

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
\$14 PSF +NNN

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PROPERTY SUMMARY

6819 Academy Pkwy West NE, Albuquerque, NM, 87109|2



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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.

OFFERING SUMMARY

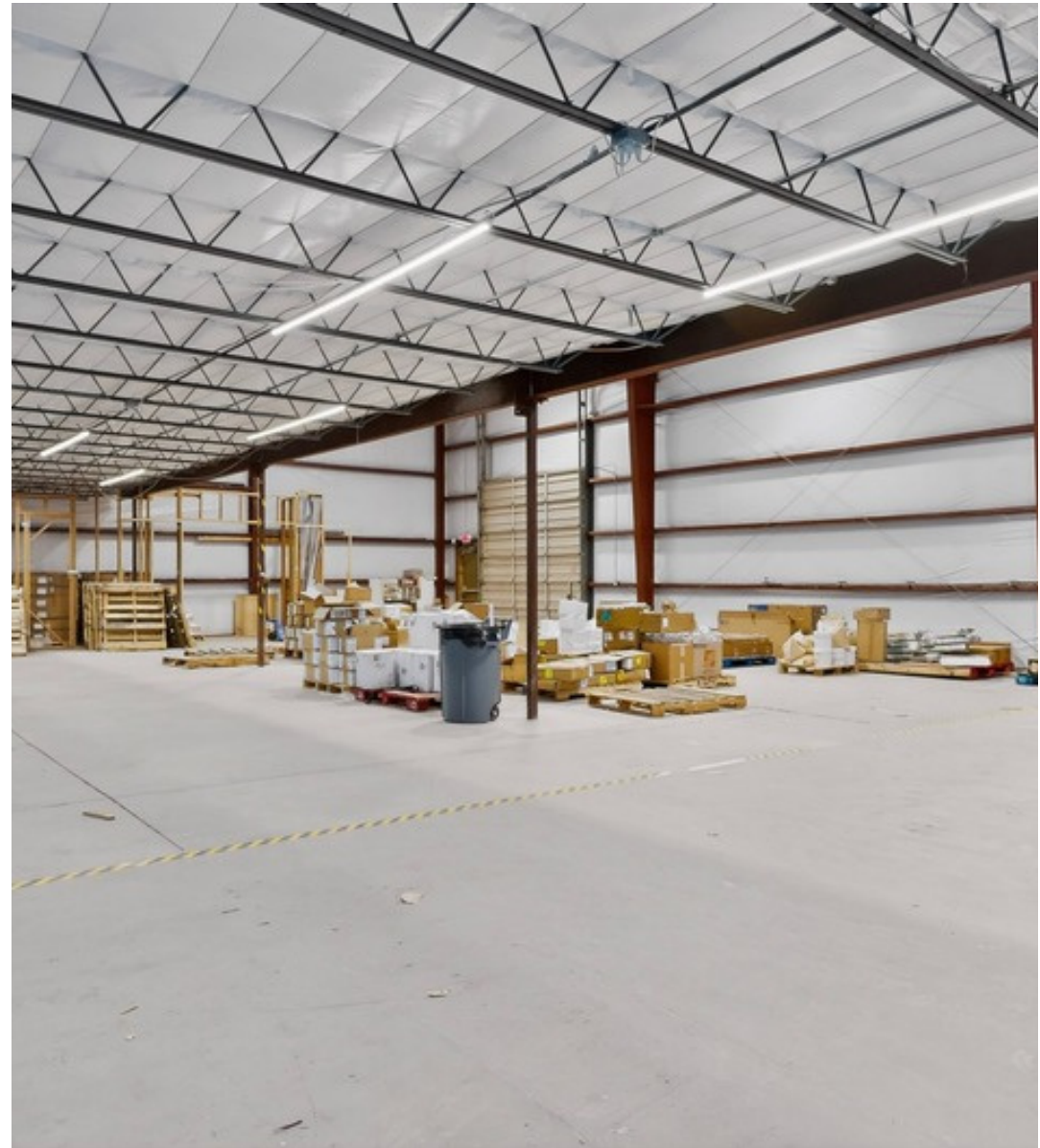
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IDEAL USES

- 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

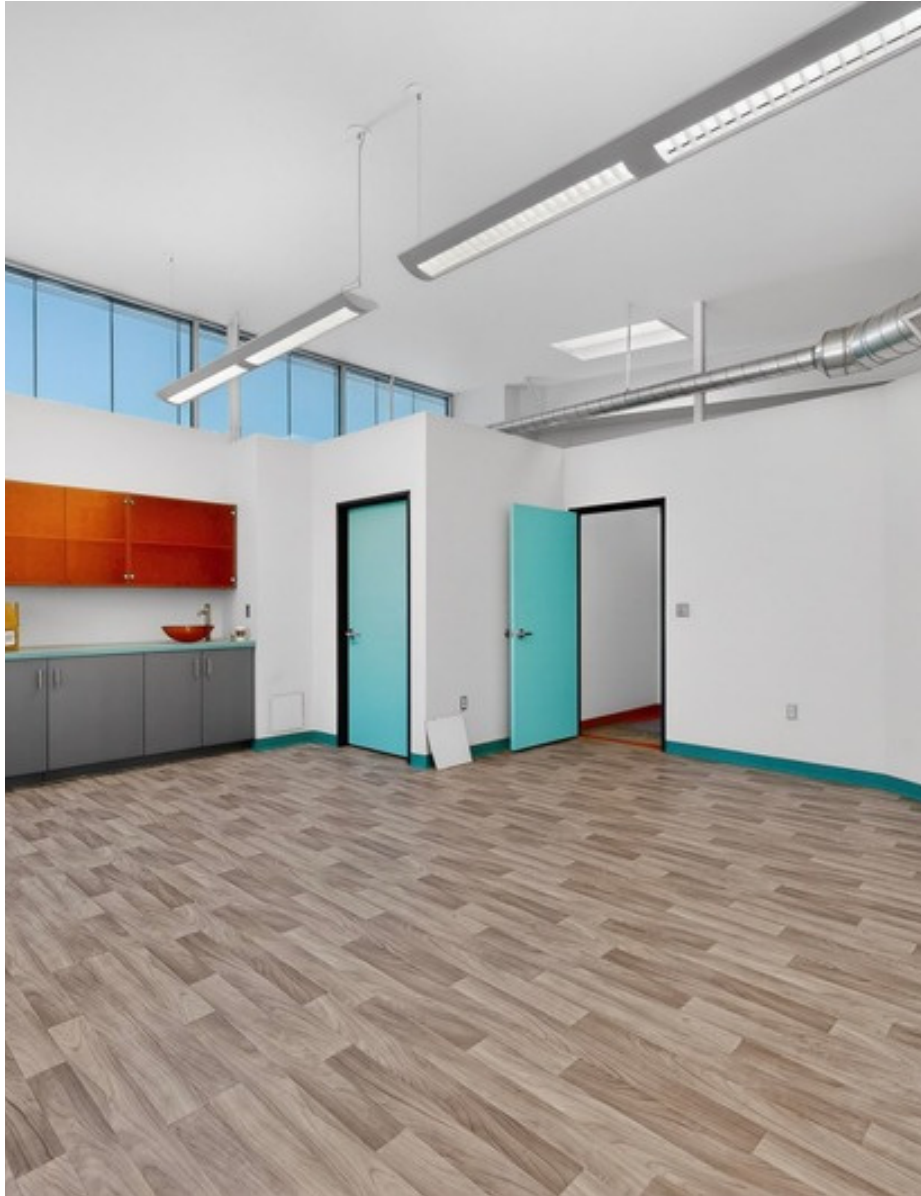


OFFICE

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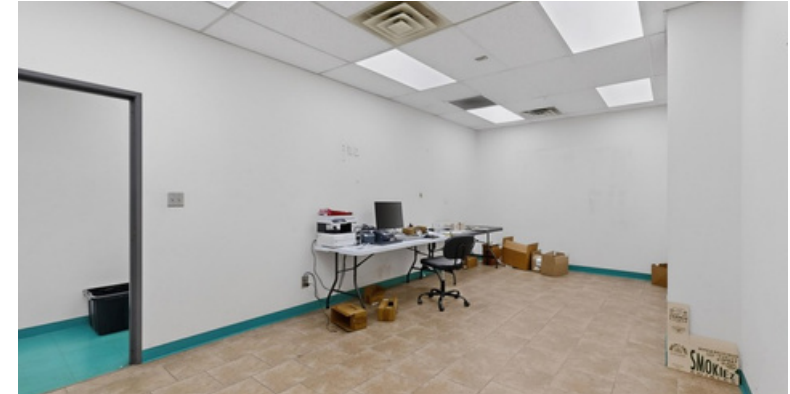


OFFICE

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WAREHOUSE / FLEX

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FLOOR PLAN

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GROUND FLOOR



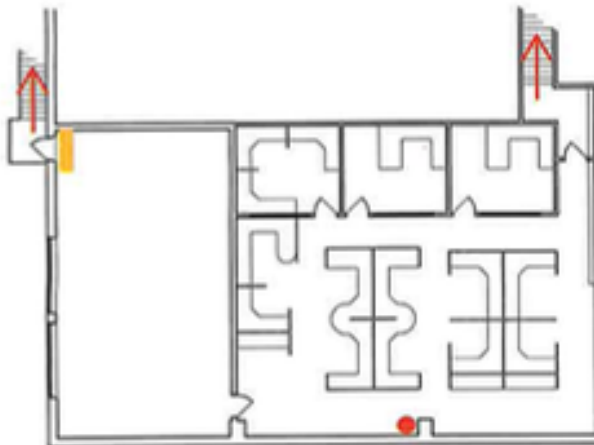
SECOND FLOOR-EAST

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.



PROJECT
6819
ACADEMY
PARKWAY W.
N.E.

DESCRIPTION
AS-BUILT
DRAWING

CLIENT
RELIOS
INC.

SHEET #
01
OF 01

DATE
1/16/11

SCALE
1/16"=1'-0"

11/24/10

YCD DESIGNS
505-899-1199

SITE PLAN

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LOCATION MAP

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