



Office / Warehouse Flex

FOR SUBLEASE

Pan American Business Center
6102 Jefferson St NE, Suites B & C
 Albuquerque, NM 87109



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4811 Hardware Dr NW, Suite C-5, Albuquerque, NM 87109

LOCATION

- Ideal North I-25 Location w/ Easy Freeway Access

AVAILABLE

- 2,500± SF - 7,500± SF
- Suite B: 5,000± SF
- Suite C: 2,500± SF

ZONING

- NR-BP, Business Park

SUBLEASE RATE

- \$9.00/SF/YR NNN

CEILING HEIGHT

- 12' Clear; 14' to Deck

LOADING

- Suite B: One (1) 10' x 12' Drive In Door
- Suite C: One (1) 12' x 12' Drive In Door
- Shared Dock Well

FEATURES

- Prominent Business Park Offers Excellent Visibility
- Minutes to Restaurants / Shopping / Amenities
- Ample Parking / Truck Access
- Fiber Optic Connectivity Available

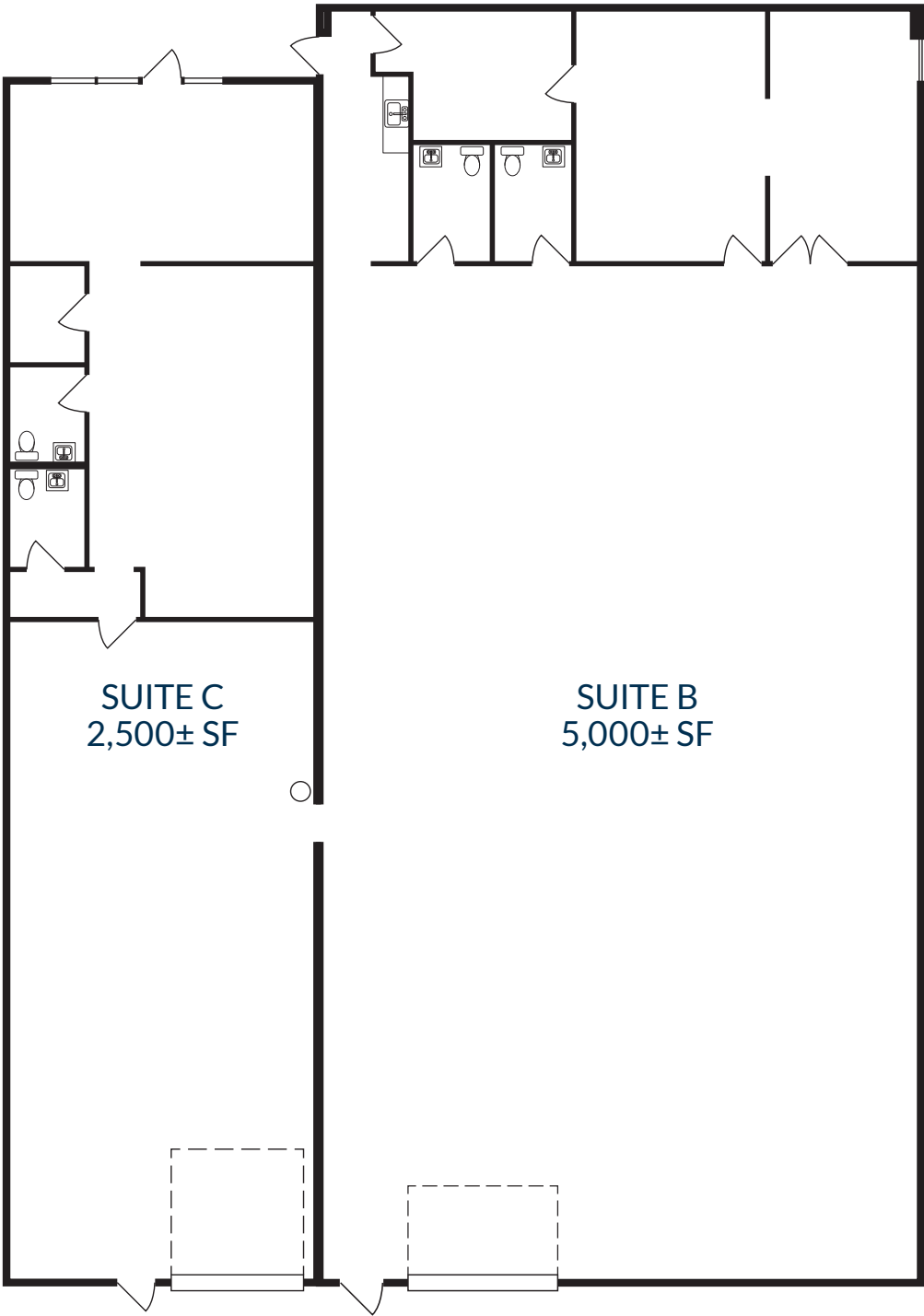


Aerial Map



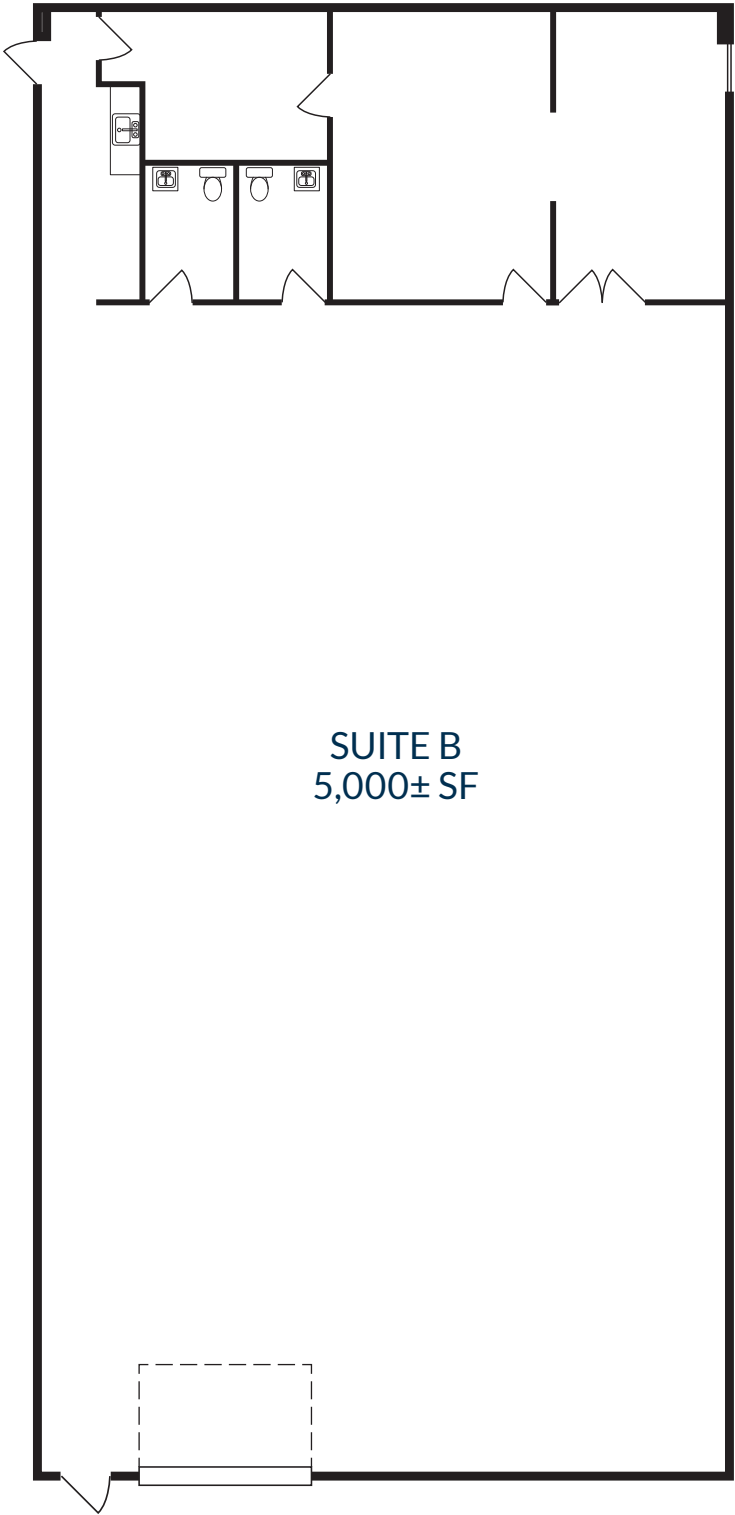


Floor Plan Suite B and C





Floor Plan Suite B





Floor Plan Suite C

