



FOR SALE OR LEASE

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

Flex Space/Office/Warehouse

North I-25 Corridor - Located Between
Osuna Rd NE and Jefferson St NE



The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

AVAILABLE

- 4,527± Total SF
 - Office - 3,951± SF
 - Warehouse - 576± SF
 - Outside Fenced Storage - 2,300± SF
- Sale Price:
\$695,000 (\$153.52/SF)
- Lease Rate:
\$11.50/SF (NNN est: \$1.17/SF)
- Lease with Option to Buy

FEATURES

- 10'x14' Roll Up Door
- IDO Zoning - NR-BP

CONTACT

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CO-LISTED WITH

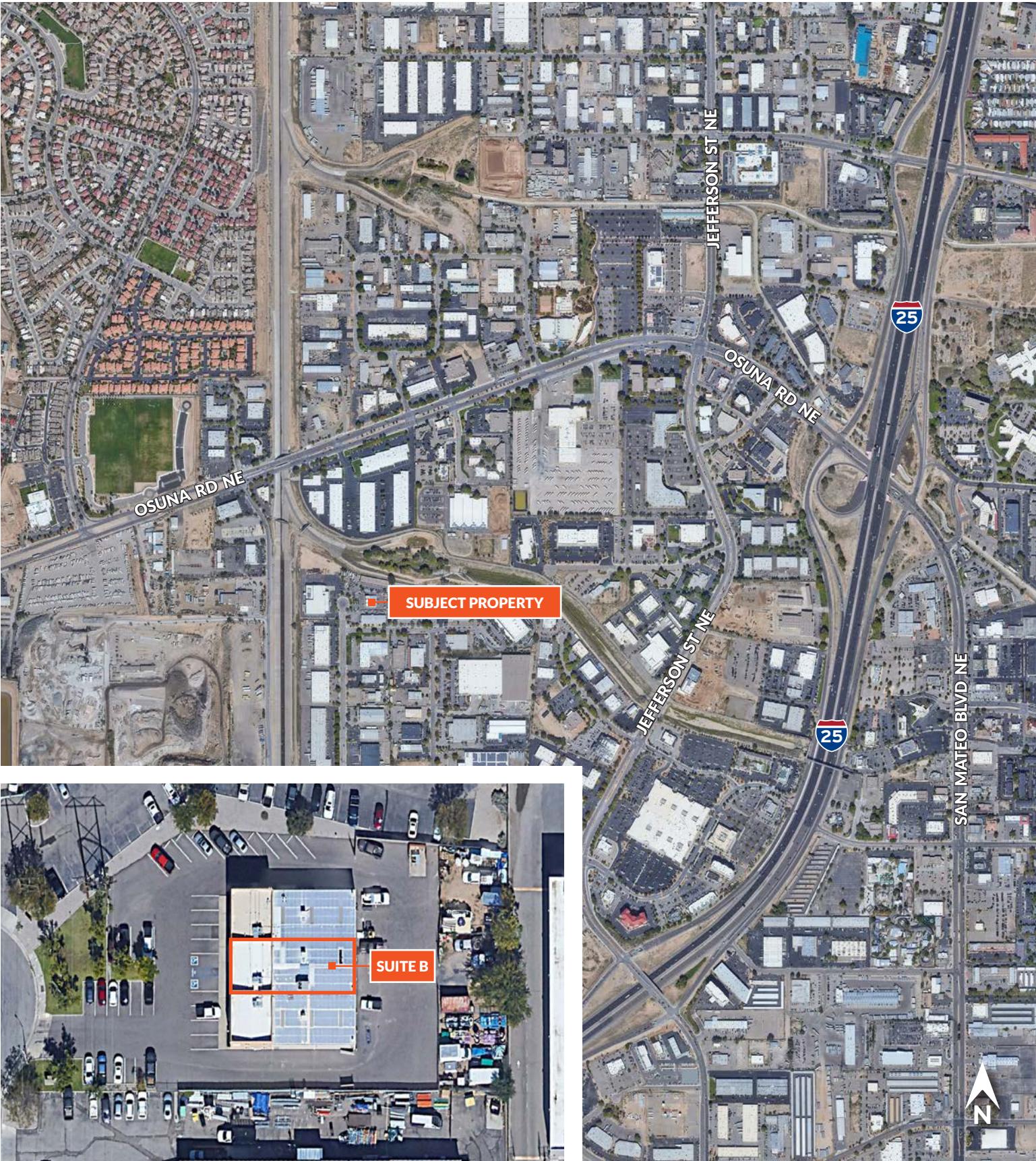
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4811 Hardware Dr NW, Suite C-5, Albuquerque, NM 87109



Aerial Map



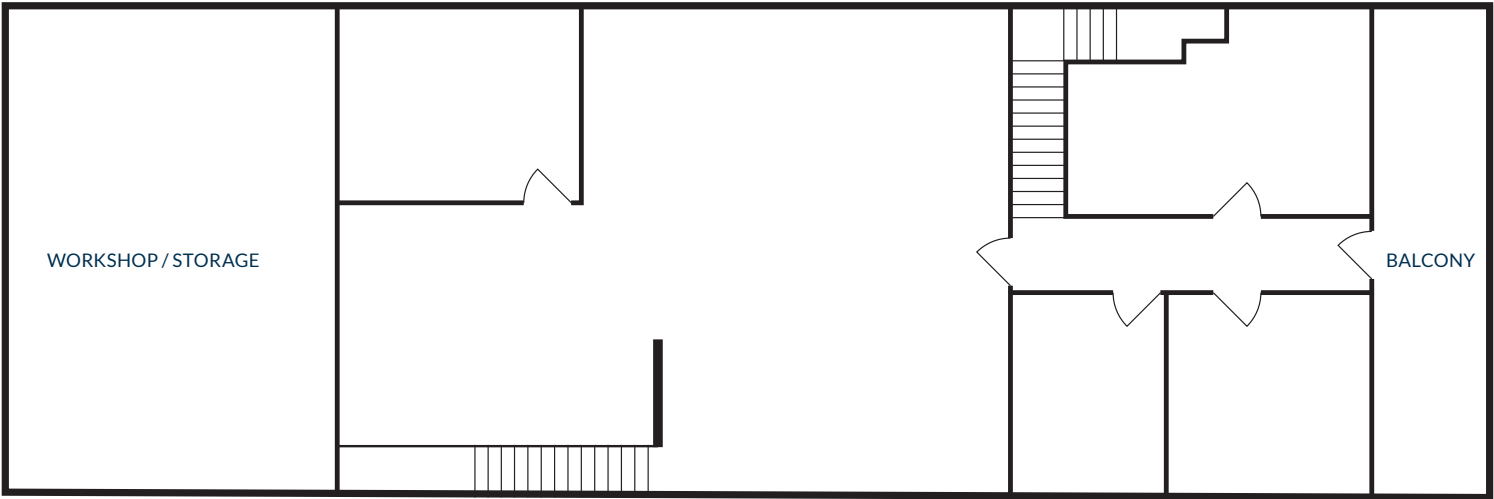


Floor Plan

First Floor



Second Floor





Property Photos





Property Information

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

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
ZONING	NR-BP

Sale Details

SALE PRICE (\$)	\$695,000
SALE PRICE (\$/SF)	\$153.52/SF

Lease Details

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

Suite B 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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