

**LEASE**

# 3100 Pan American Fwy

**3100 PAN AMERICAN FWY**

Albuquerque, NM 87107

**PRESENTED BY:**

**KELLY SCHMIDT, SIOR, MICP**

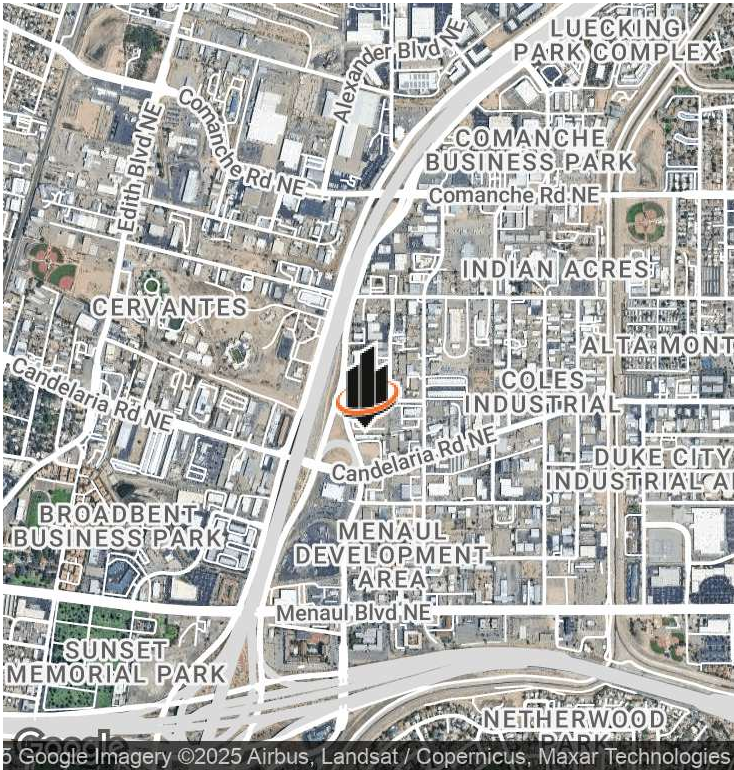
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NM #48053



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,500.00 per month (MG)
BUILDING SIZE:	16,750 SF
AVAILABLE SF:	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 dock high 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.

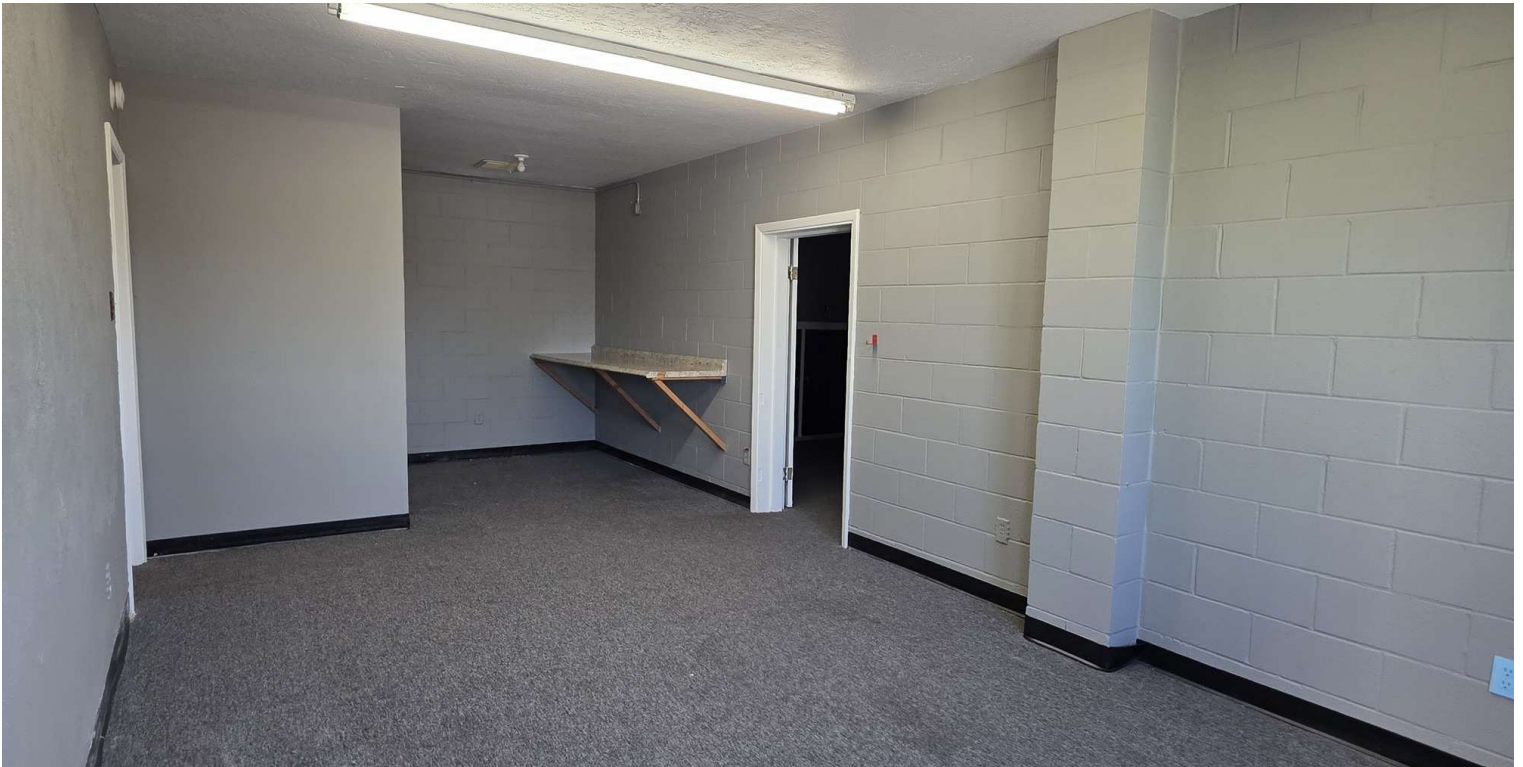
PROPERTY HIGHLIGHTS

- Industrial Park Setting
- 11 Total Units
- Dock High 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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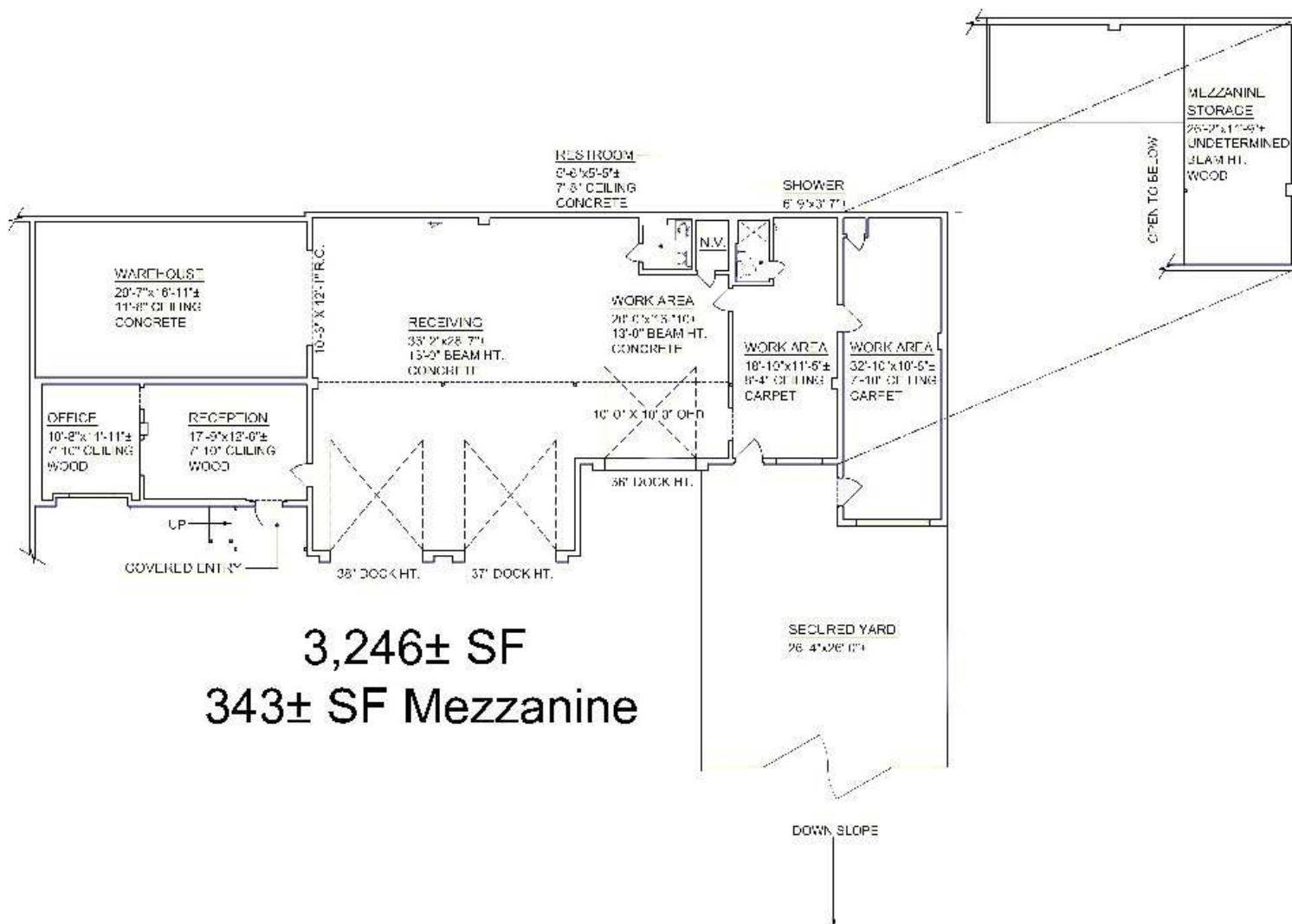
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# FLOOR PLAN



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## LOCATION MAP



**KELLY SCHMIDT, SIOR, MICP**

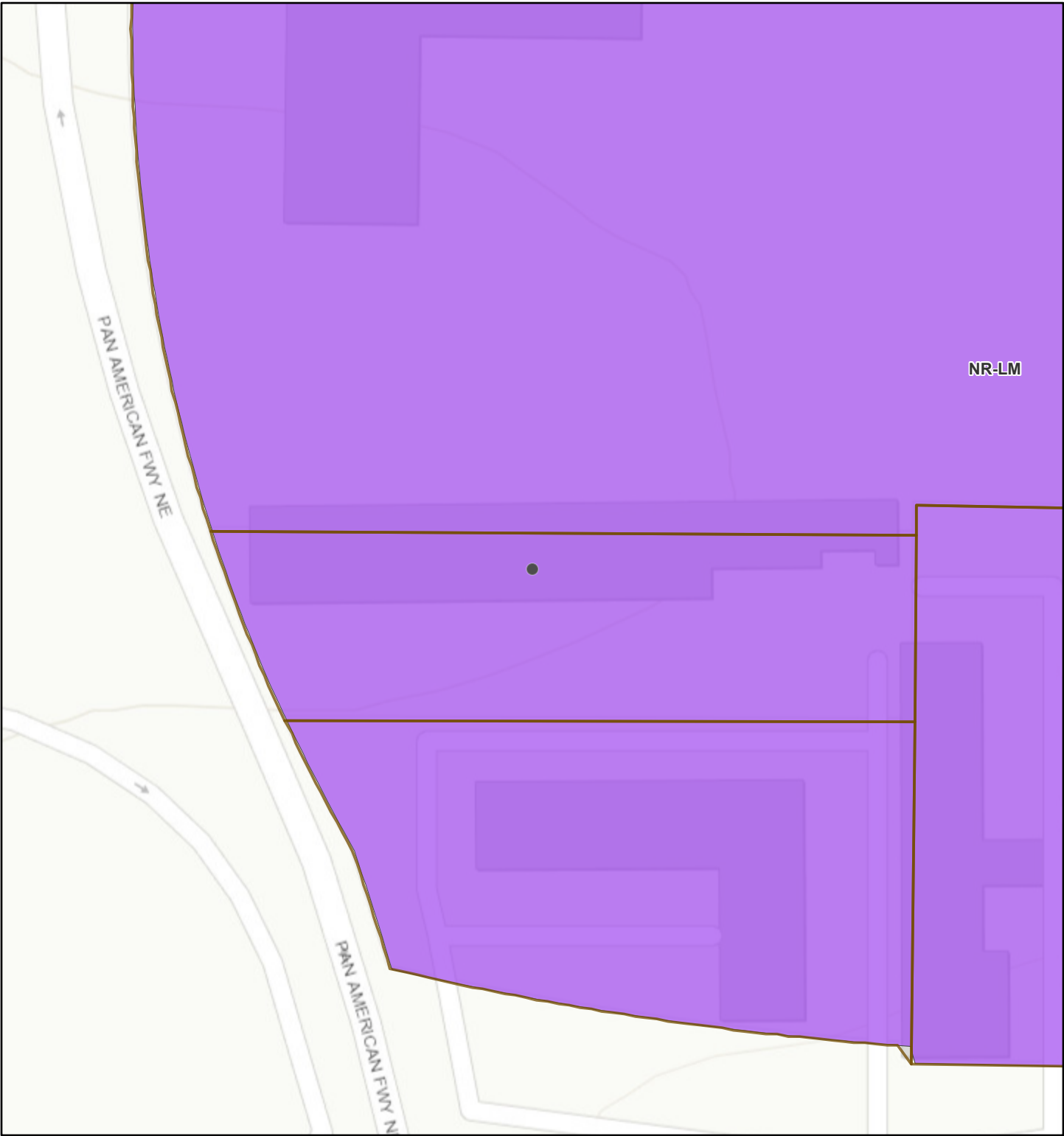
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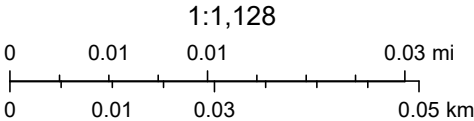


# Zoning Map



August 5, 2025

- Bernalillo County Assessor Parcels
- IDO Zoning
- NR-LM

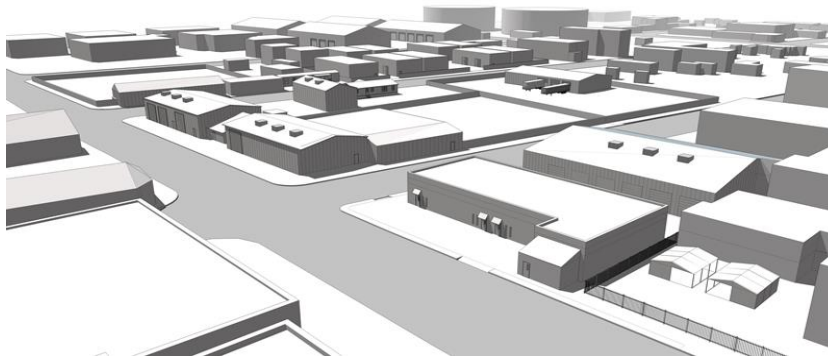


Bernalillo County, NM, City of Albuquerque, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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

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*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.



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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>



# Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential							Use-specific Standards	
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B		C
Zone District >>																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
CIVIC AND INSTITUTIONAL USES																			
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A					
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	
Daytime gathering facility										C	C	C	C	C					
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			
Museum or art gallery				CV	CV	C	P	P	P	P	P	P	P	P		P	A		
Overnight shelter										C	C	C	C	C					
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					
Sports field							CV	C	P	P	P	P	P	C		P		C	
University or college						CV	CV	C	P	P	P	P	CV	CV					
Vocational school						CV	P	P	P	P	P	P	P	P					
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	
General agriculture	P											C	P	P			P	A	
Kennel	C							C	C		P	P	P	P					
Nursery	P								A		P	P	P	P		A	A		
Veterinary hospital	C						C	P	P	P	P	P	P	P					
Food, Beverage, and Indoor Entertainment																			
Adult entertainment												P	P	P					
Auditorium or theater						A	A	A	P	P	P	P	P	P					
Bar							C	C	P	P	P	P	P	P					
Catering service									P	P	P	P	P	P					
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					
Nightclub									P	P	P	P	P						
Restaurant							C	P	P	P	P	P	P	P					
Tap room or tasting room							C	C	P	P	P	P	P	P					
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	

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																A	B	C	
Zone District >>																			
Lodging																			
Hotel or motel							P	P	P	P	P	P	P	P				4-3(D)(14)	
Motor Vehicle-related																			
Car wash								P	P	P	P	P	P	P				4-3(D)(15)	
Heavy vehicle and equipment sales, rental, fueling, and repair											P	C	P	P				4-3(D)(16)	
Light vehicle fueling station								C	P	P	P	P	P	P				4-3(D)(17)	
Light vehicle repair								P	P	P	P	P	P	P				4-3(D)(18)	
Light vehicle sales and rental								C	P	P	P	P	P	P				4-3(D)(19)	
Outdoor vehicle storage											C	C	P	P			A	4-3(D)(20)	
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A	4-3(D)(21)	
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A			4-3(D)(21)	
Offices and Services																			
Bank							P	P	P	P	P	P	P	CV				4-3(D)(22)	
Blood services facility									C	C	C	P	P	P					
Club or event facility							C	P	P	P	P	P	P	CV		P	P	4-3(D)(23)	
Commercial services								P	P	P	P	P	P	P					
Construction contractor facility and yard										C	C	P	P	P				4-3(D)(24)	
Medical or dental clinic							P	P	P	P	P	P	P	P				4-3(D)(25)	
Mortuary								C	P	P	P	P	C		A				
Office							P	P	P	P	P	P	P	P					
Personal and business services, small							P	P	P	P	P	P	P	P				4-3(D)(26)	
Personal and business services, large									P	P	P	P	P	P				4-3(D)(26)	
Research or testing facility							P	P	P	P	P	P	P	P				4-3(D)(27)	
Self-storage								C	C	P	P	P	P	P			A	4-3(D)(28)	
Outdoor Recreation and Entertainment																			
Amphitheater										C	C	C	C	C	A	P	A		
Drive-in theater									C	C	C	C	C					4-3(D)(30)	
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		4-3(D)(31)	



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																A	B	C		
Zone District >>																				
Retail Sales																				
Adult retail										P		P	P	P				4-3(D)(6)		
Bakery goods or confectionery shop							CV	P	P	P	P	P	P	P						
Building and home improvement materials store									C	C	P	P	P	C				4-3(D)(32)		
Farmers’ market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA		
General retail, small			A			A	A	P	P	P	P	P	P	P				4-3(D)(34)		
General retail, medium									P	P	P	C	C					4-3(D)(34)		
Grocery store								P	P	P	P		P	P				4-3(D)(35)		
Liquor retail							C	A	P	P	P	C	C	C				4-3(D)(36)		
Pawn shop								C	P	P	P	P	P	P				4-3(D)(37)		
Transportation																				
Freight terminal or dispatch center												C	P	P						
Helipad									CA	CA	A	P	P	P	A			4-3(D)(39)		
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A		4-3(D)(40)		
Railroad yard												C	P	P				4-3(D)(41)		
Transit facility						C	C	C	P	P	P	P	P	P						
INDUSTRIAL USES																				
Manufacturing, Fabrication, and Assembly																				
Artisan manufacturing							C	P	P	P	P	P	P	P				4-3(E)(1)		
Light manufacturing										A	P	P	P	P				4-3(E)(2)		
Telecommunications, Towers, and Utilities																				
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A	4-3(E)(6)		
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	4-3(E)(7)		
Utility, electric	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	4-3(E)(8)		
Utility, other major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A			
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A	4-3(E)(9)		
Wireless Telecommunications Facility																				
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		4-3(E)(10)		
Co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Freestanding							P	P	P	P	P	P	P	P	A					
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A					
Public utility co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				

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																A	B	C	
Zone District >>																			
Waste and Recycling																			
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P				4-3(E)(11)	
Salvage yard												C	C	P				4-3(E)(13)	
Wholesaling and Storage																			
Above-ground storage of fuels or feed													C	P					
Outdoor storage								CA	C	C	C	A	P	P				4-3(E)(15)	
Warehousing									C	C	P	P	P	P				4-3(E)(16)	
Wholesaling and distribution center									C	C	P	P	P	P				4-3(E)(17)	
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																		4-3(F)(1)	
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A	4-3(F)(2)	
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T		
Drive-through or drive-up facility								CA	A	CA	A	A	A					4-3(F)(4)	
Dwelling unit, accessory		A		A	A	A	A	A	A		A	A	A	A	A		A	4-3(F)(5)	
Dwelling unit, accessory without kitchen	CA	CA		CA	A	A	A	A	A		A	A	A	A	A		A	4-3(F)(5)	
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(11)	
Mobile vending cart							A	A	A	A	A	A	A	A			A	4-3(F)(12)	
Outdoor animal run	A							CA	CA		CA		A	A				4-3(F)(13)	
Outdoor dining area							CA	A	A	A	A	A	A	A	A			4-3(F)(14)	
Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours									A	A	A	A	A	A					
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A		A	4-3(F)(18)	
TEMPORARY USES																			
Circus									T		T	T	T					4-3(G)(1)	
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)	
Dwelling unit, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)	



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																A	B	C		
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(6)	
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T			T		4-3(G)(8)	
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T					4-3(G)(9)	
Seasonal outdoor sales							T	T	T	T	T	T	T	T					4-3(G)(10)	
Temporary use not listed			T			T	T	T	T	T	T	T	T	T			T		4-3(G)(11)	