

Desirable North I-25 R&D/Lab Space

CONVENIENT ACCESS TO PASEO DEL NORTE & OSUNA RD.

For Lease



6814 Academy Parkway W. NE | Albuquerque, NM 87109

±5,000 SF Available

NAISunVista] **Got Space™**

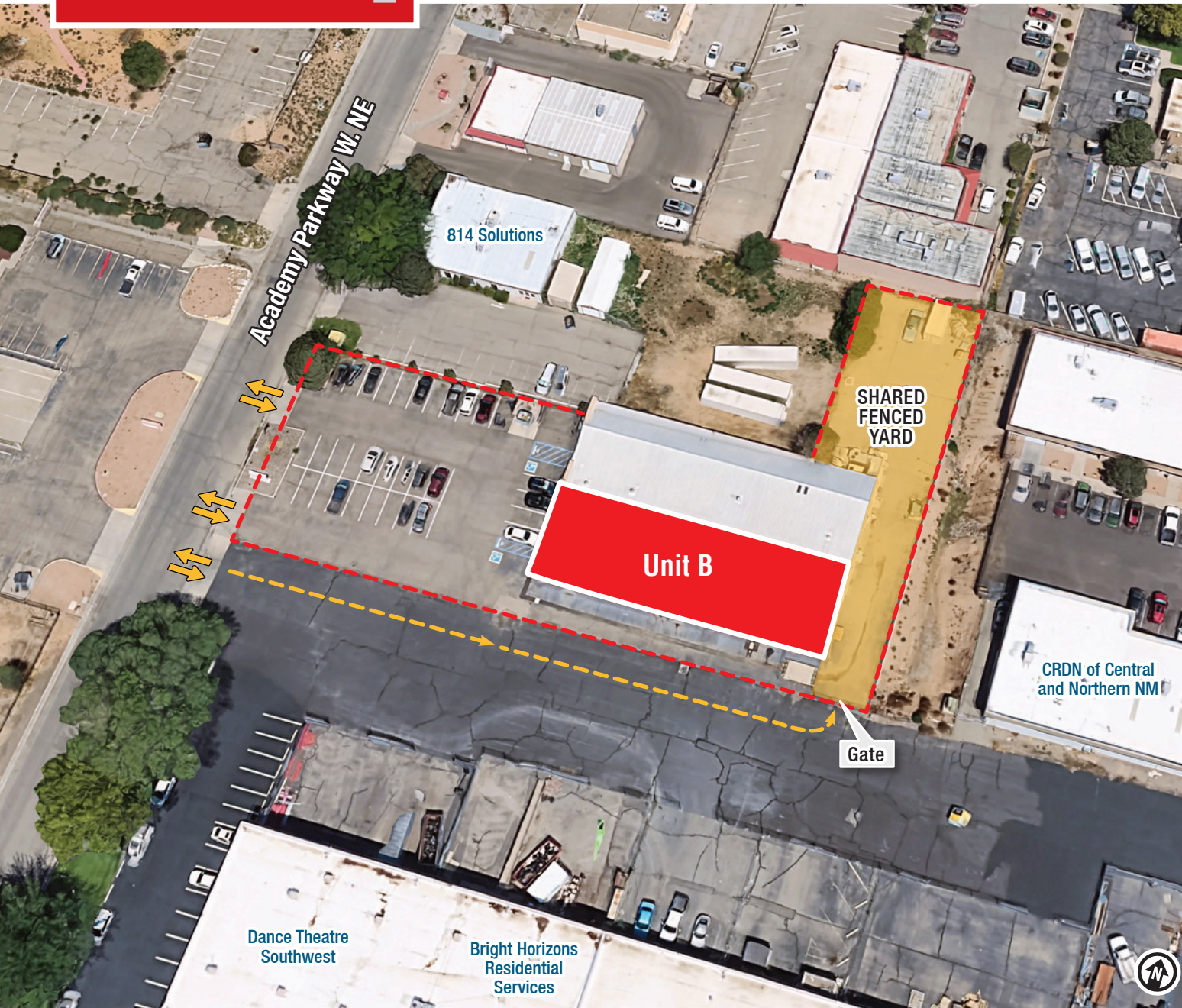
Opening the Door to Commercial Real Estate Excellence

Ethan Melvin

ethan@sunvista.com | 505 235 9347

For Lease

6814 Academy Parkway W. NE | Albuquerque, NM 87109



PROPERTY

AVAILABLE

Unit B: ±5,000 SF

LEASE RATE

\$15.00/SF Modified Gross
(Tenant Pays Electric)

HIGHLIGHTS

- Located in the Academy Parkway Industrial & Office Park
- Former consumables manufacturing space
- Commercial-grade kitchen equipment
- 3-phase, 600-amp power
- 9'x10' grade-level, roll-up door
- Warehouse area has 10' ceiling heights
- Controlled-temperature storage room
- Two private offices, conference room, three restrooms, and reception area
- Shared fenced yard space

ZONING [NR-LM](#) 

LOCATION

NWQ Osuna Rd. &
Jefferson St. NW

For Lease

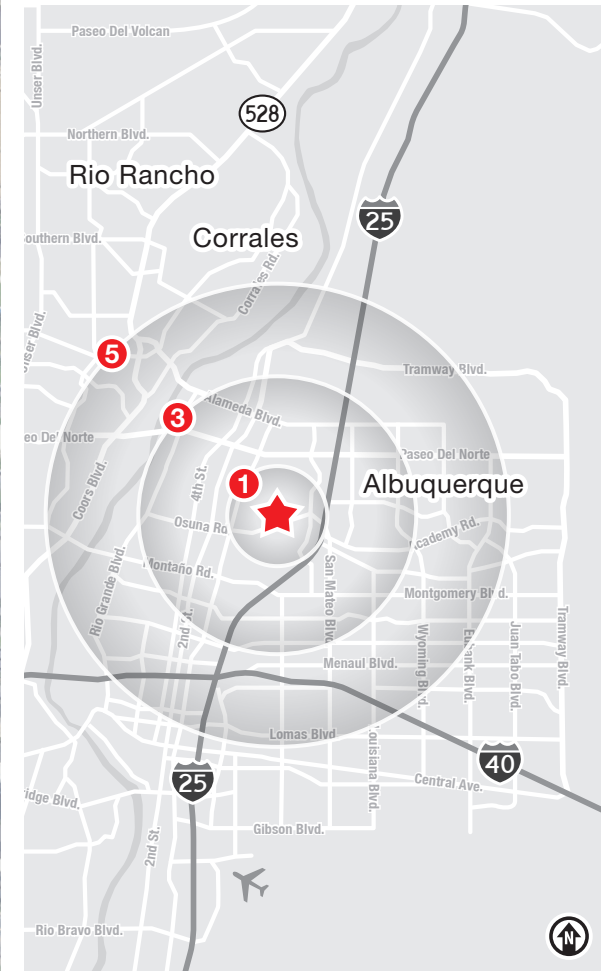
6814 Academy Parkway W. NE | Albuquerque, NM 87109



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,540	78,913	215,948
Average HH Income	\$109,375	\$94,087	\$104,383
Daytime Employment	17,964	85,438	165,159

2025 Forecasted by Esri



For Lease

6814 Academy Parkway W. NE | Albuquerque, NM 87109



NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Ethan Melvin
ethan@sunvista.com
505 235 9347

For Lease]

6814 Academy Parkway W. NE | Albuquerque, NM 87109



For Lease

6814 Academy Parkway W. NE | Albuquerque, NM 87109



For Lease

6814 Academy Parkway W. NE | Albuquerque, NM 87109

FLOOR PLAN

AVAILABLE

Unit B: ±5,000 SF

Floor plan not to scale.

