

LEASE

3100 PAN AMERICAN FWY

Albuquerque, NM 87107

PRESENTED BY:

KELLY SCHMIDT, SIOR, MICP

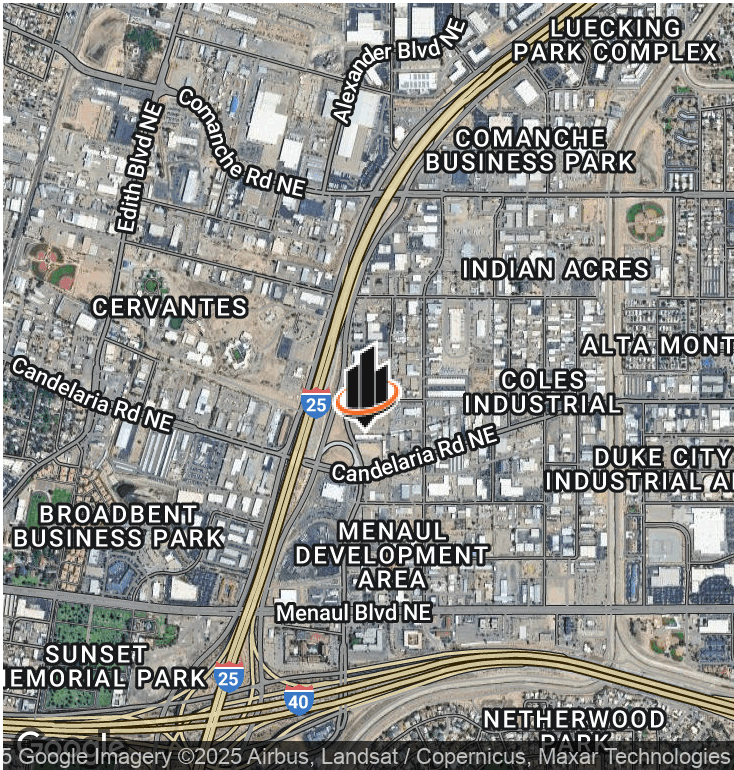
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NM #48053



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,500.00 - 3,500.00 per month (MG)
BUILDING SIZE:	16,750 SF
AVAILABLE SF:	1,285 - 3,256 SF
ZONING:	NR-LM
MARKET:	Albuquerque
SUBMARKET:	North I-25

PROPERTY OVERVIEW

Discover the ideal space for your business at 3100 Pan American Fwy in Albuquerque, NM. This industrial park setting offers 11 total units, each equipped with a convenient drive-in garage door. The newly paved parking area ensures a smooth experience for employees and visitors. Located on the frontage road to I-25, this property provides quick freeway access, making transportation a breeze. The central location offers unparalleled convenience, making it the perfect spot for your growing business. Experience the possibilities at this prime location.

PROPERTY HIGHLIGHTS

- Industrial Park Setting
- 11 Total Units
- Drive-In Garage Door Per Unit
- Newly Paved Parking Area
- Central Location , located on frontage road to I-25 with quick freeway access

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ADDITIONAL PHOTOS



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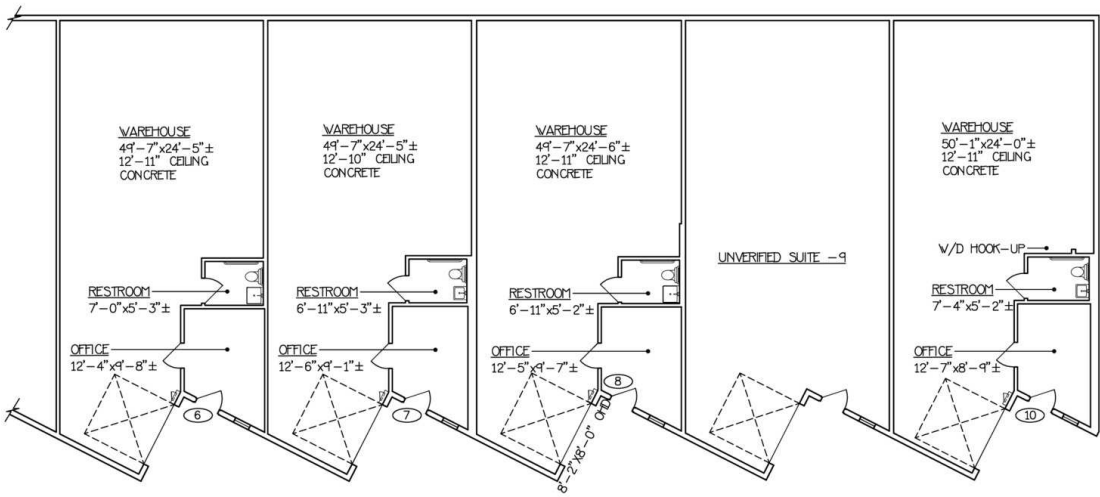
FLOOR PLAN

NOTES

- 1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
- 2. ALL FIXTURES INDICATED ARE BUILT-IN.
- 3. ALL FLOORS ARE VINYL 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 OVERHEAD DOORS ARE 8'-0" BY 8'-0" UNLESS OTHERWISE NOTED.

AREA CALCULATIONS:

SUITE 6 AREA	1267.15 SQ. FT.
SUITE 7 AREA	1264.94 SQ. FT.
SUITE 8 AREA	1278.67 SQ. FT.
SUITE 10 AREA	1261.31 SQ. FT.



3100 PAN AMERICAN FRONTAGE ROAD NE, VARIOUS SUITES

PROJECT:
3100
PAN AMERICAN NE
SUITES
6, 7, 8 & 10

DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:
SVN
WALT ARNOLD
COMMERCIAL
BROKERAGE

SHEET #
02
OF 02

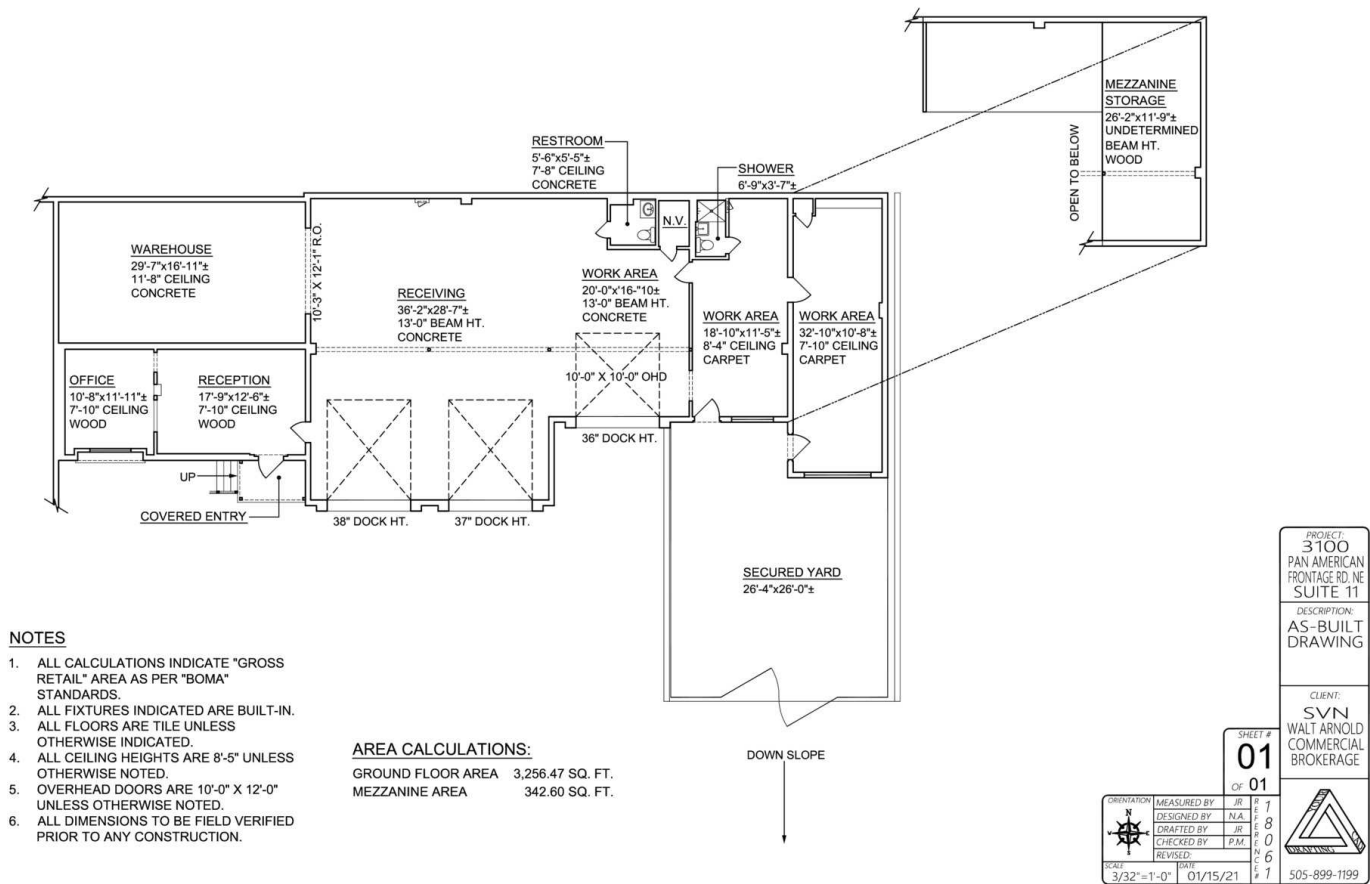
ORIENTATION	MEASURED BY	JR	1
DESIGNED BY	N.A.		8
DRAFTED BY	JR		0
CHECKED BY	P.M.		6
REVISED			1

SCALE: 3/32"=1'-0" DATE: 04/26/18

YCD DESIGNS
505-899-1199

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UNIT 11 FLOOR PLAN



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LOCATION MAP



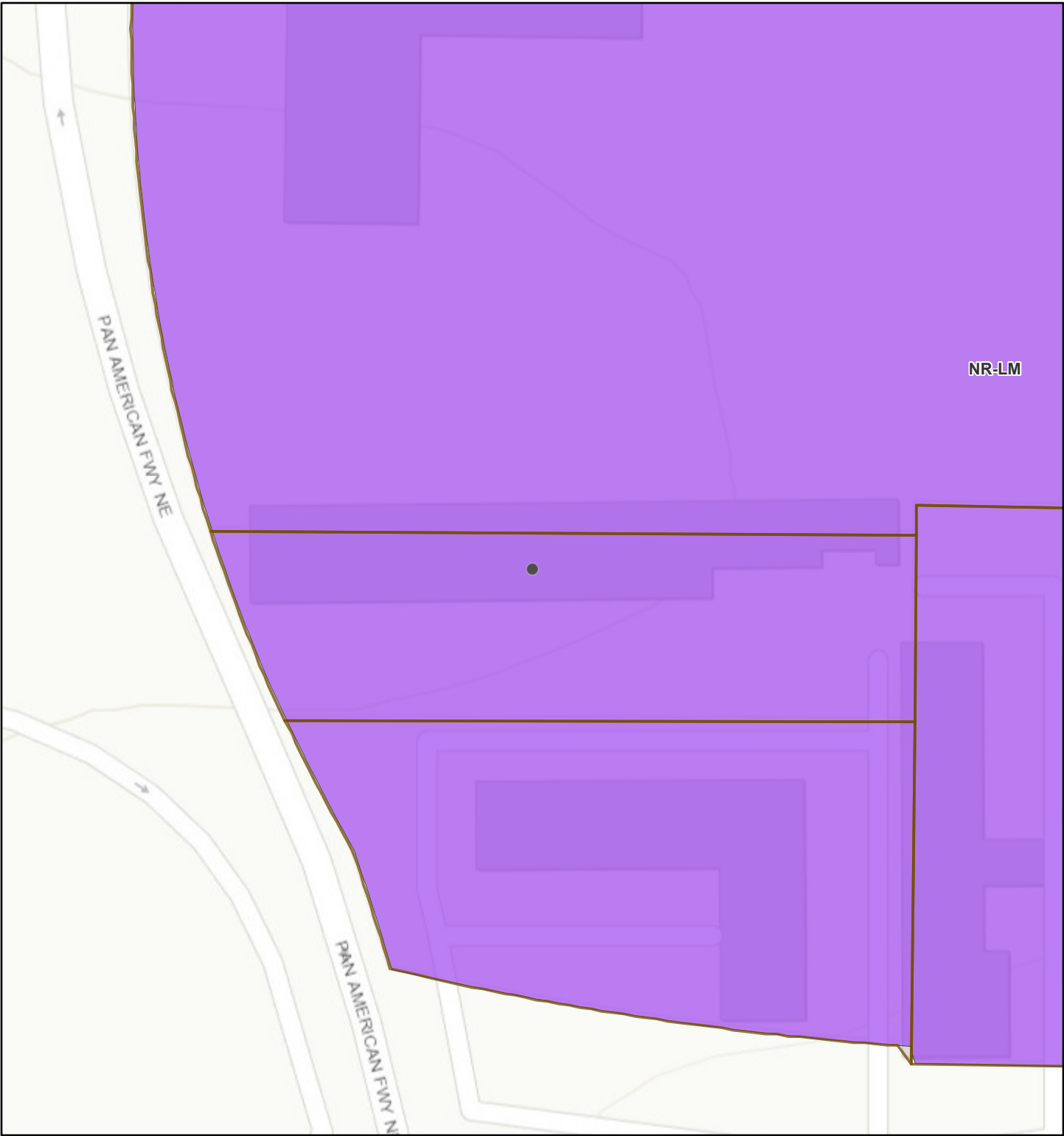
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Zoning Map

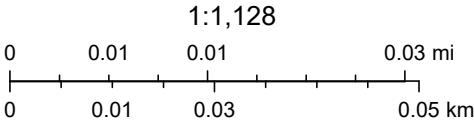


August 5, 2025

 Bernalillo County Assessor Parcels

IDO Zoning

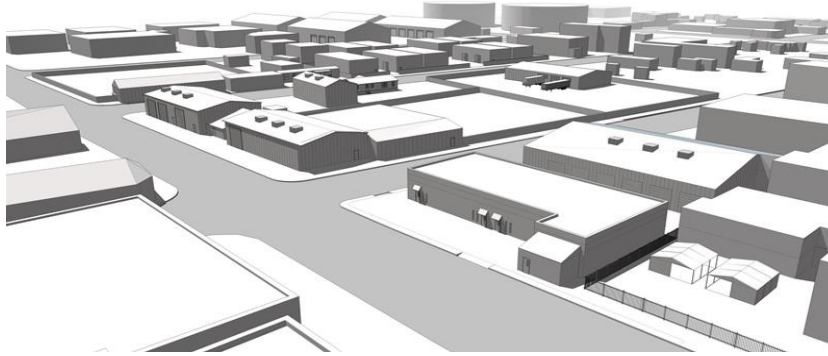
 NR-LM



Bernalillo County, NM, City of Albuquerque, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

NON-RESIDENTIAL – LIGHT MANUFACTURING ZONE DISTRICT (NR-LM)

Purpose: The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses.



The following excerpt from Table 4-2-1 shows the allowable uses for the NR-LM zone district only (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/faq/how-can-i-figure-out-what-uses-are-allowed-my-zone>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/faq/what-use-specific-standard>
<https://abc-zone.com/faq/what-airport-protection-overlay-apo-zone>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-do-i-find-out-what-development-standards-apply-my-property>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-does-ido-handle-reviewapproval-process-development-decisions>