

6817 Academy Pkwy W NE

Albuquerque, NM 87109



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



**NORTH I-25 WAREHOUSE
WITH 0.44 ACRES OF
GATED AND PAVED YARD
SPACE AND OFFICE**



AVAILABLE SPACE

Total SF: 10,638

Office: 4,794 SF

Warehouse: 5,844 SF

Mezzanine: 3,140 SF

(Not Included in SF)



RATE

\$12 PSF NNN

Christian File

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Jacob Lopez

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS:

- » One 10x14' Roll up Drive in Door,
- » One 10x10' Roll Up Door
- » 0.44 Acres of Gated and Paved Yard Space
- » Total SF: 13,778
- » Office: 4,794 SF
- » Warehouse: 5,844 SF
- » Mezzanine: 3,140 SF
(Not Included in SF)
- » North I-25 Location
- » Less than a mile from I-25
- » Secured Neighborhood
- » 3-Phase 480 Volt Electricity



PROPERTY DESCRIPTION:

This property offers a total of 10,638 square feet of office and warehouse space, including 5,844 square feet of warehouse, 4,794 square feet of office space, and a 3,140-square-foot mezzanine, not included in leaseable square footage. Located in the Academy Parkway corridor, it's an ideal choice for those in need of both warehouse and office space, along with a gated, paved yard conveniently close to I-25.

EXECUTIVE SUMMARY

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OFFERING DETAILS:

ADDRESS:

6817 Academy Pkwy W NE,
Albuquerque, NM 87109

SIZE:

0.44 Acre / 13,391 SF

AVAILABLE SPACE:

Total SF: 10,638

Office: 4,794 SF

Warehouse: 5,844 SF

Mezzanine: 3,140 SF

(Not Included in SF)

LEASE PRICE:

\$12 PSF NNN

5 MILE POPULATION:

217,461

5 MILE AVE

HOUSEHOLD INCOME:

91,340

TRAFFIC COUNT:

25,113



OFFICE SPACE

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OFFICE SPACE

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WAREHOUSE & MISC

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YARD SPACE

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FLOOR 1: 10601 sq ft, FLOOR 2: 2790 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 13391 sq. ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

LOCATION MAP

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LISTING AGENTS

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CHRISTIAN FILE
VICE PRESIDENT

505.235.8518
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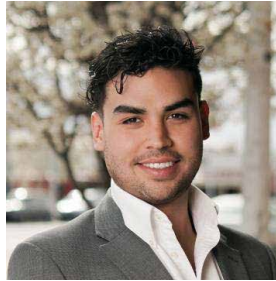
Christian is a well-respected investor and property owner who has made a name for himself in the real estate industry. With years of experience in brokerage, he has become a trusted advisor to clients looking to buy, sell, or lease property.

His expertise in the field is evident from his ownership of a vast portfolio of real estate that spans 250,000 square feet. This ownership has given him a unique perspective on the industry, and he uses it to guide clients around the do's and don'ts of real estate transactions.

But Christian is more than just a broker. He is a trusted ally to his clients, investing with them and in them to ensure their success. He understands that real estate is not just a transaction but a long-term investment that requires careful consideration and strategic planning.

His clients appreciate his attention to detail, professionalism, and dedication to their success. He goes above and beyond to ensure that they make informed decisions and achieve their goals.

Christian's success in the real estate industry is a testament to his hard work, knowledge, and dedication. He continues to be a leader in the field, and his clients can rest assured that they are in good hands when working with him.



JACOB LOPEZ
VICE PRESIDENT

505.328.5156
JLopez@CREBerkshire.com

Jacob Lopez, a seasoned 27-year-old Commercial Broker, is a force to be reckoned with in the dynamic realm of real estate. Based in Albuquerque, New Mexico, Jacob has been a licensed professional since 2017, steadily climbing the ladder of success in the competitive world of commercial real estate.

Currently serving as the QB License for Berkshire Hathaway NM Commercial Real Estate, Jacob brings a wealth of knowledge and expertise to the table. His commitment to excellence is reflected in his impressive portfolio, where he has played a pivotal role in personal investments involving over 30,000 square feet of industrial space in Albuquerque.

Jacob's journey into the real estate industry was paved with academic excellence. He graduated with a triple major in Financial Management, Accounting, and Marketing from the prestigious Anderson School of Management at the University of New Mexico, Class of 2018. This comprehensive educational background has undoubtedly contributed to his multifaceted approach to commercial brokerage.

Not only does Jacob excel in the boardroom, but he also finds solace in the great outdoors. A passionate adventurer, Jacob is an avid camper and hiker, finding tranquility and inspiration in nature. His love for dogs further adds a touch of warmth to his personality, emphasizing his compassionate and caring nature.

Jacob's commitment to professional development is evident through his certifications. Holding both the Real Estate Negotiation Expert (RENE) and Pricing Strategy Advisor (PSA) certifications, he stands out as a well-rounded professional in the commercial real estate landscape.



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FOR MORE INFORMATION
PLEASE VISIT:

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