RESOLUT

6020 MIDWAY PK - SECURED YARD

NEQ MIDWAY PARK BLVD NE & MIDWAY PL NE 6020 MIDWAY PARK BLVD NE, ALBUQUERQUE, NM 87109



FOR LEASE

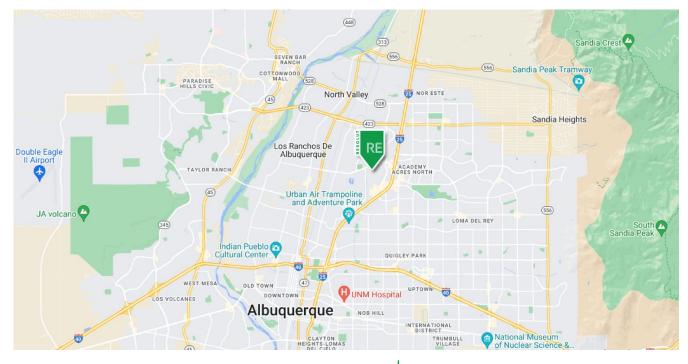
AVAILABLE LAND 0.29 AC

RATE \$1,400/mo NR-BP Zoning Martín Richardson mrichardson@resolutre.com 505.337.0777



PROPERTY HIGHLIGHTS

- North I-25 Location
- Calm Neighborhood/Submarket
- Fully fenced and gated yard
- 0.29 Acres
- Outdoor storage only (connex/sheds ok)
- **CMU Block Construction**



AREA TRAFFIC GENERATORS















Martin Richardson

mrichardson@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2025



81,366 **POPULATION** 3-MILE RADIUS



\$88,681.00 **AVG HH INCOME 3-MILE RADIUS**



124,162 **DAYTIME POPULATION** 3-MILE RADIUS



TRAFFIC COUNTS Chappell Dr NE: 8,399 VPD Osuna: 24,282 VPD (STDB 2025)



PROPERTY OVERVIEW

6020 Midway Pk is a 12,000 SF Office Warehouse complex centrally located in the North I-25 Corridor. The property sits on NR-BP zoned land with flexible regulations on use. This property is newly constructre post 2,000 with CMU brick, and is well maintained. The current vacancy is a 2,982 SF with roughly 60% office and 40% warehouse, the space could easily be flexted to a 50/50 distribution.

LOCATION OVERVIEW

The North I-25 corridor is the most coveted corridor for industrial and office/warehouse users in Albuquerque. This property is located within a secluded business park area and is relatively quiet. The property is less than 5 minutes from the I-25 & Jefferson interchange allowing for easy access to the entire Albuquerque MSA.

PROPERTY OVERVIEW

Available: 0.29 AC

Zoning: NR-BP

Submarket: North I-25

Year Built: 2000





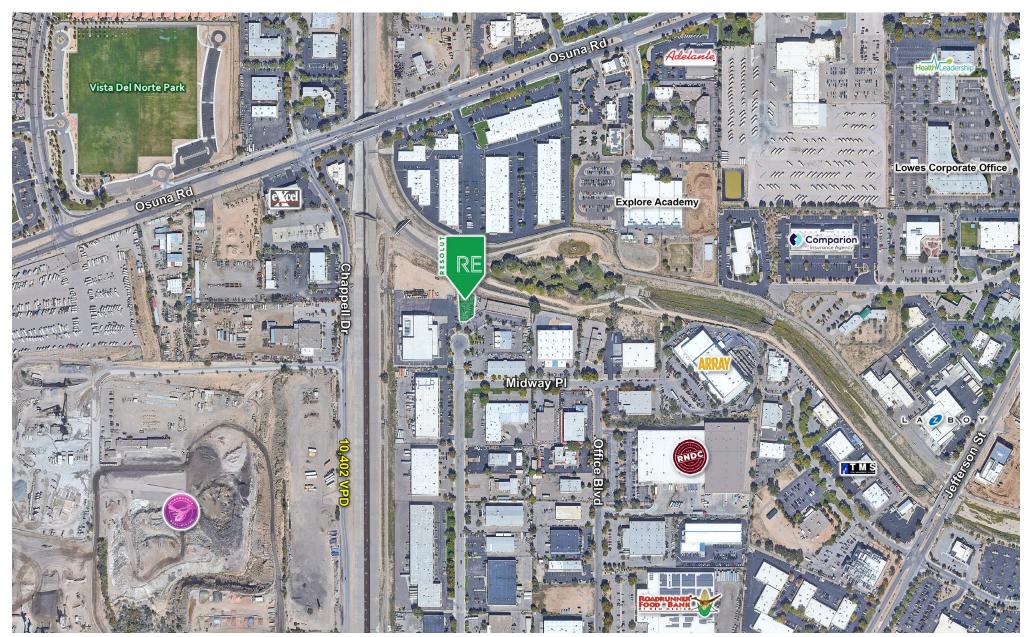






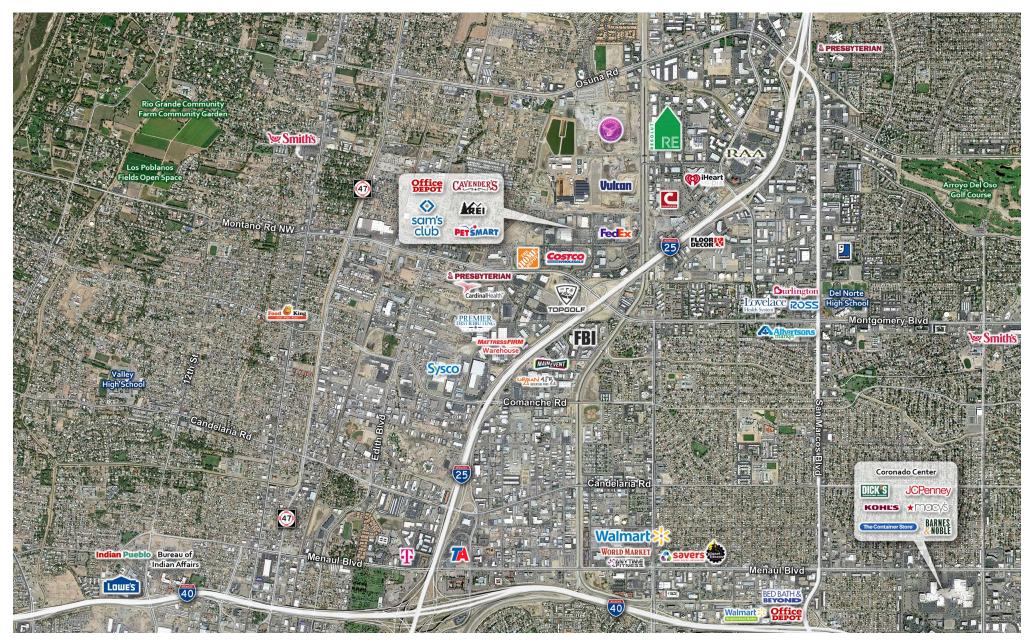
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