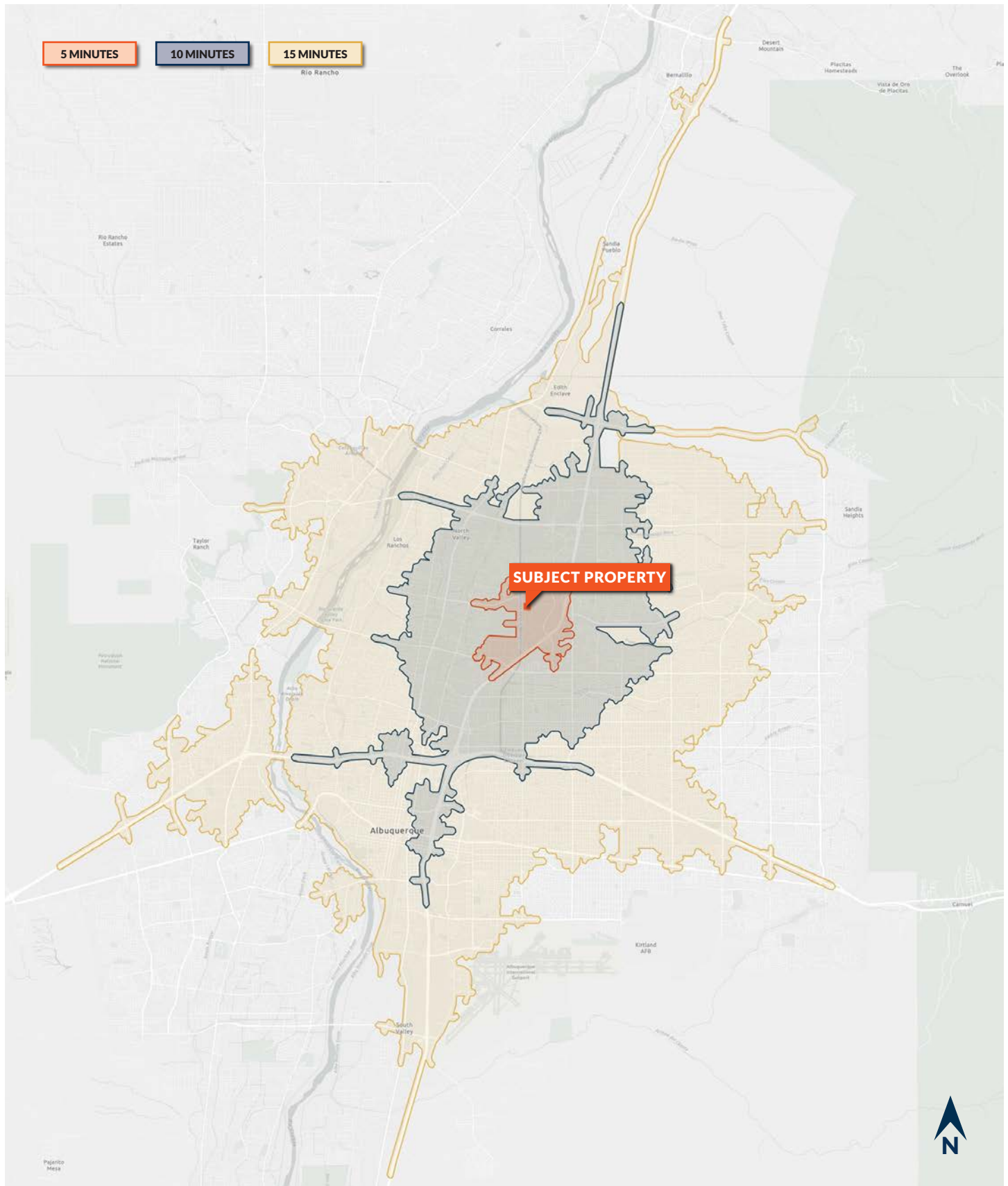
Second Floor



# PHOTOS



# DRIVE TIMES



# LOCATION OVERVIEW



## Albuquerque, New Mexico

Albuquerque is New Mexico's largest city, founded in 1706, with a rich blend of Hispanic and Native American cultures and a backdrop of the Sandia Mountains. It is known for its vibrant Old Town, the annual International Balloon Fiesta, and outdoor activities like hiking and the Sandia Peak Tramway. The city has a strong cultural identity, diverse population, and a growing economy with a significant high-tech and research sector, including Sandia National Laboratories and the university of New Mexico. The Albuquerque Metro population is around 915,927.



# PROPERTY INFO



PROPERTY TYPE	Condominium Office/Warehouse Flex Space
ADDRESS	6010 Midway Park Blvd NE - Suite B, Albuquerque, NM 87109
CROSS STREETS	Midway and Office Blvd

## Sale Details

SALE PRICE (\$)	\$615,000
SALE PRICE (\$/SF)	\$135.85/SF

## Overall Property Details

CONDITION	Excellent
CONSTRUCTION TYPE	Frame / Stucco
ROOF	TPO
SPRINKLER SYSTEM	None
STORIES	2 (No Elevator)
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	1989 / 2003 Improvements
ZONING	NR-BP

## Lease Details

LEASE RATE (\$/SF)	\$11.50/SF
LEASE TYPE	NNN
NNN (ESTIMATED)	\$1.71/SF

## Condo Details

TOTAL AVAILABLE SF	4,527± SF
OFFICE SF	3,951± SF
WAREHOUSE SF	576± SF
AC TYPE	Refrigerated
HEAT TYPE	Gas Forced Air
CEILING HEIGHT OFFICE	9' (Office) 20' (Warehouse)
FLOOR COVERING	Carpet, Vinyl
LIGHTING	Fluorescent
RESTROOMS	2
FENCED YARD	2,300± SF

## Notes

Very well maintained flex / office condominium located in the North I-25 corridor. Landlord will entertain a lease with an option to purchase.



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