

INDUSTRIAL FOR SALE

PREMIER OWNER-USER/ DEVELOPMENT SITE

310,865 SF ON 46 ACRES



CURRENT FILM & TV STUDIO CAMPUS

9201 Pan American Freeway NE
Albuquerque, NM 87113

CBRE

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PREMIER OWNER-USER/ DEVELOPMENT SITE

310,865 SF ON 46 ACRES

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01

EXECUTIVE SUMMARY



THE OFFERING

CBRE, Inc. is pleased to present the opportunity to acquire 9201 Pan American Freeway NE ("The Property"), a 310,865 square foot production facility in Albuquerque, NM, offered free and clear of any long-term lease obligation.

The Property offers three distinct value paths: an industrial owner-user seeking a large-format headquarters or operational hub in one of the Southwest's most land-constrained markets; a developer looking to capitalize on one of the most significant redevelopment sites in New Mexico; or a studio operator positioned to hit the ground running with extensive production infrastructure already in place. At more than 310,000 square feet on a rare single contiguous approximately 46-acre site, assemblages of this scale simply do not come available. Significant barriers to new development, driven by topography and protected natural and tribal lands, have kept the construction pipeline thin and pushed the market to the third lowest vacancy rate in the United States at 3.7%. For any buyer looking to position ahead of continued supply compression, the scale and scarcity of this site are an excellent opportunity.

BUILDING OVERVIEW

Address	9201 Pan American Freeway NE Albuquerque, NM
Total Rentable SF	310,865 SF
Acres	46.4
Zoning	NR-LM (Non Residential Light Manufacturing)
Year Built	1981



INVESTMENT HIGHLIGHTS



Strong Market Dynamics

Albuquerque has the 3rd lowest vacancy rate in the country and has a limited construction pipeline.



Flexible, Low Coverage Site

15% coverage, fully secured site with multiple points of ingress/egress offers future flexibility including redevelopment options.



Premier Studio Production Market

New Mexico boasts a well established network of studios, sound stages, and a deep crew base. It offers some of the highest production tax credits in the country with a 25% base credit and maximum credit of 40%.



BUILDING HIGHLIGHTS



Yard Space
±1.5 acres

160 Striped
Auto Stalls

Yard Space
±1.0 acre

Yard Space
±1.6 acres

4 Grade
Level Doors

4 Dock
High Doors

22' Clear
Height

Fenced &
Secured

Yard Space
±3.0 acres

LEGEND

 INGRESS/EGRESS

1st floor office square footage is approximate

ADVANCE MANUFACTURING/ AEROSPACE IN ALBUQUERQUE

Albuquerque is a rapidly growing hub for advanced manufacturing and aerospace innovation, anchored by major corporate expansions and proximity to key defense laboratories, as well as a specialized labor pipeline, and lower operating costs compared to other Western metros.



Federal Research Proximity

Direct access to Sandia National Laboratories and Kirtland Air Force Base supports technology transfer, collaborative research, and specialized testing opportunities.



Aerospace-Ready Infrastructure

The region features critical assets for high-growth sectors, including restricted airspace for UAS and hypersonics, and integrated logistics through the Albuquerque International Sunport.



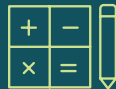
Targeted Workforce Pipeline

A steady flow of engineering and technical talent is supplied by the University of New Mexico and Central New Mexico Community College, supported by lower regional turnover rates.



Robust State Incentives

New Mexico's Job Training Incentive Program (JTIP) and manufacturing-specific tax credits, including equipment exemptions, materially reduce capital and operational overhead.



Operational Cost Efficiency

Lower utility and industrial real estate costs provide a distinct competitive advantage compared to primary aerospace clusters in California, Colorado, and Arizona.



Strategic Logistics

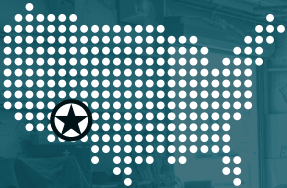
Situated at the intersection of I-25 and I-40 with direct BNSF Railway access, the city offers efficient distribution capability across the Southwestern U.S. market.

WELL-ESTABLISHED FILM & TV STUDIO PRODUCTION MARKET

New Mexico has demonstrated a long-term commitment to the industry, and its proximity to Los Angeles makes it a very compelling location.

FOR 92% OF PRODUCTIONS IN NEW MEXICO- THE NEW MEXICO TAX INCENTIVE IS THE MOST IMPORTANT FACTOR DECISION-MAKERS IDENTIFY WHEN CHOOSING A LOCATION

Factor	New Mexico
Headline Credit	25 - 40%
Year Introduced	2002
Sunset Date	None
Above the Line Credits	Yes
Non-Resident Credits	Yes
Annual Cap	\$110M

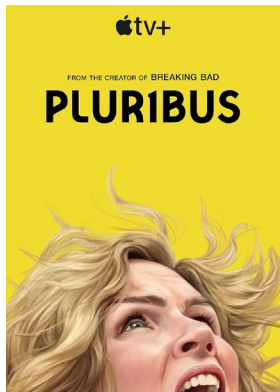


NEW MEXICO

The New Mexico Film Production Tax Credit Act provides for a non-transferable and refundable tax credit of 25%. Several credit increases are available in increments of 5%, up to a maximum credit allowance of 40%. New Mexico's cap will be raised by \$10 million per year until reaching a total of \$160 million in 2028.

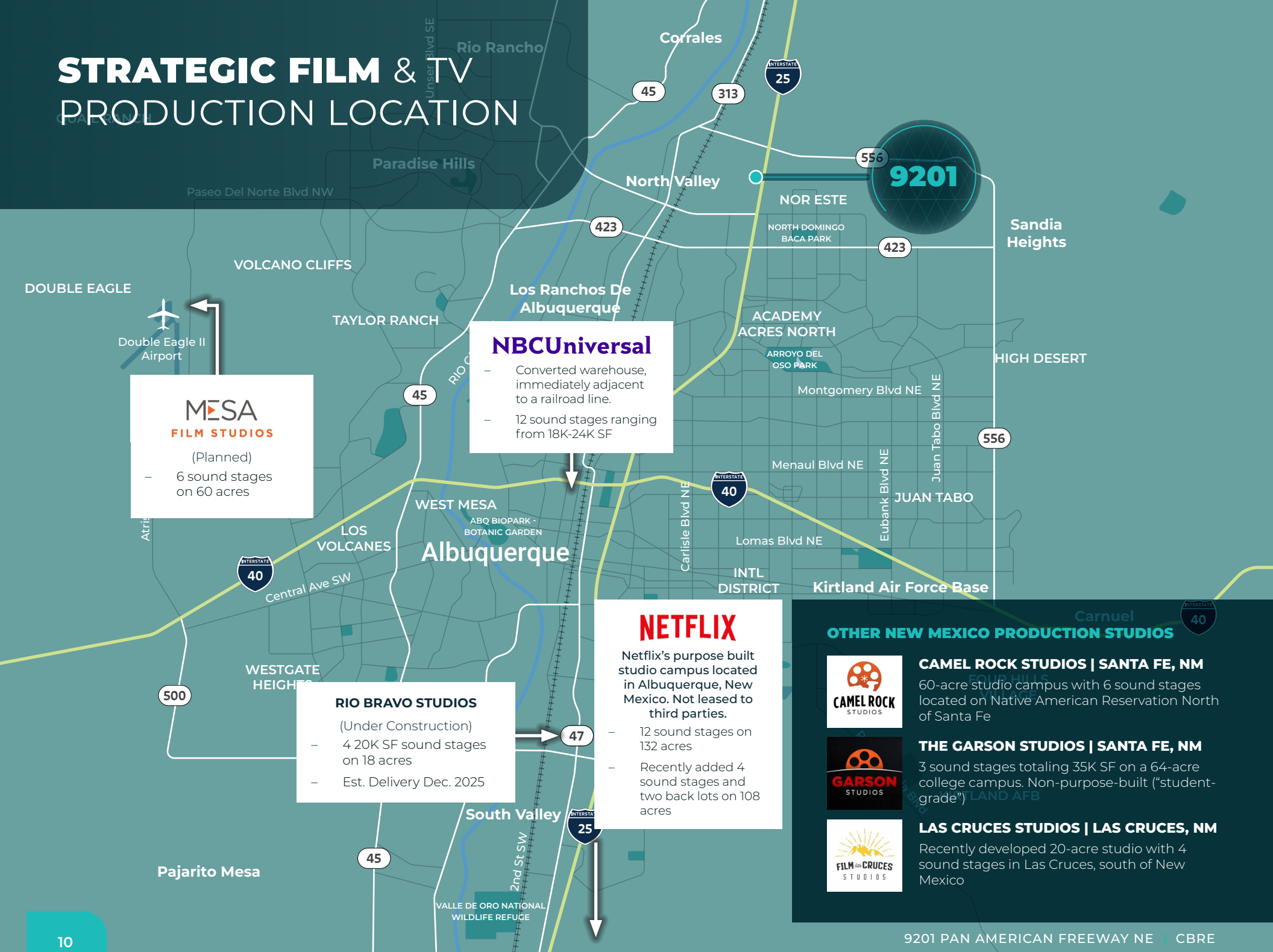
ALBUQUERQUE, SANTA FE, AND LAS CRUCES WERE ALL NAMES AMONG MOVIE MAKER MAGAZINE'S **"BEST PLACES TO LIVE AND WORK AS A MOVIE MAKER" - 2025**

NOTABLE NEW MEXICO PRODUCTIONS



[1] Vote pending to increase to \$750M

STRATEGIC FILM & TV PRODUCTION LOCATION



STRATEGIC LOCATION

ADJACENT TO I-25

9201

KEY DISTANCES

I-25	3 Min / 0.7 Miles
SR-526	3 Min / 0.7 Miles
SR-556	5 Min / 2.0 Miles
I-40	11 Min / 7.0 Miles
Albuquerque	11 Min / 7.0 Miles
Santa Fe	55 Min / 56.4 Miles

LEGEND

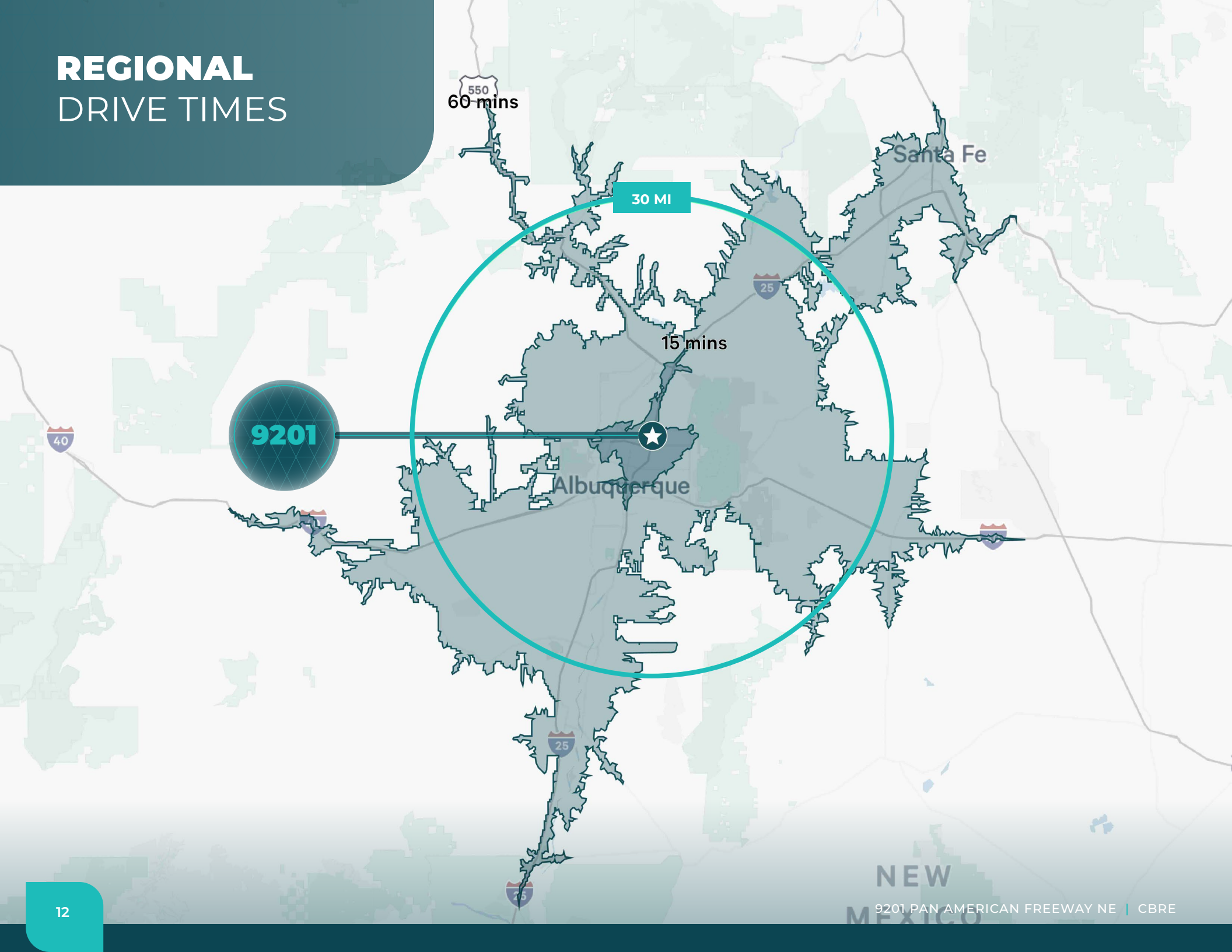
Route To Freeway



Freeway Entrance



REGIONAL DRIVE TIMES



SUPPLY CONSTRAINED MARKET WITH A LIMITED CONSTRUCTION PIPELINE

ALBUQUERQUE HAS THE 3RD LOWEST VACANCY RATE IN THE UNITED STATES

RANK	MARKET	VACANCY %
1	Omaha	1.2
2	Detroit	3.6
3	Albuquerque	3.7
4	Northern Virginia	3.8
5	Cleveland	3.9
6	San Jose / Silicon Valley	4.2
7	Minneapolis-St. Paul	4.4
8	Kansas City	4.5
9	Nashville	4.8
10	Los Angeles	5.0
11	Orange County	5.5
12	Louisville	5.6
13	Sacramento	6.0
14	Ft. Lauderdale	6.2
15	St. Louis	7.1

Source: CBRE Research Q2 2026

ALBUQUERQUE INDUSTRIAL STATS Q2 2026

47,900,000 SF
Market Base

0 SF
Q1 Deliveries

0 SF
Under Construction

3.7%
Vacancy Rate

3.6%
Previous Quarter
Vacancy Rate

NORTH I-25 INDUSTRIAL STATS Q2 2026

16,900,000 SF
Market Base

0 SF
Q1 Deliveries

0 SF
Under Construction

5.7%
Vacancy Rate

3.9%
Previous Quarter
Vacancy Rate

INTERIOR PHOTOS



02

PROPERTY OVERVIEW



PROPERTY SPECIFICATIONS

OVERVIEW

Address	9201 Pan American Freeway NE., Albuquerque, NM
Industrial Market	Albuquerque
Industrial Submarket	North I-25
Parcel Number	1-018-065-098076-3-01-10

BUILDING SIZE

Total Rentable Area (SF)	310,865 [1]
Gross Land Size (AC)	46.38
FAR	0.15
Office SF / %	±15,000 / 5%
Mezzanine	±105,000 [2]

BUILDING FEATURES

Year Built	1981
Clear Height	22'
Car Parking	160
Dock-High Doors	4
Ground Level Doors	4
Zoning	Light Manufacturing (LM)

[1] 1st floor office square footage is approximate

[2] Additional bonus basement and mezzanine space not included in the square footage

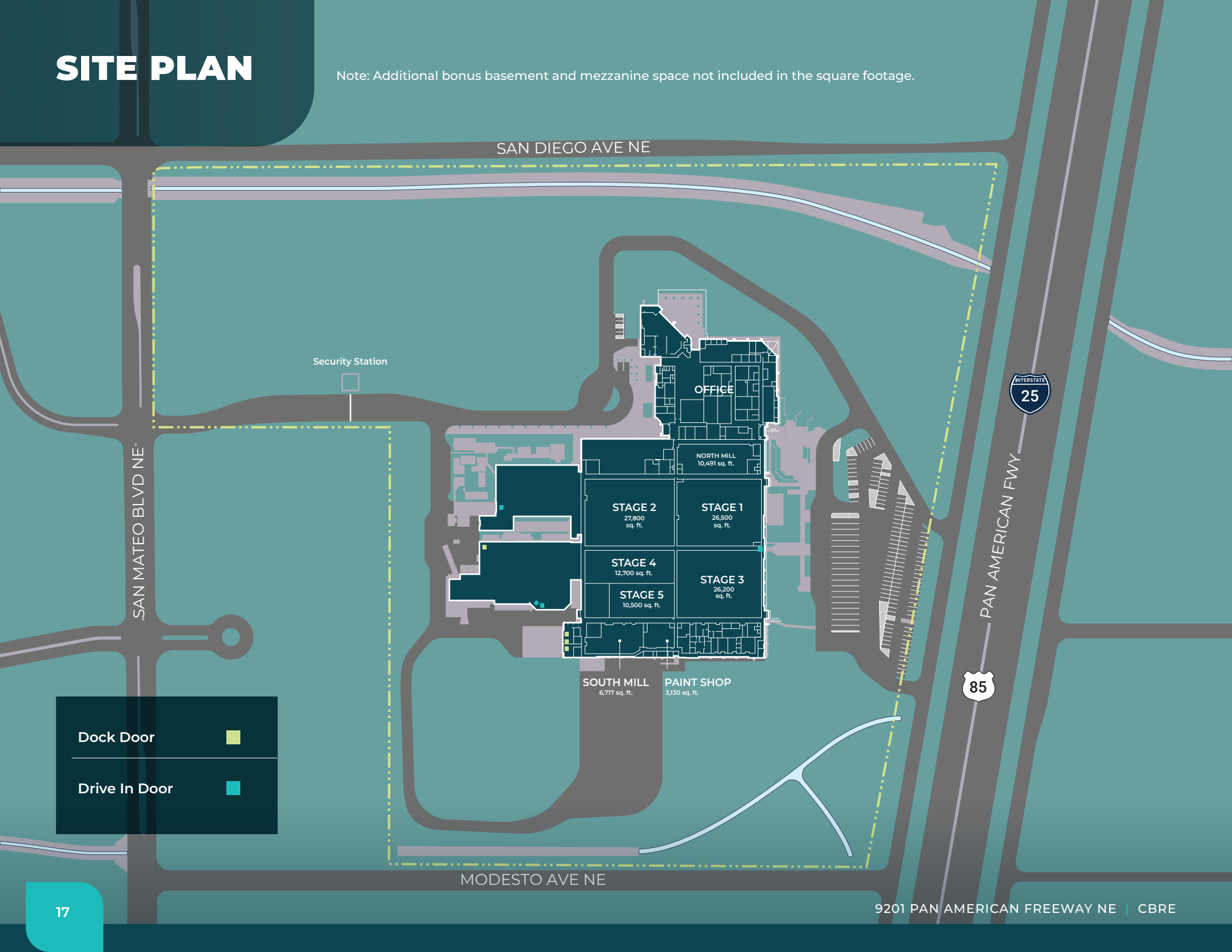
CONSTRUCTION OVERVIEW

Construction Type	Masonry/Reinforced Concrete
Roof Type	Metal/Rubber Membrane
Sprinklers	Fully Sprinklered - Wet System
Electrical	Heavy Power
Lighting	Incandescent
HVAC	Rooftop Units: 10-15 tons / 10-20 years old Split Systems: 1.5-3 tons / vary in age



SITE PLAN

Note: Additional bonus basement and mezzanine space not included in the square footage.



Dock Door

Drive In Door

03

MARKET OVERVIEW



WHY ALBUQUERQUE?

Albuquerque's central location and excellent transportation network offers access to over 12 million people within a one day drive



Business-Friendly Environment

5th most cost-friendly city to do business in the U.S. (KPMG)



Supply Constrained Industrial Market

The Albuquerque market has one of the lowest vacancy rates in the country due to steady demand and a limited construction pipeline.



Population Growth

The Albuquerque metro area's five year growth rate is projected at 7.2% (U.S. = 4.0%)



Diverse and Resilient Economy

Albuquerque is home to a wide range of industries including science & technology, medicine, commerce, and film production.



Strong Shipping & Distribution Network

Located at the convergence of arterial I-25 and I-40, Albuquerque offers BNSF railway access and air cargo from Albuquerque International Airport.

INDUSTRIAL MARKET HIGHLIGHTS

ALBUQUERQUE
Q2 2026

47.9 MSF
MARKET
BASE

0 SF
Q1
DELIVERIES

0 SF
UNDER
CONSTRUCTION

3.7%
VACANCY
RATE

3.6%
PREVIOUS
QUARTER
VACANCY RATE

NORTH I-25
Q2 2026

16.9 MSF
MARKET
BASE

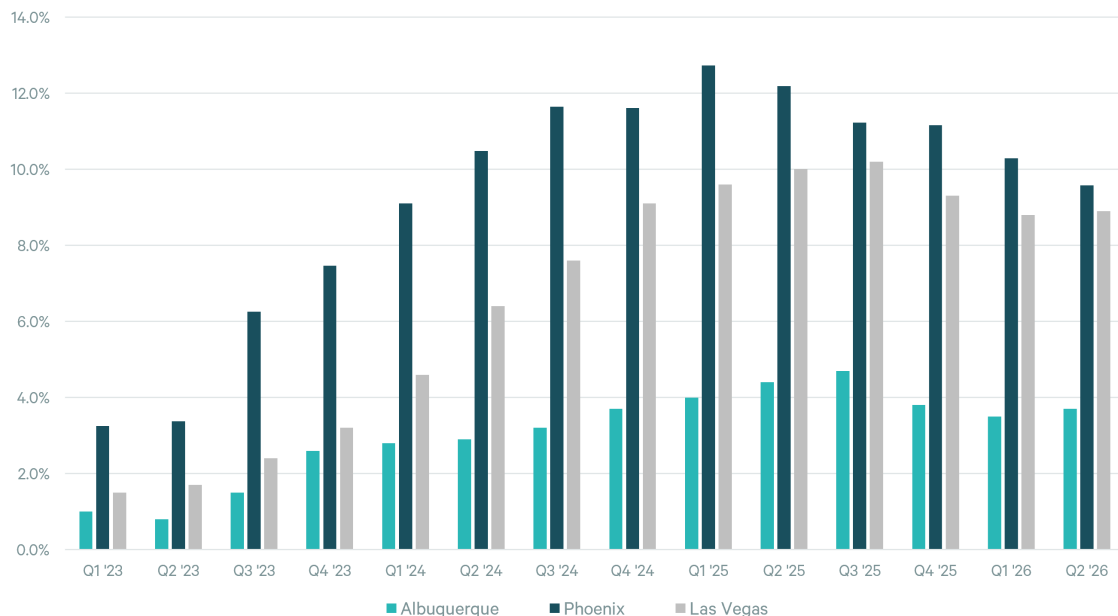
0 SF
Q1
DELIVERIES

0 SF
UNDER
CONSTRUCTION

5.7%
VACANCY
RATE

3.9%
PREVIOUS
QUARTER
VACANCY RATE

VACANCY IS CONSISTENTLY BELOW SURROUNDING MARKETS



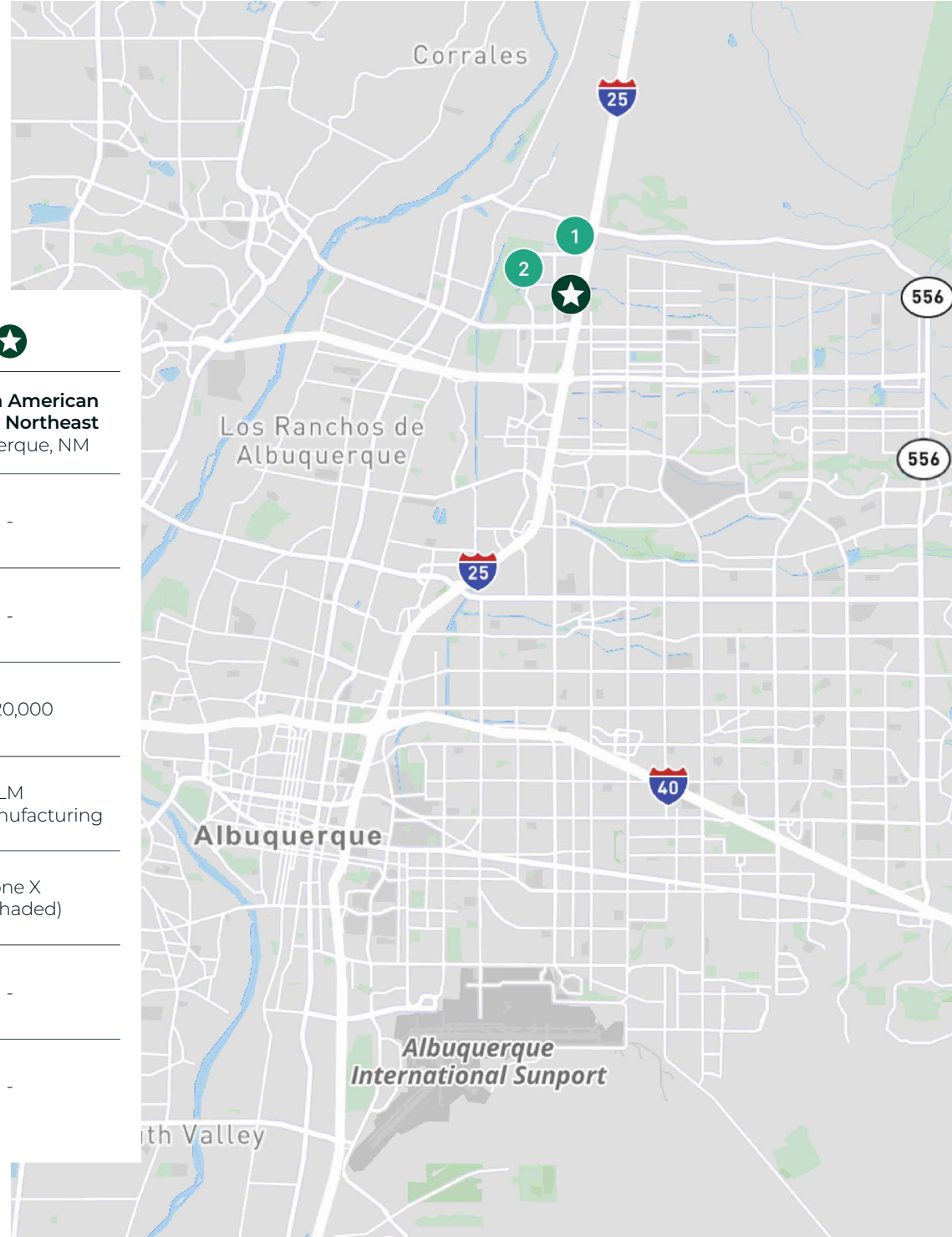
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9	Nashville	4.8
10	Los Angeles	5.0

Source: CBRE Research Q2 2026

LAND COMPARABLES

	1	2	★
PROPERTY / LOCATION	San Diego Avenue Northeast Albuquerque, NM	San Diego Avenue Albuquerque, NM	9201 Pan American Freeway Northeast Albuquerque, NM
DATE OF SALE / STATUS	Jan-25 Closed	Jan-25 Closed	-
PROP. RIGHTS	Fee Simple	Fee Simple	-
SITE SIZE (NET SF)	237,402	916,502	2,020,000
ZONING	BP Business Park	LM Light Manufacturing	LM Light Manufacturing
FLOOD ZONE	Zone X (Unshaded)	Zone X (Unshaded)	Zone X (Unshaded)
SALE PRICE	\$2,825,000	\$13,400,000	-
PRICE PER SF (NET)	\$11.90	\$14.62	-



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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