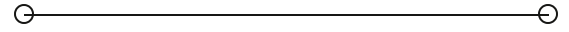


LEASE

3100 PAN AMERICAN FWY

Albuquerque, NM 87107



PRESENTED BY:

JANET TORRES

O: 505.503.2631

janet.torres@svn.com

NM #55004



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,256 per month (MG)
BUILDING SIZE:	16,750 SF
AVAILABLE SF:	3,256 SF
CAP RATE:	0.0%
NOI:	\$0
ZONING:	NR-LM
MARKET:	Albuquerque
SUBMARKET:	North I-25

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LOCATION OVERVIEW

Welcome to the highly sought-after industrial hub of Albuquerque, NM. Situated along the bustling Pan American Fwy, the area surrounding the property is a strategic location for industrial and manufacturing tenants. This prime spot provides easy access to major transportation routes, including I-25 and I-40, fostering seamless logistical operations. Nearby, businesses benefit from the proximity to Albuquerque International Sunport, offering convenient cargo and freight services. The vibrant neighborhood also features a range of local amenities and dining options, contributing to a well-rounded work-life balance for employees. Embrace the potential of the Albuquerque market at this exceptional location.

SPACES	LEASE RATE	SPACE SIZE
SUITE 11	\$3,256 per month	3,256 SF

UNIT 11 - WAREHOUSE



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UNIT 11 - OFFICE



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UNIT 11 - OTHER



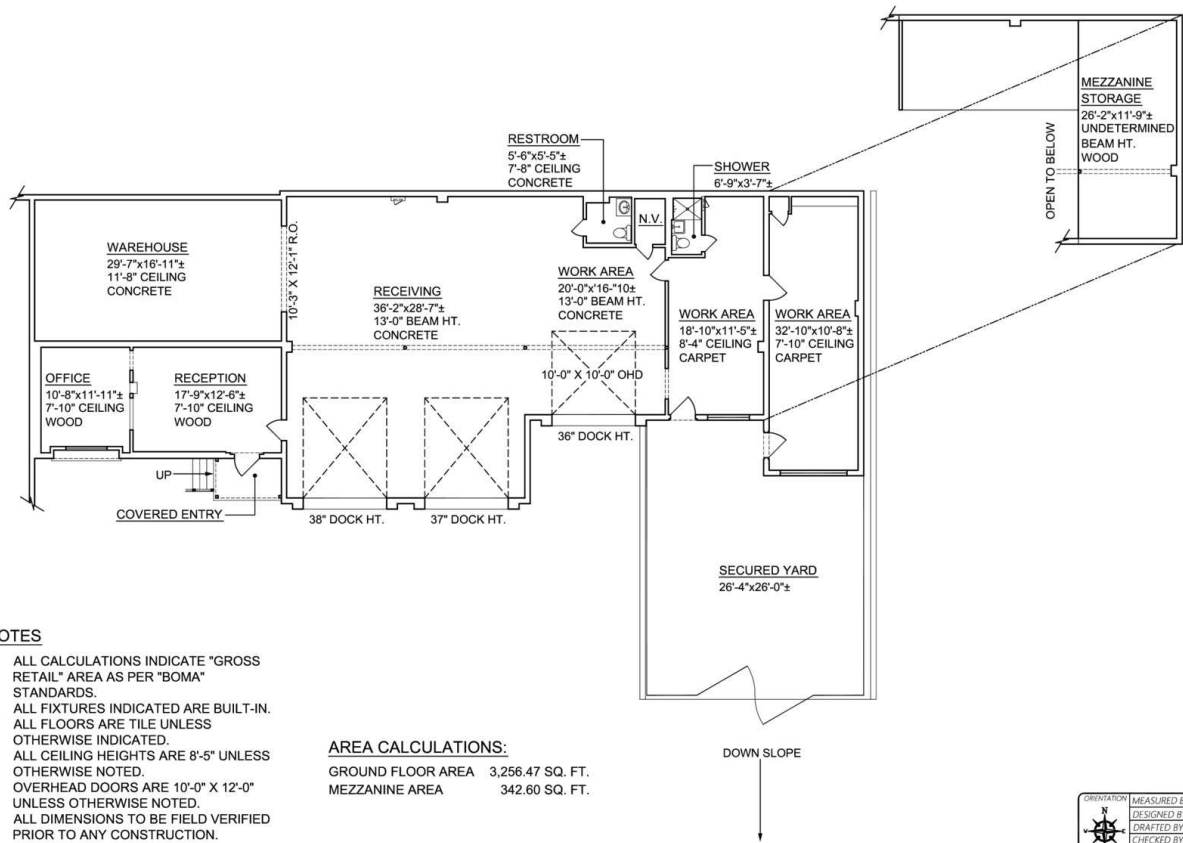
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UNIT 11 FLOOR PLAN



- NOTES**
1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
 2. ALL FIXTURES INDICATED ARE BUILT-IN.
 3. ALL FLOORS ARE TILE UNLESS OTHERWISE INDICATED.
 4. ALL CEILING HEIGHTS ARE 8'-5" UNLESS OTHERWISE NOTED.
 5. OVERHEAD DOORS ARE 10'-0" X 12'-0" UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:
GROUND FLOOR AREA 3,256.47 SQ. FT.
MEZZANINE AREA 342.60 SQ. FT.

PROJECT: 3100 PAN AMERICAN FRONTAGE RD. NE SUITE 11
DESCRIPTION: AS-BUILT DRAWING
CLIENT: SVN WALT ARNOLD COMMERCIAL BROKERAGE

SHEET # 01 OF 01

ORIENTATION: N
MEASURED BY: JR
DESIGNED BY: N.A.
DRAFTED BY: JR
CHECKED BY: P.M.
REVISED: 1
SCALE: 3/32"=1'-0"
DATE: 01/15/21
505-899-1199

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LOCATION MAP



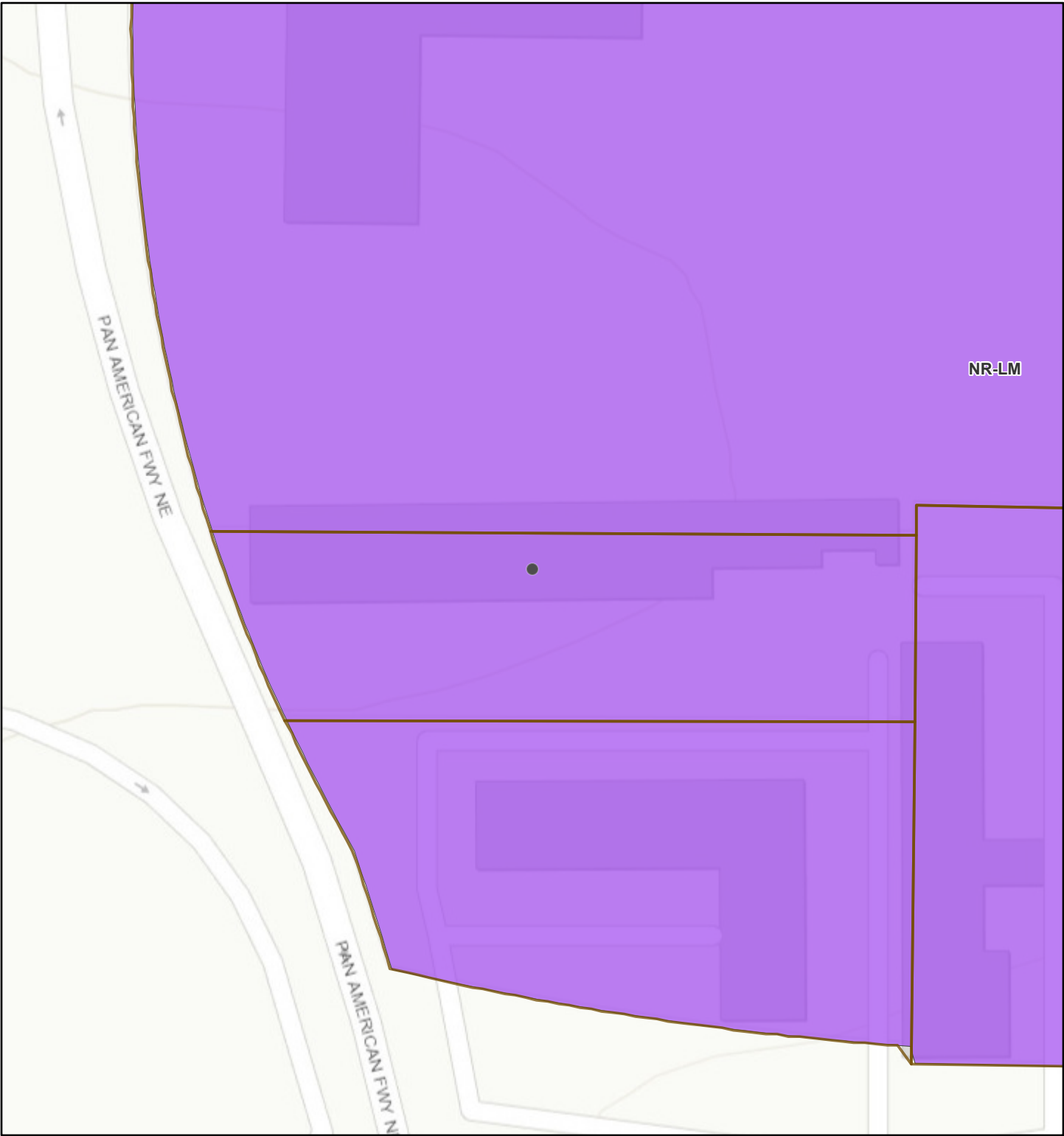
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Zoning Map

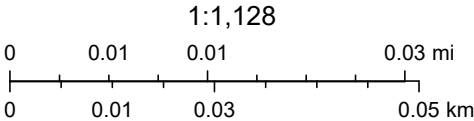


August 5, 2025

 Bernalillo County Assessor Parcels

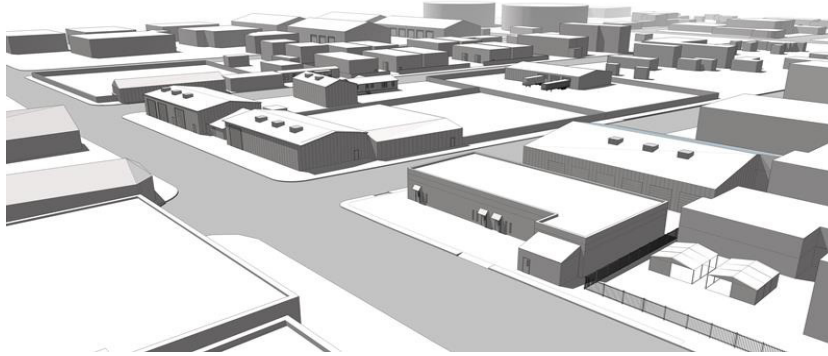
IDO Zoning

 NR-LM



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>