6819 Academy

6819 Academy Pkwy West NE, Albuquerque, NM, 87109

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE

INDUSTRIAL / OFFICE
FLEX, R&D

AVAILABLE SPACE
±15,385 SF Total
±8600 SF of Warehouse
±6785 SF of Office

LOT SIZE
1 Acre

LEASE RATE
$12 PSF +NNN

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- **15,385 SF Total Building Area**
- **Approx. 8,600 SF Warehouse/Flex Space**
- **Approx. 6,785 SF Office Space**
- **±1.00 Acre Site**
- **Highly Desirable Academy Parkway Corridor Location**
- **Located Approximately 1 Mile from I-25**
- **Ample On-Site Parking**
- **Secure Gated Rear Yard**
- **Heavy Power Infrastructure**
  - 3-Phase Power
  - 480 Volt Service
  - Up to 800 Amps
  - Capacity to Expand Electrical Service
- **Refrigerated Air Conditioning**
  - Dual HVAC Units Serving Office Areas
- **Warehouse Evaporative Cooling (Swamp Cooler)**
- **One (1) 12' x 12' Grade-Level Roll-Up Door**
- **Flexible Layout Suitable for Office, Warehouse, Manufacturing, Distribution, R&D, Technology, Service Operations, and Contractor Uses**
- **Excellent Access to Major Transportation Corridors**
- **Premier North Albuquerque Location with Strong Surrounding Demographics and Business Presence**



LOCATION ADVANTAGES

Located within the prestigious Academy Parkway business corridor, the property benefits from immediate access to Albuquerque's primary employment centers, retail amenities, and transportation networks. Its proximity to I-25 provides efficient connectivity throughout the Albuquerque metro area, making it an ideal location for businesses requiring both visibility and logistical accessibility.

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OFFERING SUMMARY

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IDEAL USES

- **Manufacturing**
- **Assembly Operations**
- **Distribution & Logistics**
- **Technology & Data Infrastructure**
- **Service Contractors**
- **Showroom/Warehouse Users**
- **Research & Development**
- **Corporate Headquarters with Warehouse Component**
- **Medical Equipment & Supply Distribution**
- **Light Industrial Operations**

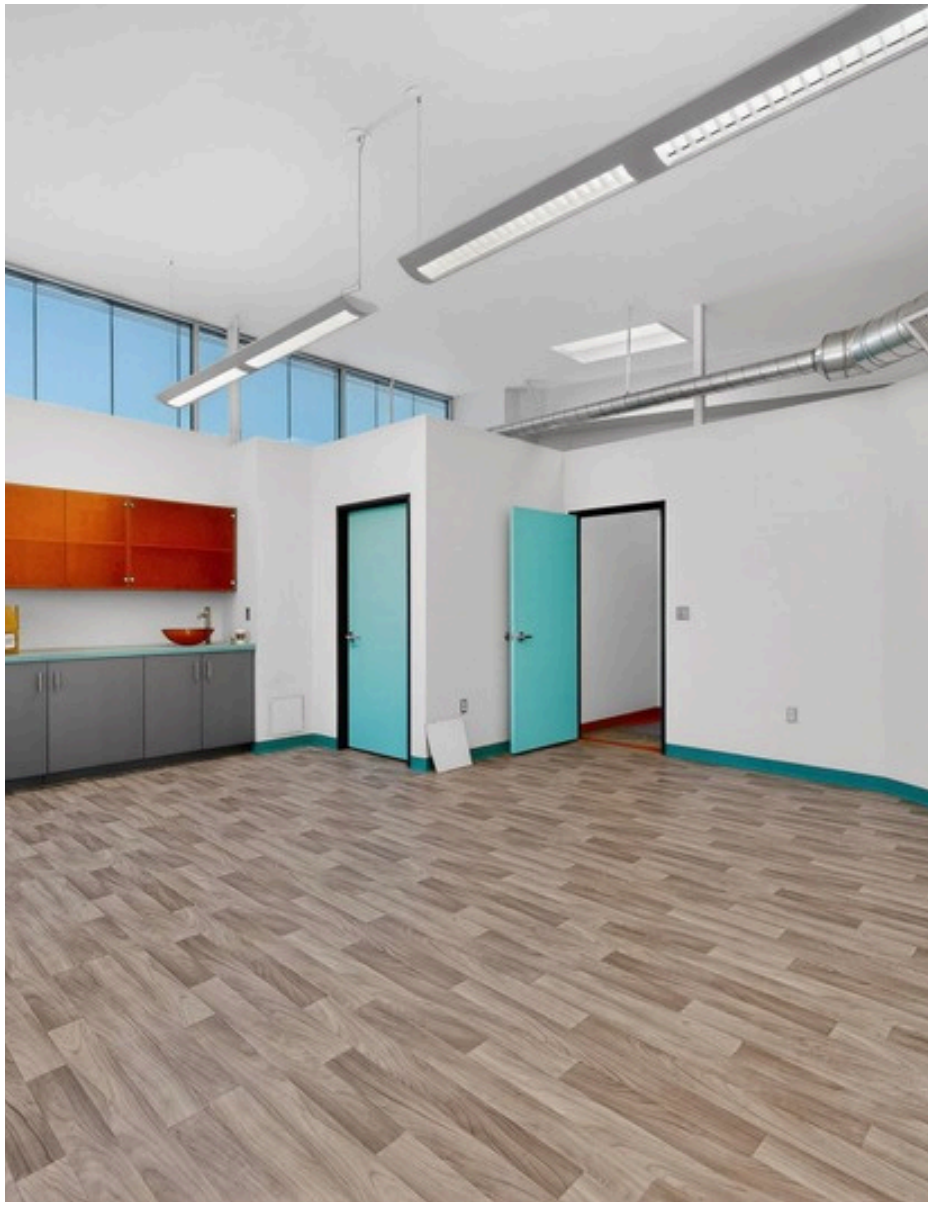


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OFFICE

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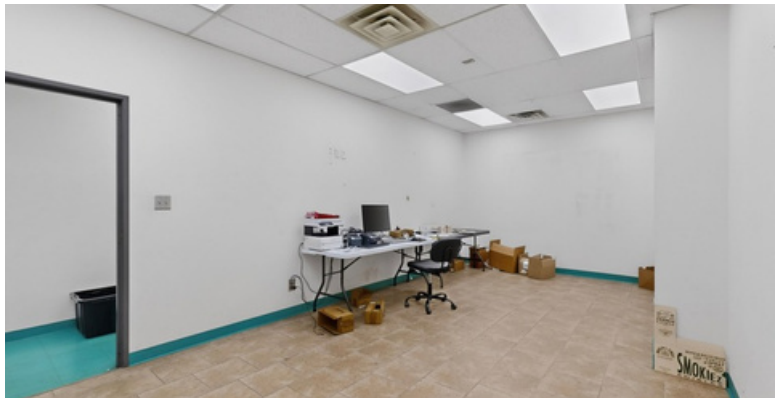
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OFFICE

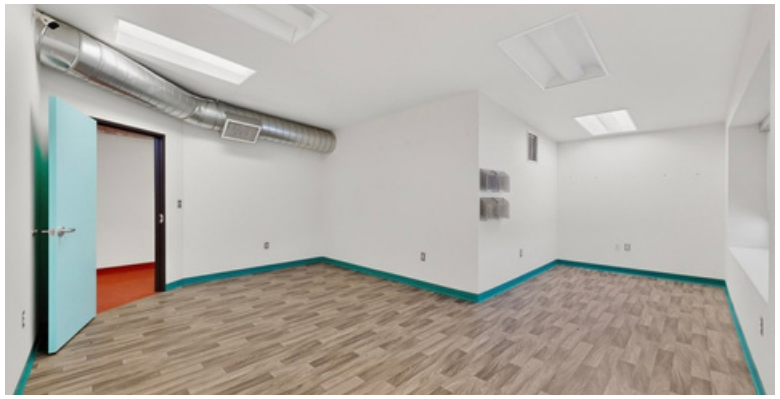
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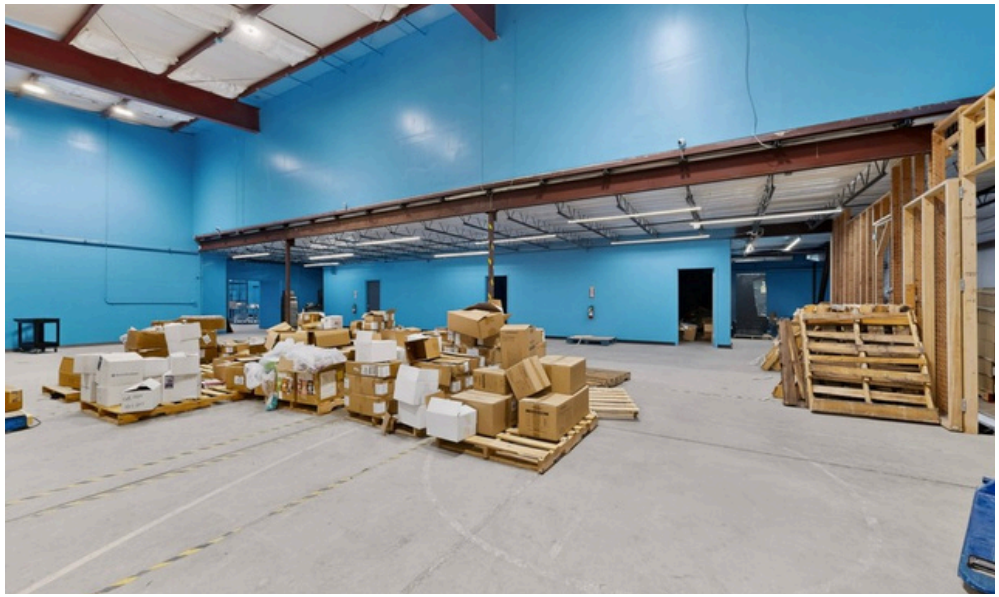


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WAREHOUSE / FLEX

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FLOOR PLAN

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GROUND FLOOR



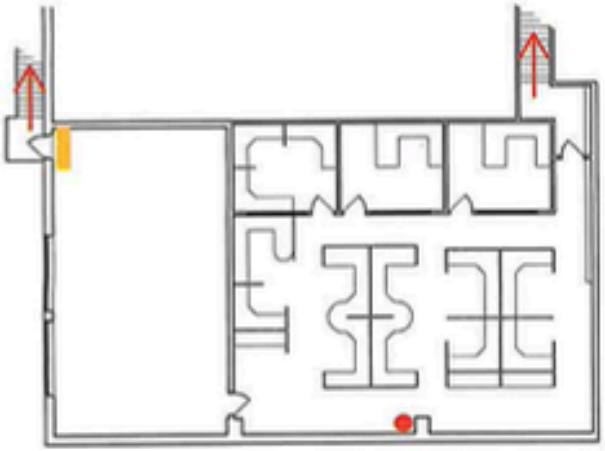
SECOND FLOOR–EAST

NOTES

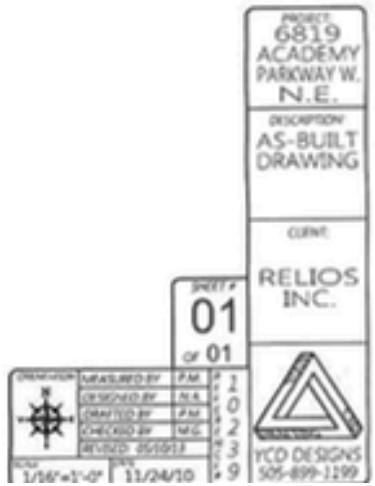
1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. ALL AREA CALCULATIONS EXCLUDE STAIRWELL PENETRATIONS.

AREA CALCULATIONS:

FIRST FLOOR AREA	10349.71 SQ. FT.
SECOND FLOOR AREA	5036.08 SQ. FT.







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SITE PLAN

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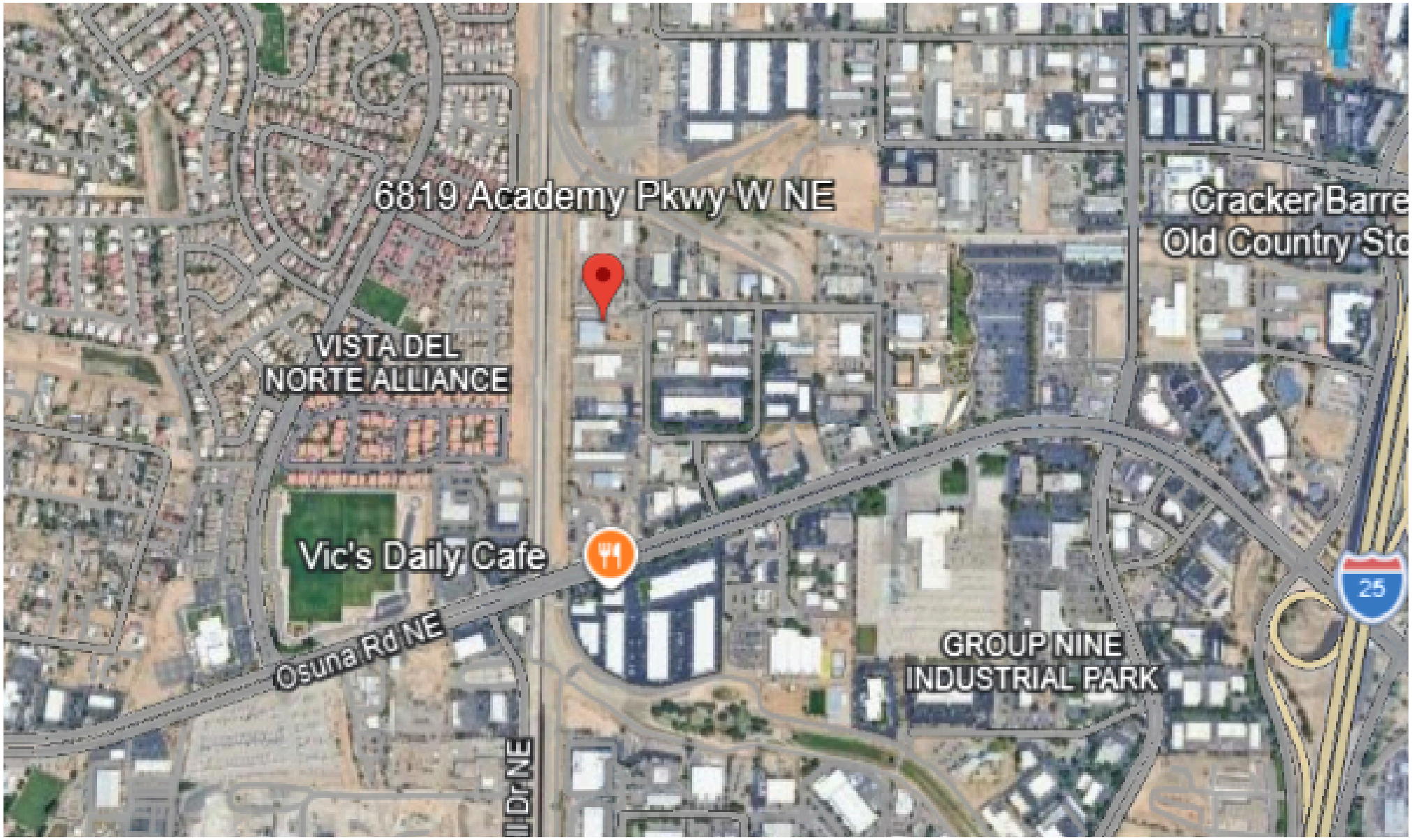


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LOCATION MAP

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