

# SCHOOL | FLEX SPACE FOR SALE OR LEASE

6805 ACADEMY PKWY W. ALBUQUERQUE, NM 87109



## SALE | LEASE DETAILS

- > SALE PRICE: \$1,450,000.00
- > PRICE PER SF: \$94.24
- > LEASE RATE: \$8.00/ SF
- > LEASE TYPE: NNN
- > BUILDING SIZE: +/- 15,386 SF
- > LOT SIZE: 1.99 ACRES
- > ZONING: M-1

## HIGHLIGHTS

- > PREVIOUS CHARTER SCHOOL
- > CONVENIENTLY LOCATED IN THE NORTH I-25 CORRIDOR
- > FIBER
- > LARGE PAVED LOT
- > CURRENT E-OCCUPANCY\*
- > BADGE SECURITY
- > 3 PHASE POWER

\* To be verified by tenant

## CONTACT US



BILL ROBERTSON  
LIC. #8433  
SENIOR VICE PRESIDENT/  
PRINCIPAL  
505 880 7050  
[bill.robertson@colliers.com](mailto:bill.robertson@colliers.com)



TOM FRANCHINI, CCIM  
LIC. #40532  
SENIOR ASSOCIATE  
505 880 7097  
[tom.franchini@colliers.com](mailto:tom.franchini@colliers.com)



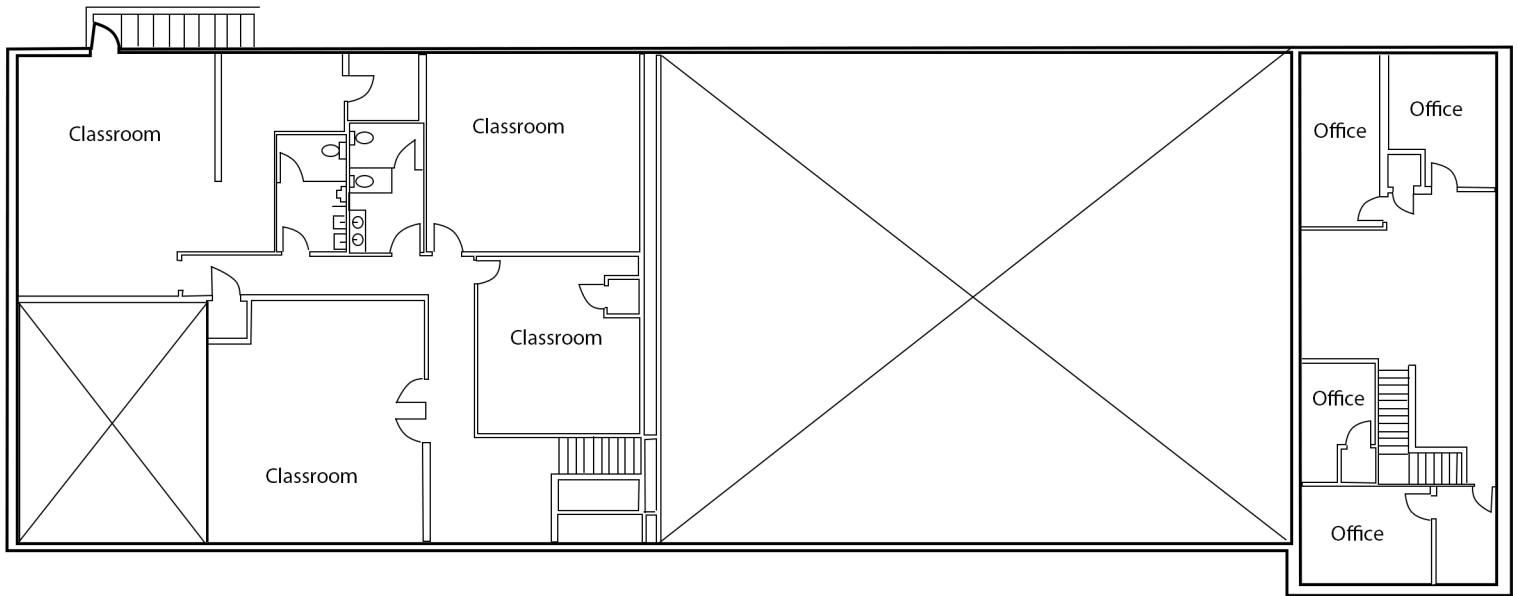
LORI ROBERTSON  
LIC. #32667  
ASSOCIATE BROKER  
505 880 7044  
[lori.robertson@colliers.com](mailto:lori.robertson@colliers.com)



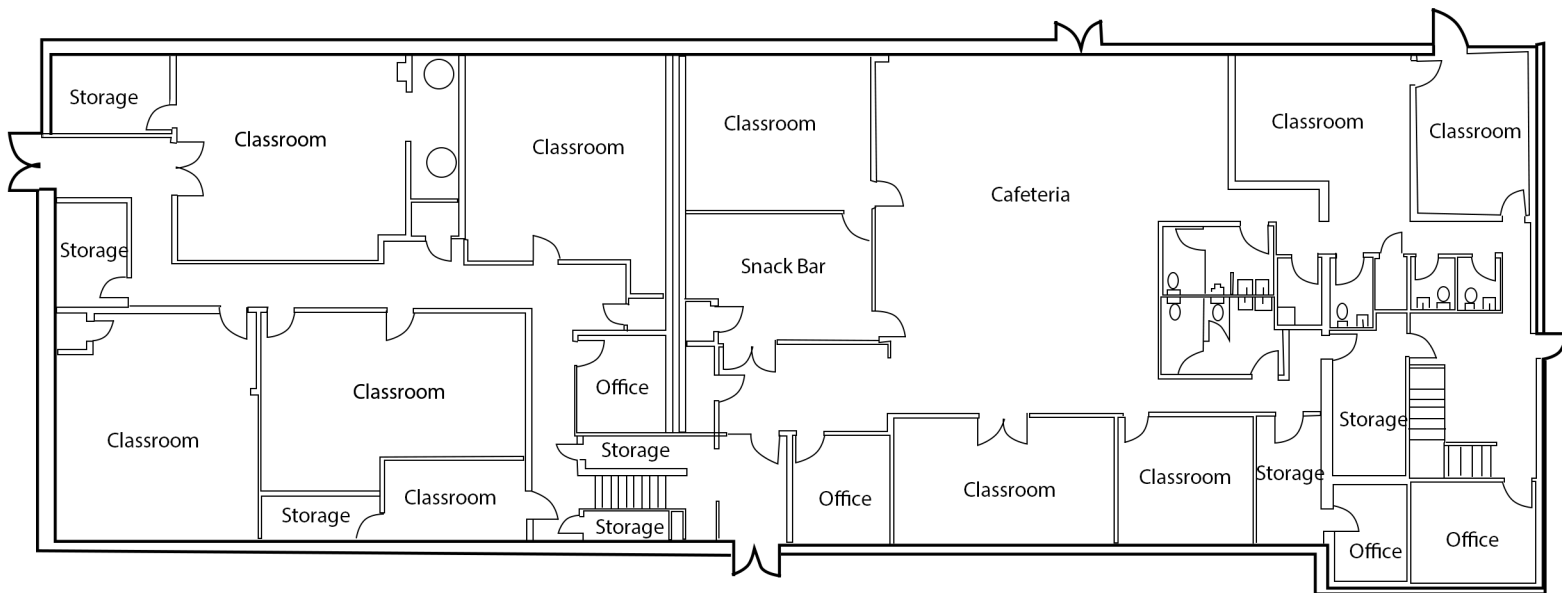
COLLIERS INTERNATIONAL  
5051 Journal Center NE | Ste. 200  
Albuquerque, NM 87109  
505 883 7676  
[www.colliers.com](http://www.colliers.com)

# FLOOR PLAN

6805 ACADEMY PKWY W. ALBUQUERQUE, NM 87109



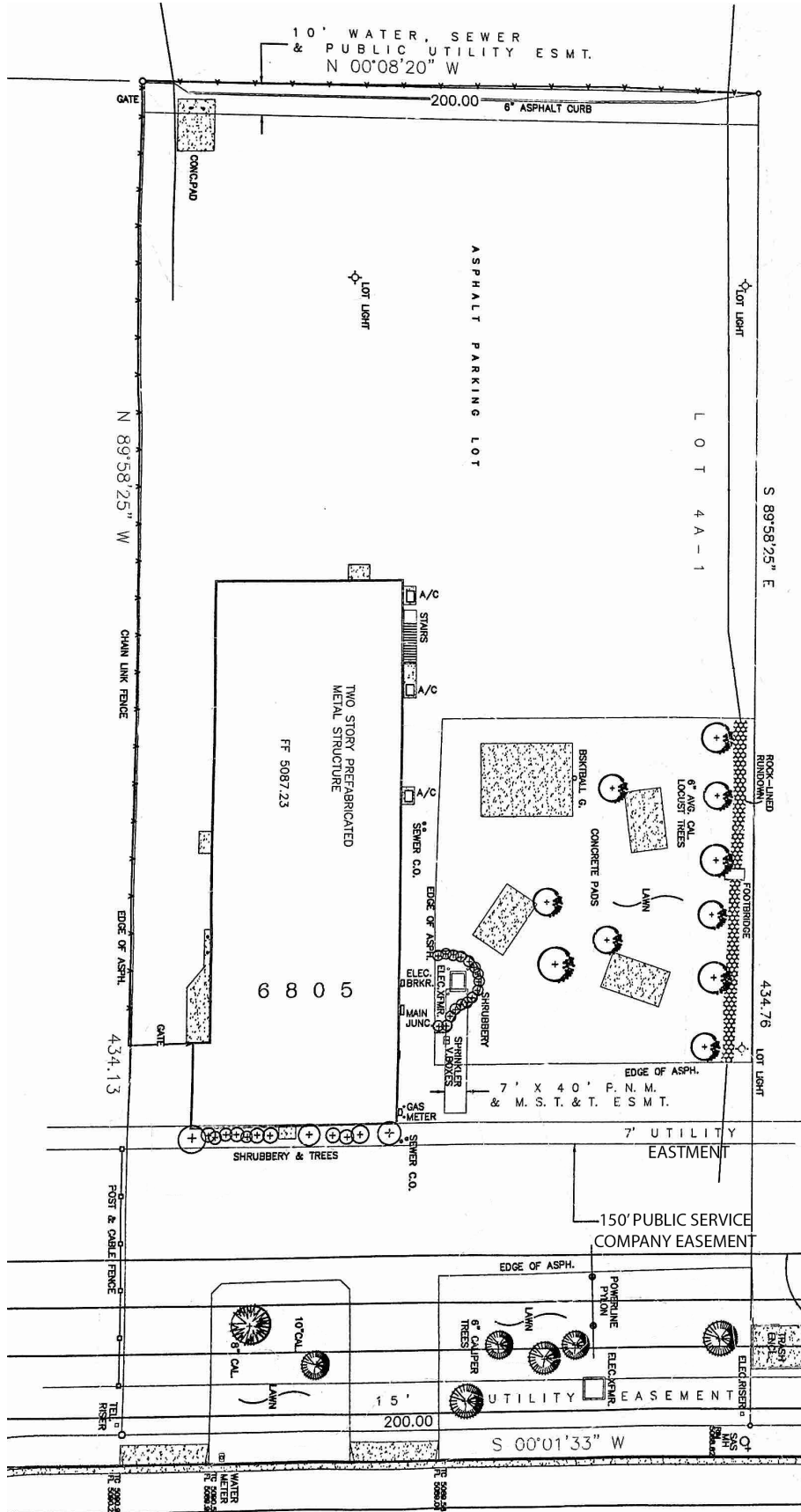
SECOND FLOOR



FIRST FLOOR

# SURVEY

6805 ACADEMY PKWY W. ALBUQUERQUE, NM 87109



ACADEMY PARKWAY WEST NE

# AERIAL

6805 ACADEMY PKWY W. ALBUQUERQUE, NM 87109

