

Stand-Alone Office/Warehouse

HIGHLY-DESIRABLE NORTH I-25 LOCATION

For Lease



6822 Academy Pkwy. W. NE | Albuquerque, NM 87109

**±3,200 SF on ±0.36 Ac.
Available**

Todd Strickland

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Rob Bridges CCIM

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Austin Famiglietta

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NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Building: $\pm 3,200$ SF

Land: ± 0.36 Acres

LEASE RATE

\$15.50/SF + \$3.20/SF NNN

(\$5,000/Mo. Including NNN)

HIGHLIGHTS

- $\pm 1,200$ SF office
- $\pm 2,000$ SF warehouse
- 200-amp, 3-phase, 208-volt power
- Fully-fenced and gated yard
- 12' ceilings in warehouse
- Double-access gates on both sides for full circulation around building and access to yard
- One 10'x10' roll-up door
- Office has reception area, two offices, break room, and restrooms – One of which has a shower
- Office and warehouse is heated and cooled via combo unit and mini splits

ZONING NR-LM 

LOCATION

NWQ Osuna Rd. &
Academy Pkwy. NE

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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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FLOOR PLAN

AVAILABLE

±3,200 SF

