

# 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™**

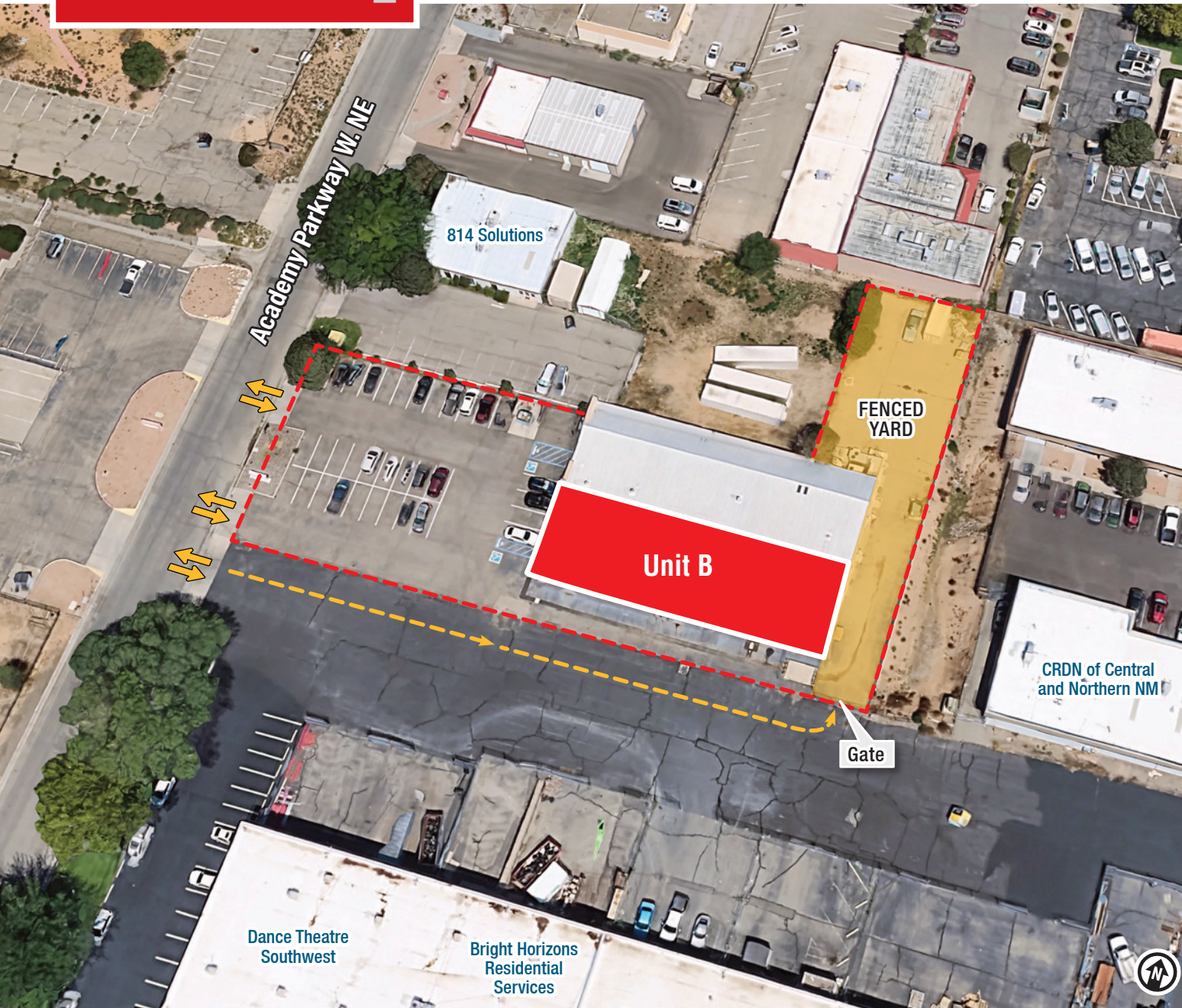
Opening the Door to Commercial Real Estate Excellence

**Ethan Melvin**

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## 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
- Fenced yard space

**ZONING** NR-LM 

### LOCATION

NWQ Osuna Rd. &  
Jefferson St. NW

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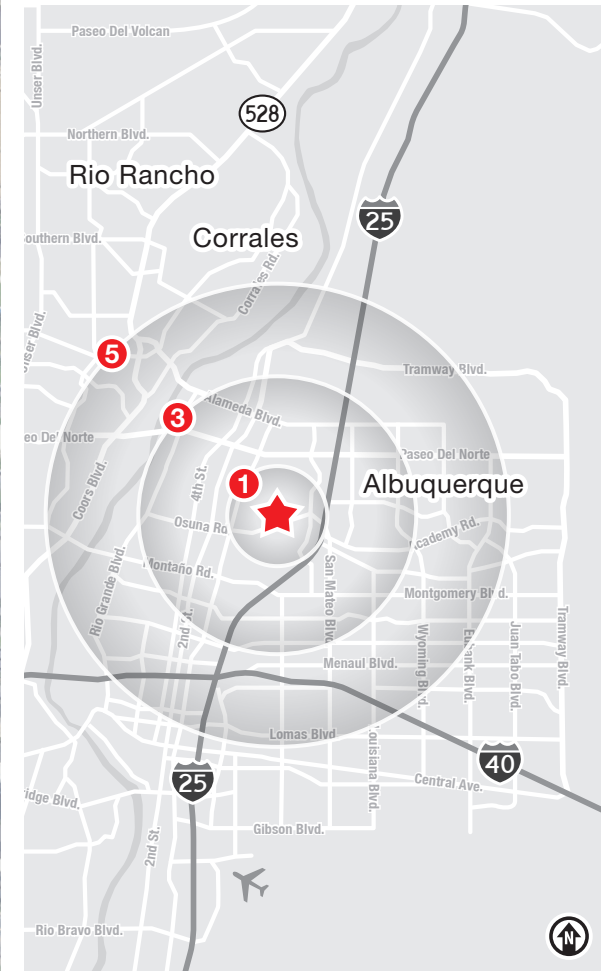
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## LOCATION

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



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**NAI SunVista**

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**FLOOR PLAN**

**AVAILABLE**

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*Floor plan not to scale.*

