## 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
- > CONVIENTLY LOCATED IN THE NORTH I-25 CORRIDOR
- > FIBER
- > LARGE PAVED LOT WITH AMPLE ROOM FOR PORTABLE CLASSROOMS (not included)
- > CURRENT E-OCCUPANCY\*
- > MEETS STATE ADEQUACY STANDARDS \*
- > 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



TOM FRANCHINI, CCIM LIC. #40532 SENIOR ASSOCIATE 505 880 7097 tom.franchini@colliers.com

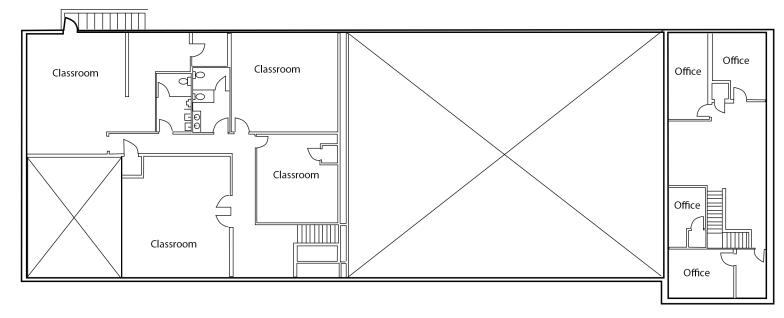


LORI ROBERTSON LIC. #32667 ASSOCIATE BROKER 505 880 7044 lori.robertson@colliers.com

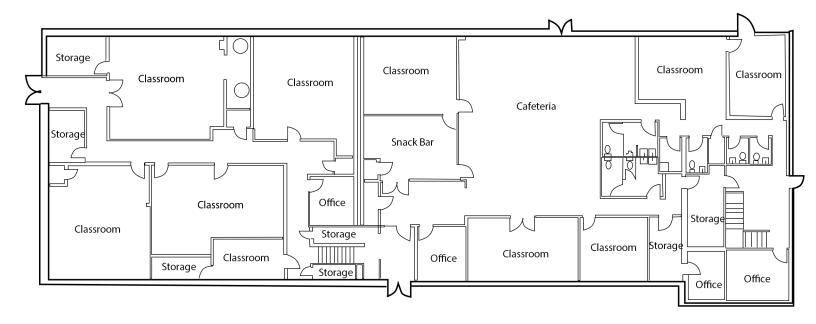


COLLIERS INTERNATIONAL
5051 Journal Center NE | Ste. 200
Albuquerque, NM 87109
505 883 7676
www.colliers.com

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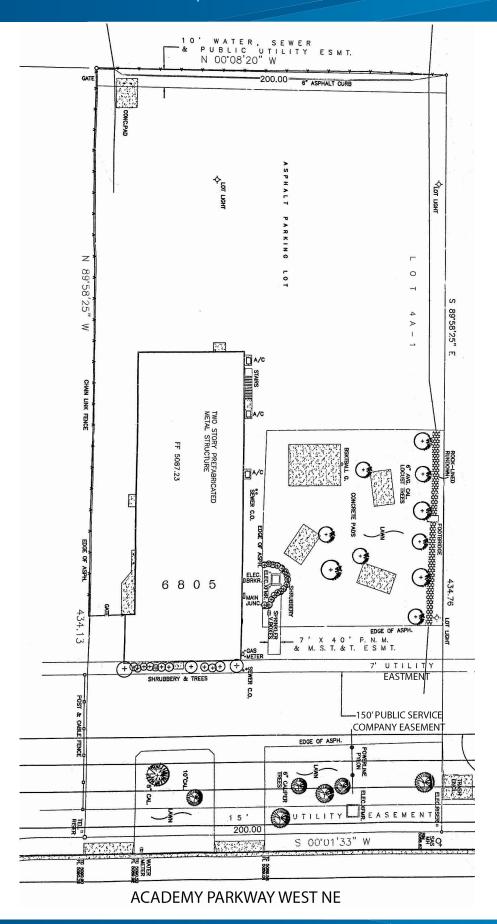


SECOND FLOOR



FIRST FLOOR

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# ADDITIONAL PHOTOS

6805 ACADEMY PKWY W. ALBUQUERQUE, NM 87109

















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