



## Industrial Space in North I-25 Area

# FOR LEASE

**5840 Midway Park NE, Suites A&B**  
Albuquerque, NM 87109



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.

#### CONTACT

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Another fine property by

**BRUNACINI**  
DEVELOPMENT LTD., CO

#### LOCATION

- Great location in the center of the North I-25 corridor.
- One-Half Mile west of I-25 and Jefferson Interchange

#### AVAILABLE

- 13,500± SF
  - 1,334± SF - Office
  - 12,166± SF - Warehouse
- Available 7/1/2025

#### LEASE RATE

- \$12.75/SF/YR (NNN)

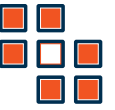
#### FEATURES

- 2 Dock High Doors
- 1 Drive-in Door
- Fenced Yard
- 16'3" to 19'5" Clear Height
- Fully Sprinkled
- Easy Interstate Access

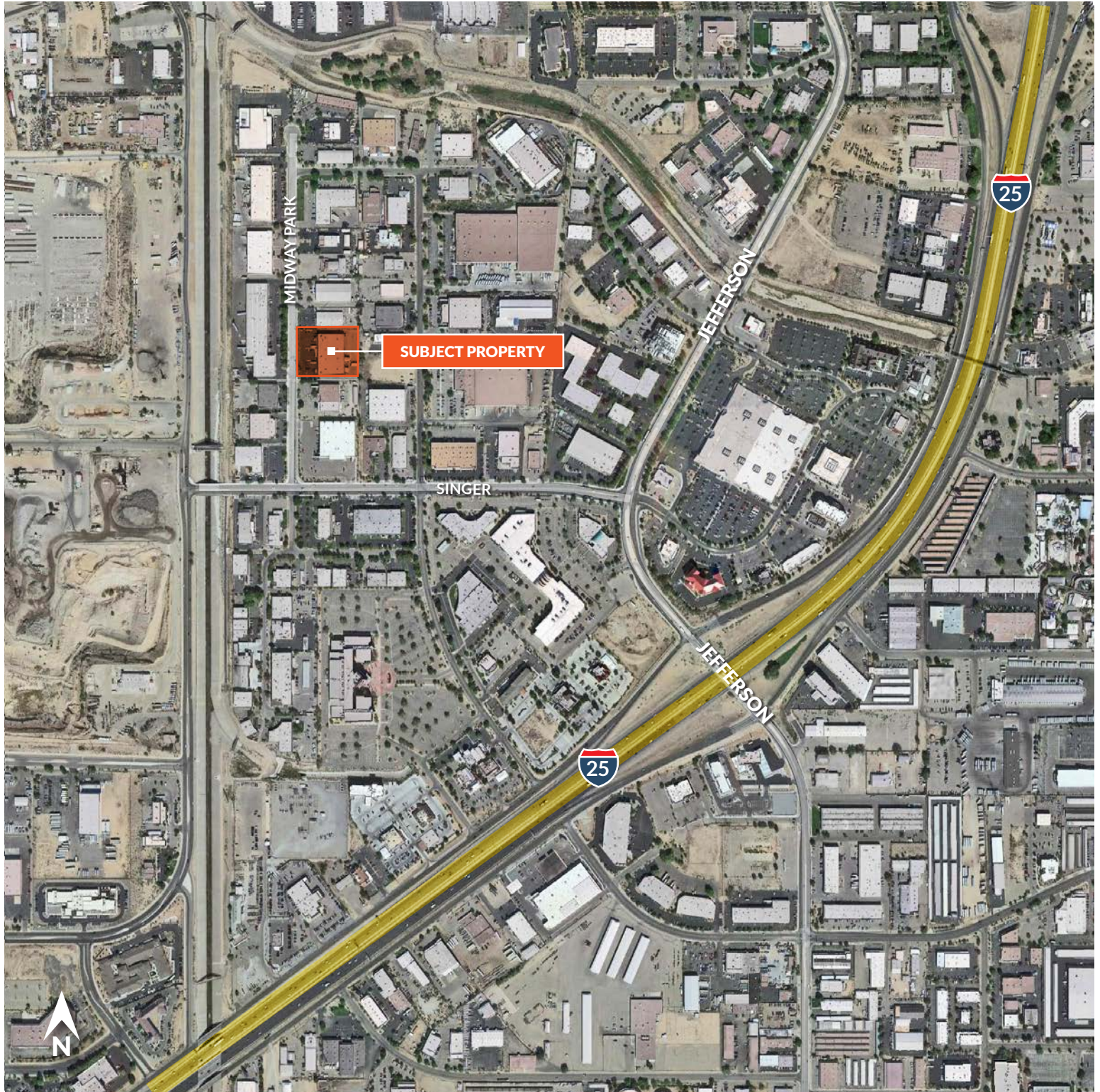
**JOHNSON**  
Commercial Real Estate  
(505) 831-3333 ■ jcrenm.com

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





# Aerial Map

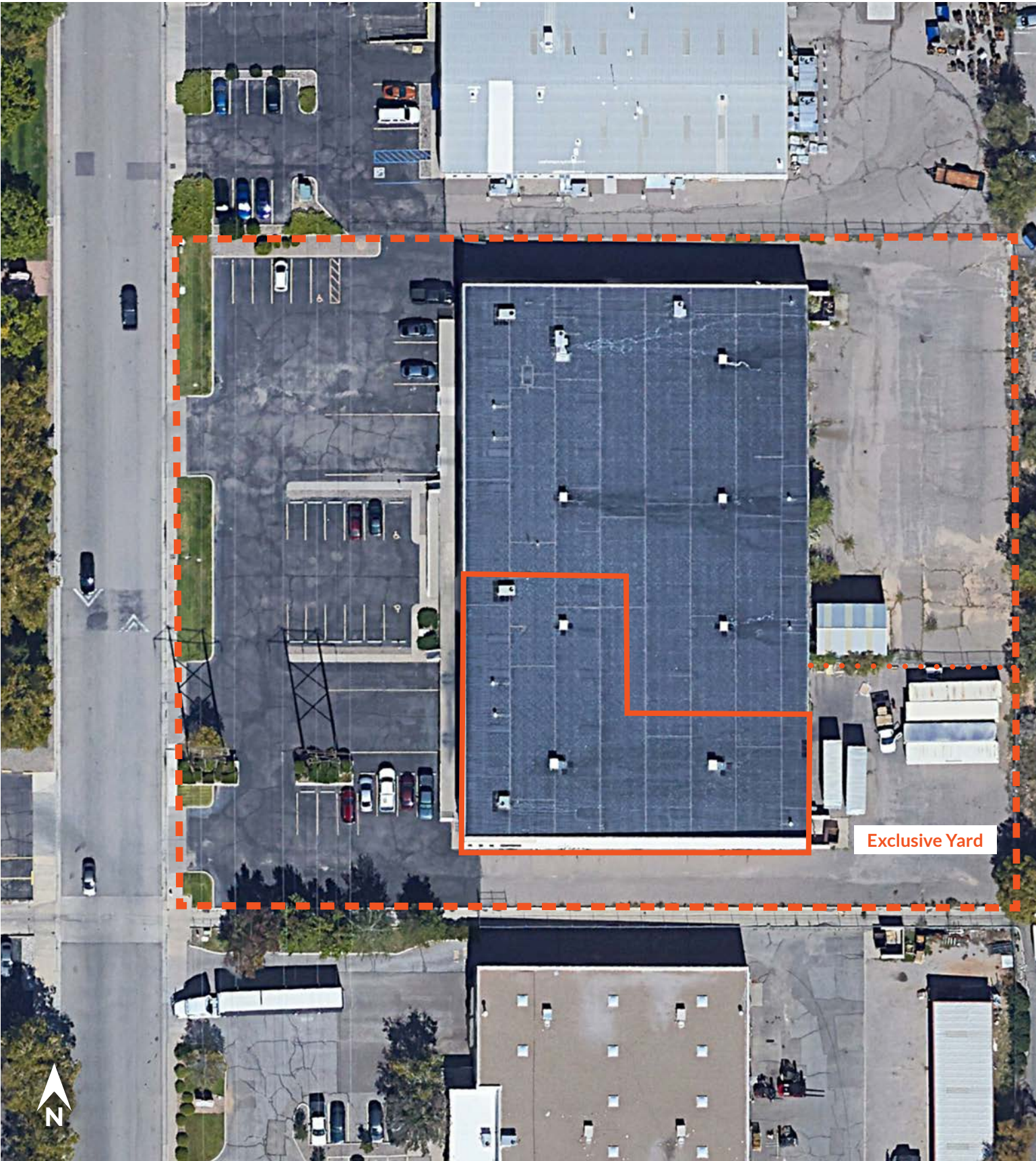


- Located in North I-25 Corridor
- One-half mile west of the Jefferson & Interstate 25 Interchange





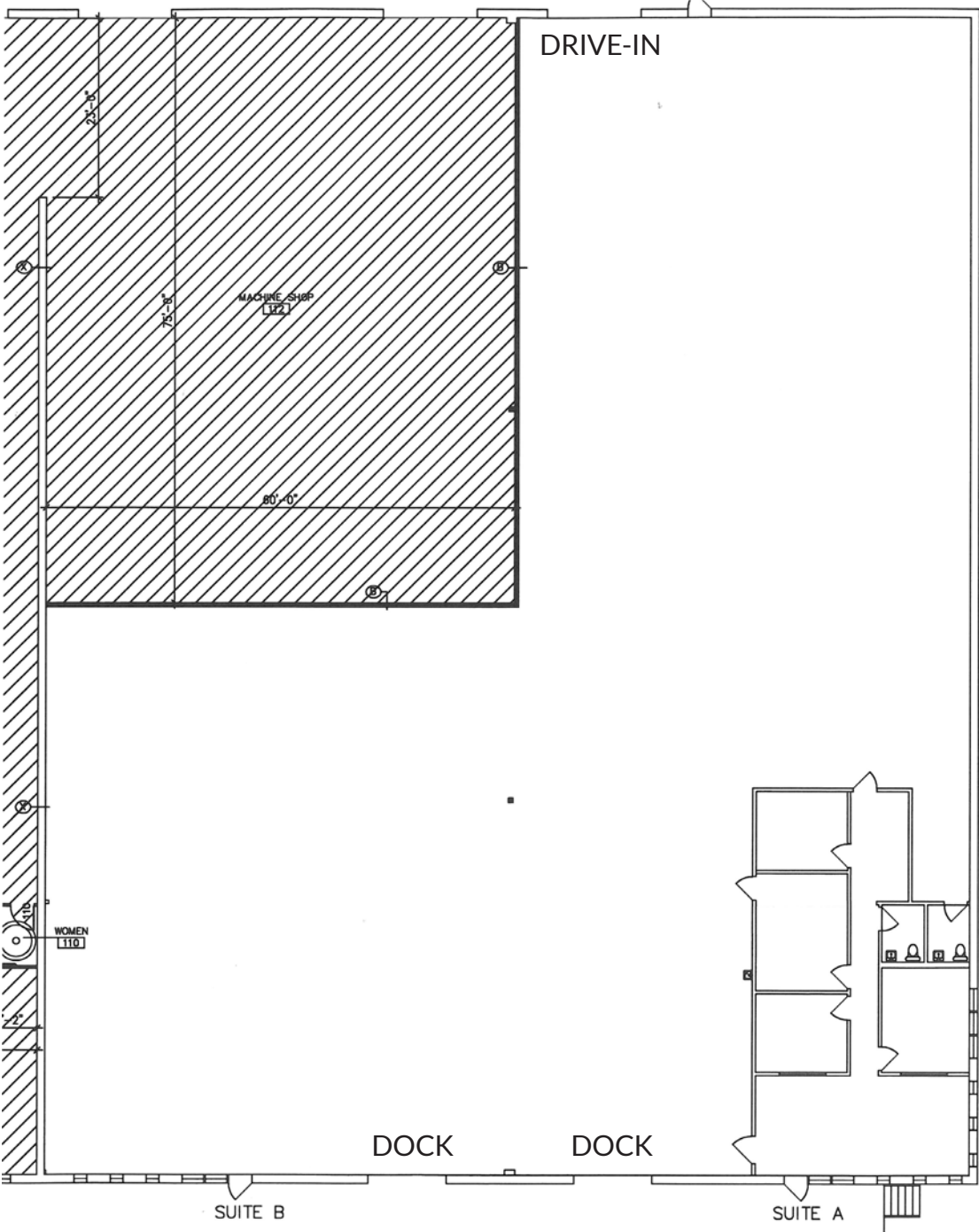
# Close-up Aerial





# Floor Plan

Suites A & B  
13,500± SF







# Property Information

PROPERTY TYPE	Industrial
ADDRESS	5840 Midway Park NE, Albuquerque, NM 87109
CROSS STREETS	Singer & Jefferson

## Property Details

BUILDING SIZE (SF)	36,000
BUILDING DIMENSIONS	150' x 240'
STORIES	1
CONSTRUCTION TYPE	CMU
CLEAR HEIGHT	16'3" - 19'5"
COLUMN SPACING	60' x 50'
ELECTRICAL VOLT AMP PHASE	120/208 600 amp services 3
LAND AREA (ACRES)	2.4304
SPRINKLER SYSTEM	Yes
ROOF COVERING	EPDM (installed 2017)
TRUCK COURT DEPTH	110' ±
UTILITIES METERED SEP.	Yes
ZONING	NR-BP

## Suite Details

AVAILABLE SF	13,500±
OFFICE SF	1,334±
WAREHOUSE SF	12,166±
DOCK HIGH DOORS	2
DRIVE-IN DOORS	1
RESTROOMS	2
HEAT TYPE - OFFICE	Gas Forced Air
HEAT TYPE - WHSE	Gas Unit Heaters
AC TYPE - OFFICE	Refrigerated
COOLING TYPE WHSE	Evaporative
LIGHTING	Metal Halide & Fluorescent
FLOORING	Carpet, VCT, Slab

## Lease Details

LEASE RATE	\$12.75/SF/Year
LEASE TYPE	NNN
EST. NNN CHARGES	\$2.28 per SF

**Notes:** Great location in the center of the North I-25 Corridor. Fenced yard east of the building.

**Tenant's Responsibilities:** Tenant pays base rent plus prorated property taxes, insurance, common area maintenance, property management, refuse, and separately metered utilities.

**Landlord's Responsibilities:** Structural and roof repairs.

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Office - Warehouse



Garden - Office



Office- Flex



Distribution Warehouse



Build to Suit



# BRUNACINI

DEVELOPMENT LTD., CO.

**Brunacini Development** develops , constructs, and leases large-scale commercial and industrial properties for national, regional, and local companies. In the past 30 years Brunacini Development has developed approximately two million square feet of distribution warehouse, office/warehouse, office/flex, office and specialized-use facilities in the Albuquerque metro area, with approximately one million square feet in its current portfolio. As a full-service commercial real estate developer Brunacini Development provides a host of customized services such as fast-track built-to-suits, multi-tenant developments, leasing, property management, and building maintenance services.

Brunacini Development has earned a solid reputation as a self-performing general contractor, constructing the highest quality facilities at competitive costs throughout decades of property development in the greater Albuquerque area. With every project, the Brunacini Development team applies a hands-on comprehensive approach, inherent flexibility, extensive experience with an unparalleled commitment to producing the highest quality product. Due to its long-standing local development experience, Brunacini Development has the necessary knowledge of building code administration, zoning, and municipal ordinances to ensure smooth progression through every aspect of the development process.

Established in 1978, Brunacini Development has grown from a general contractor to a fully integrated commercial real estate design/ build construction firm with the following capabilities:

- ◆ Land Acquisition
- ◆ Project Financing
- ◆ Land Entitlement
- ◆ Self-Performing Design & Construction
- ◆ Architectural Design Oversight
- ◆ Project Engineering Oversight
- ◆ Construction & Project Management
- ◆ Asset Management
- ◆ Property Leasing
- ◆ Property Management
- ◆ Building Maintenance Services