

2651 Pan American Fwy NE
ALBUQUERQUE, NM 87107



**SYCAMORE
ASSOCIATES LLC**
COMMERCIAL & INDUSTRIAL REAL ESTATE



HOME TO NUMEROUS ESTEEMED BUSINESSES—
RANGING FROM MEDICAL SUPPLY AND HEALTHCARE
TO HIGH-TECH AND CONSTRUCTION-RELATED
COMPANIES, R&D, ENVIRONMENTAL LAB AND TESTING,
AND DEPARTMENT OF DEFENSE CONTRACTORS—
BROADBENT IS TRULY A HUB OF INNOVATION AND
INDUSTRY.

CONTACT AGENTS:



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P.O. BOX 90608
ALBUQUERQUE, NM 87199
(505) 345-5075 OFFICE
LICENSE #: 7070
LICENSE#: 20093

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE RENTAL OR FINANCING IS FROM SOURCES DEEMED IN OUR OPINION TO BE RELIABLE BUT NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. REV. 7/19/23

PROPERTY HIGHLIGHTS

DETAILS

LEASE RATE

**\$10.50/SF - \$12/SF
MODIFIED GROSS**

FEATURES

- 1,300 SF - 25,000 SF UNITS ARE AVAILABLE FOR LEASE
- MG LEASES
- 10X10' ROLL UP OH DOORS ON MANY OF THE UNITS
- NR-LM AND NR-C ZONING
- FLEXIBLE LAYOUTS
- TI'S AVAILABLE FOR 3-5 YEAR LEASES.
- 4:1000 PARKING RATIO
- ALBUQUERQUE'S PREMIER OFFICE/FLEX/R&D PARK
- CENTRALLY LOCATED WITH EASY ACCESS TO I-25 & I-40
- BEAUTIFULLY LANDSCAPED CAMPUS ATMOSPHERE
- DOCK-HIGH AND DRIVE-IN DOORS AVAILABLE
- UP TO 20' WAREHOUSE CLEAR HEIGHTS
- LOCATED IN A HUB ZONE
- CONCRETE CONSTRUCTION
- FIVE MINUTE DRIVE TO ALBUQUERQUE INTERNATIONAL AIRPORT

BUILDING 2651

AVAILABLE UNITS

SQFT

A

3360 SQFT

B

1954 SQ FT

C

2642 SQ FT

D

2612 SQ FT

UNIT HIGHLIGHTS

- 10' x 10' Roll Up Door
- TI Allowance Available.
- NR-C Zoning
- 3 Year Minimum Term
- \$10.50 - \$12/SF dependent upon buildout requirement.



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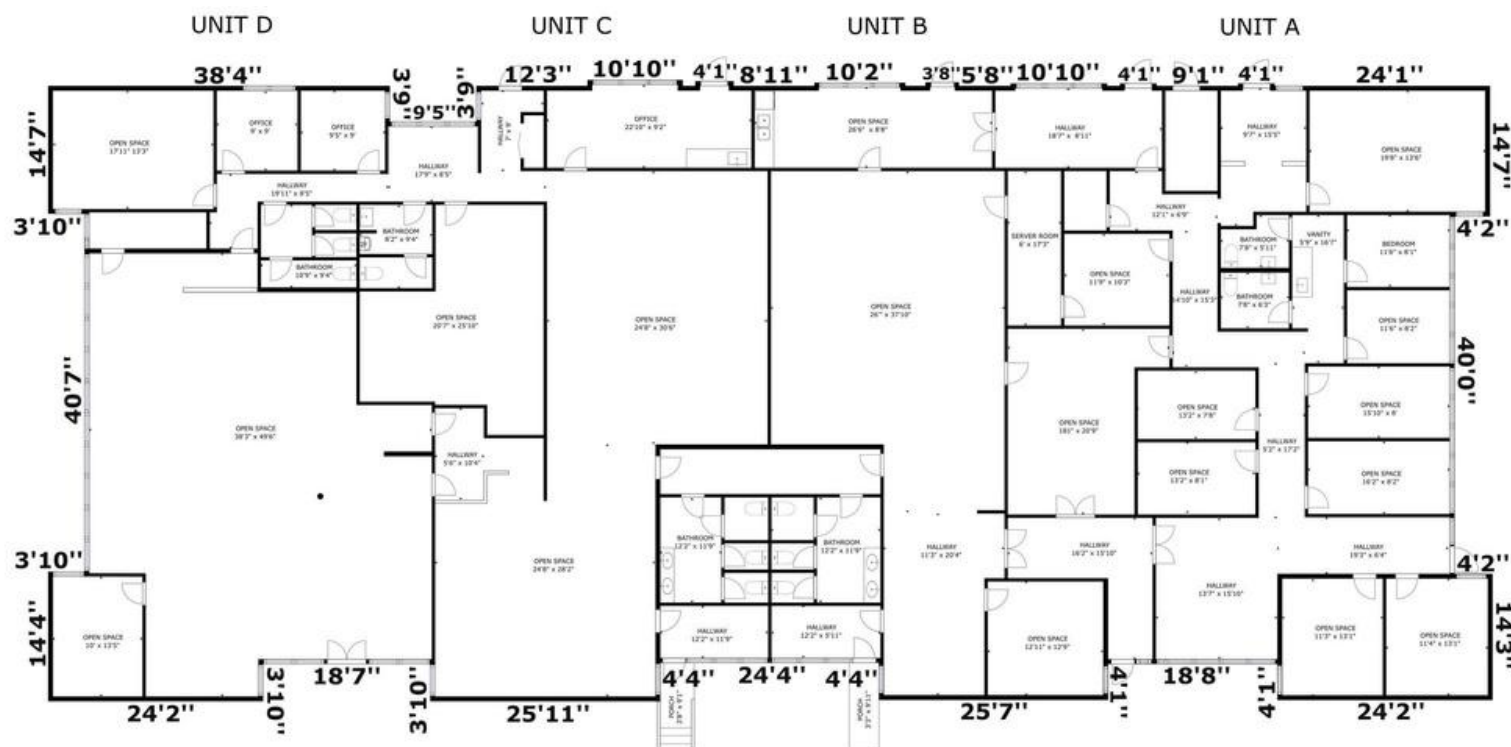
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FLOOR PLAN - BUILDING 2651

2651 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87107



2651 Pan American Fwy NE, Albuquerque, NM, 87107

UNIT A: 3360 sq. ft, TOTAL: 3360 sq. ft,
UNIT B: 1954 sq. ft, TOTAL: 1954 sq. ft,
UNIT C: 2642 sq. ft, TOTAL: 2642 sq. ft,
UNIT D: 2612 sq. ft, TOTAL: 2612 sq. ft,
EXCLUDED AREAS: PORCH: 76 sq. ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 10568 sq. ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.





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SITE PLAN



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IMAGES BY
 Google Maps

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