

6020 MIDWAY PK - OFFICE/WAREHOUSE

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



**FOR
LEASE**

AVAILABLE SPACE
Ste D: 1,646 SF

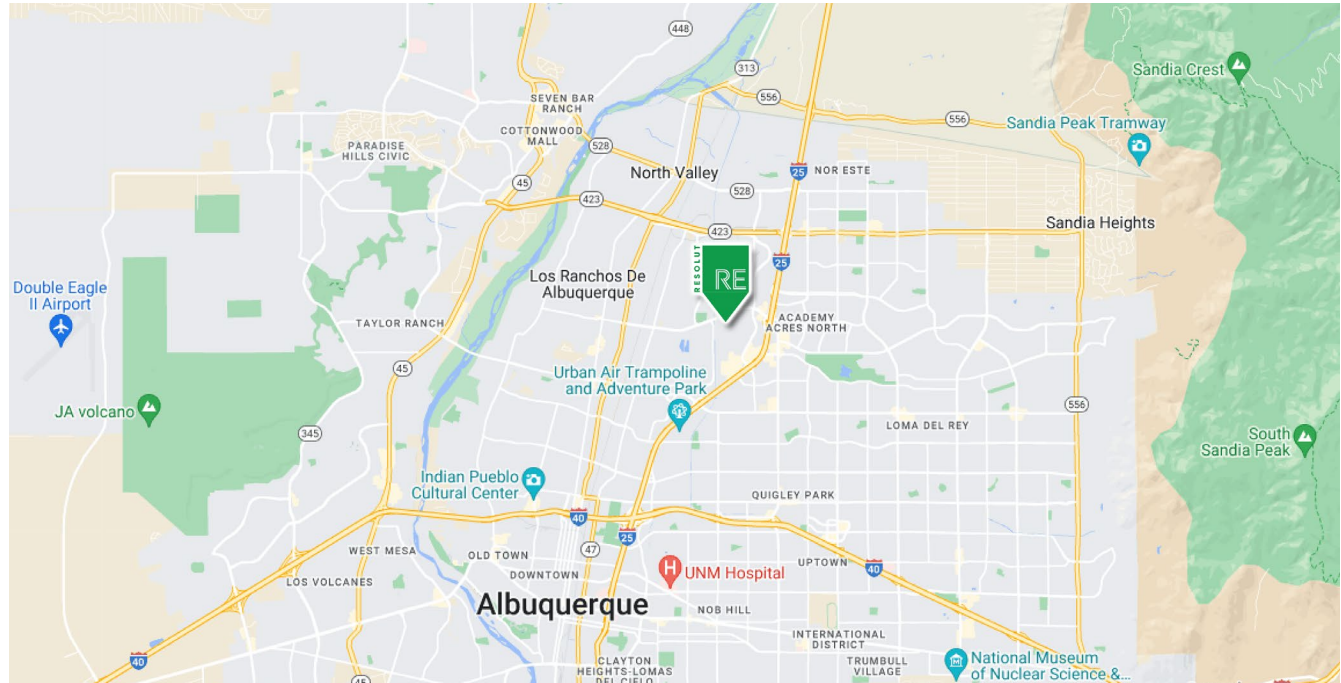
RATE
\$13.50 PSF NNN
* Estimate provided by Landlord
and subject to change

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PROPERTY HIGHLIGHTS

- North I-25 Location
- Calm Neighborhood/Submarket
- 60% Office | 40% Warehouse
- Multiple Private Offices
- 12' Clear Height
- CMU Block Construction



AREA TRAFFIC GENERATORS



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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)

6020 MIDWAY PK - OFFICE/WAREHOUSE | 6020 Midway Park Blvd NE, Albuquerque, NM 87109**PROPERTY OVERVIEW**

A rare opportunity to lease a small-format office/warehouse space in Albuquerque's highly sought-after North I-25 submarket. Spaces of this size are increasingly difficult to find, particularly in well-maintained, professional business park settings.

This suite provides additional natural light and enhanced visibility. The space offers an efficient office-to-warehouse layout ideal for contractors, service companies, light distributors, or flex users seeking a professional front-of-house presence with functional back-of-house storage. The space is roughly 50/50 office to warehouse distribution with private offices, restrooms, and conference room.

The warehouse features 12' clear ceiling height and an 8' x 8' roll-up door, allowing for practical loading and storage capabilities. Constructed with durable CMU block, the building offers long-term stability and low maintenance within a clean, professional environment.

Small bay office/warehouse product in this condition and location is rarely available – particularly with roll-up access and strong freeway proximity.

LOCATION OVERVIEW

6020 Midway Park is situated in the heart of the North I-25 Corridor, widely considered Albuquerque's premier office/industrial node. The property is positioned within a quiet, secluded business park environment, offering a calm setting while remaining just minutes from major traffic arteries.

The site is less than five minutes from the I-25 & Jefferson interchange, providing immediate access to the entire Albuquerque MSA, including Downtown, the Westside, Rio Rancho, and Uptown. The surrounding area is home to a strong mix of industrial users, office tenants, and major national retailers, making it an ideal location for businesses that require both operational functionality and central accessibility.

This combination of quiet neighborhood setting, freeway proximity, and limited small-bay inventory makes Suite H a compelling opportunity in today's market.

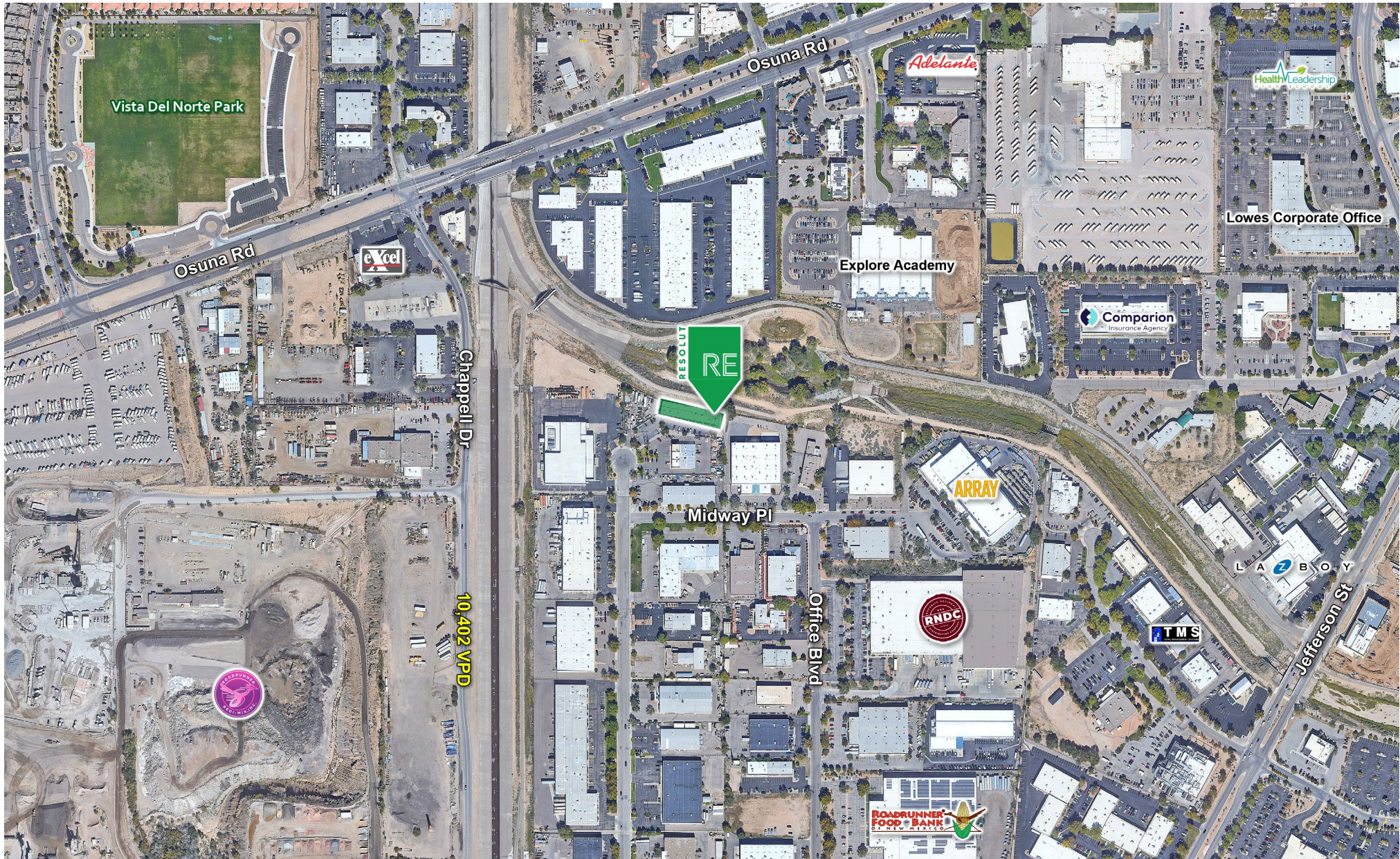
**PROPERTY OVERVIEW**

Available:	Suite D: 1,646 SF
Zoning:	NR-BP
Submarket:	North I-25
Year Built:	2000

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Layers

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