

HOLMANS USA

6201
ENTRANCE

FOR LEASE

Exceptional North I-25 Office/Flex Property

6201 JEFFERSON ST. NE

Albuquerque, NM 87109

PRESENTED BY:

WALT ARNOLD, CCIM, SIOR

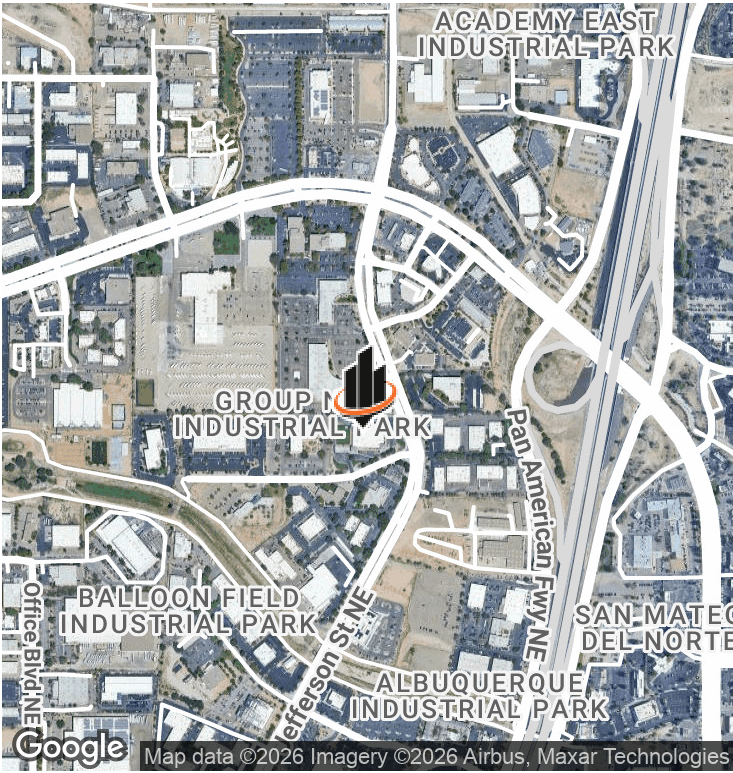
Managing Director

O: 505.256.1255

C: 505.269.9358

walt.arnold@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21.50 SF/yr (Full Service)
BUILDING SIZE:	32,855 SF
AVAILABLE SF:	5,088 SF
YEAR BUILT:	1995
ZONING:	NR-BP
MARKET:	Albuquerque
SUBMARKET:	North I-25

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PROPERTY OVERVIEW

Excellent property in the North I- 25 corridor affording a long list of opportunities. There are many amenities in the area and great access to I-25, Jefferson and Osuna. We offer a unique combination of both office and warehouse space, in the event a tenant needs both. The finishes at this property are exceptional and this Landlord hasn't spared any expense. There is drive in door access into warehouse and signage available with great visibility from Jefferson.

PROPERTY HIGHLIGHTS

- North I-25 Corridor Property
- Office/Warehouse Space Available
- High End Finishes
- Quick Freeway Access
- Surrounded by Many Amenities
- Multiple Use Options
- TechnoGym, TRX equipment available

LEASE SPACES



LEASE INFORMATION

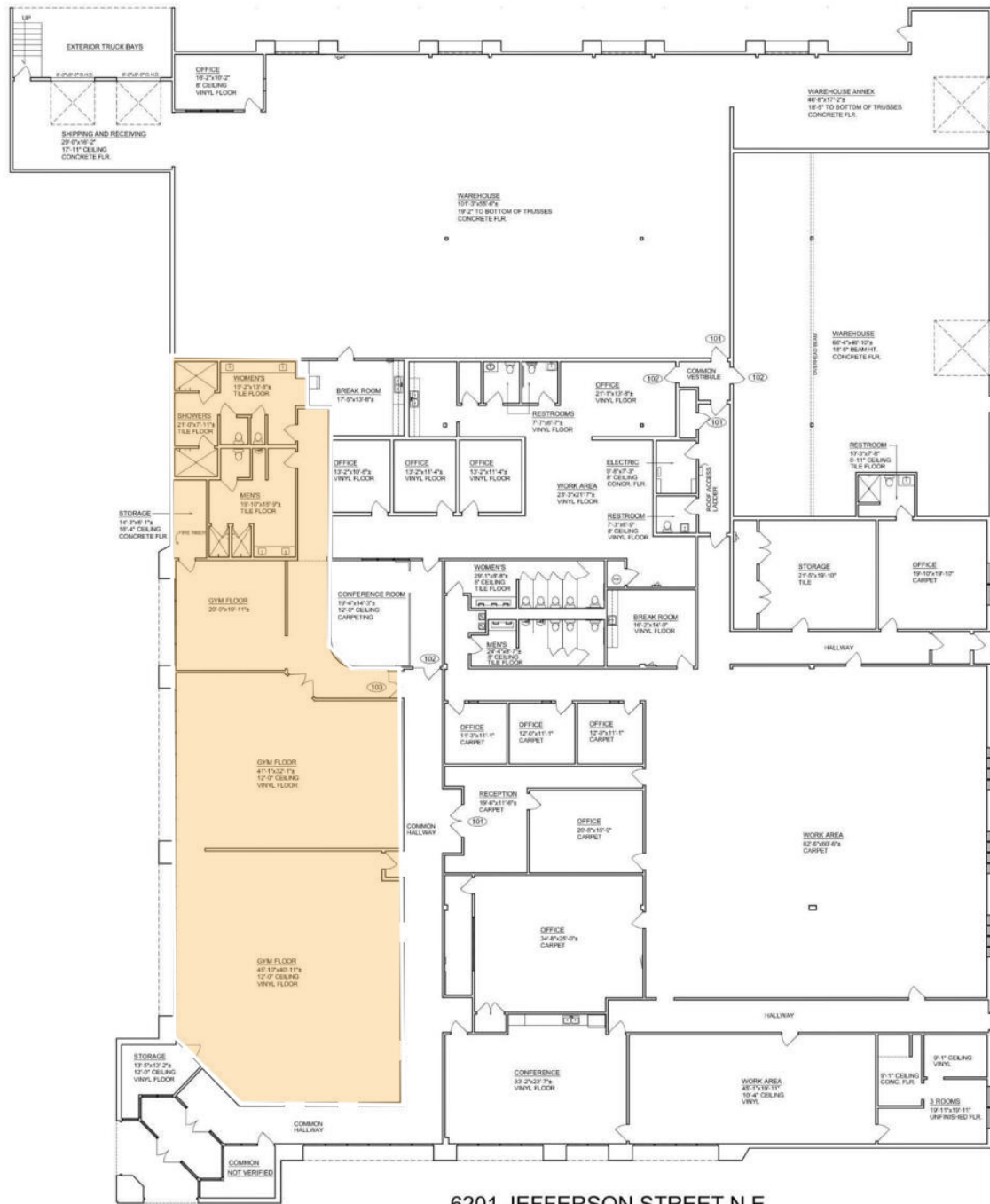
LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	5,088 SF	LEASE RATE:	\$21.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 103	5,088 SF	Full Service	\$21.50 SF/yr

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FLOORPLAN (SUITE 103)



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INTERIOR PHOTOS



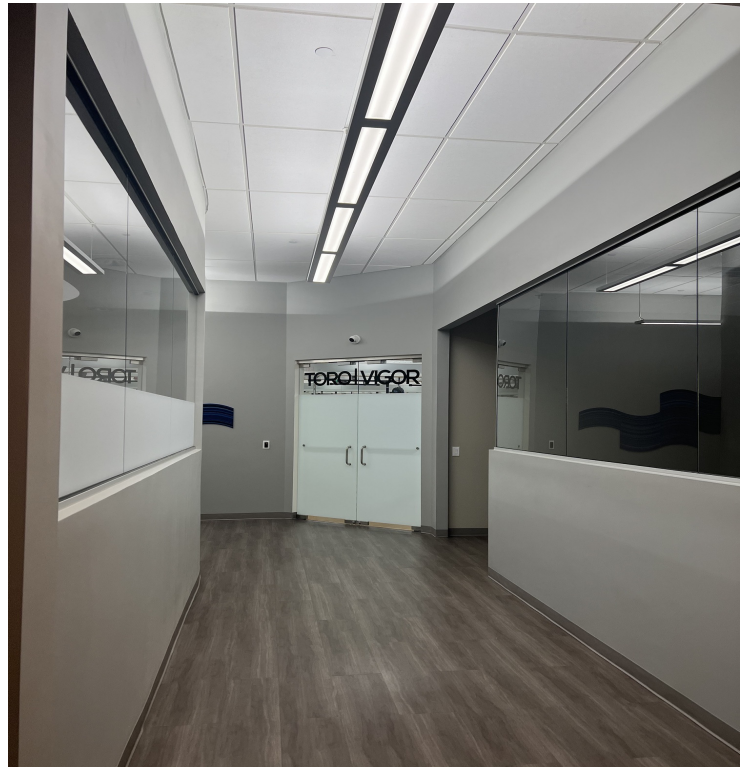
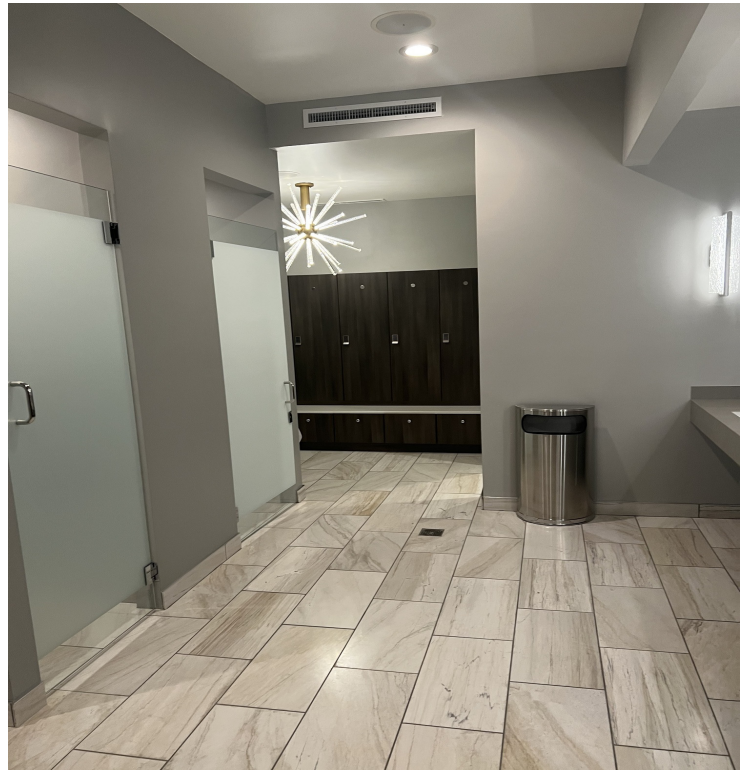
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INTERIOR PHOTOS



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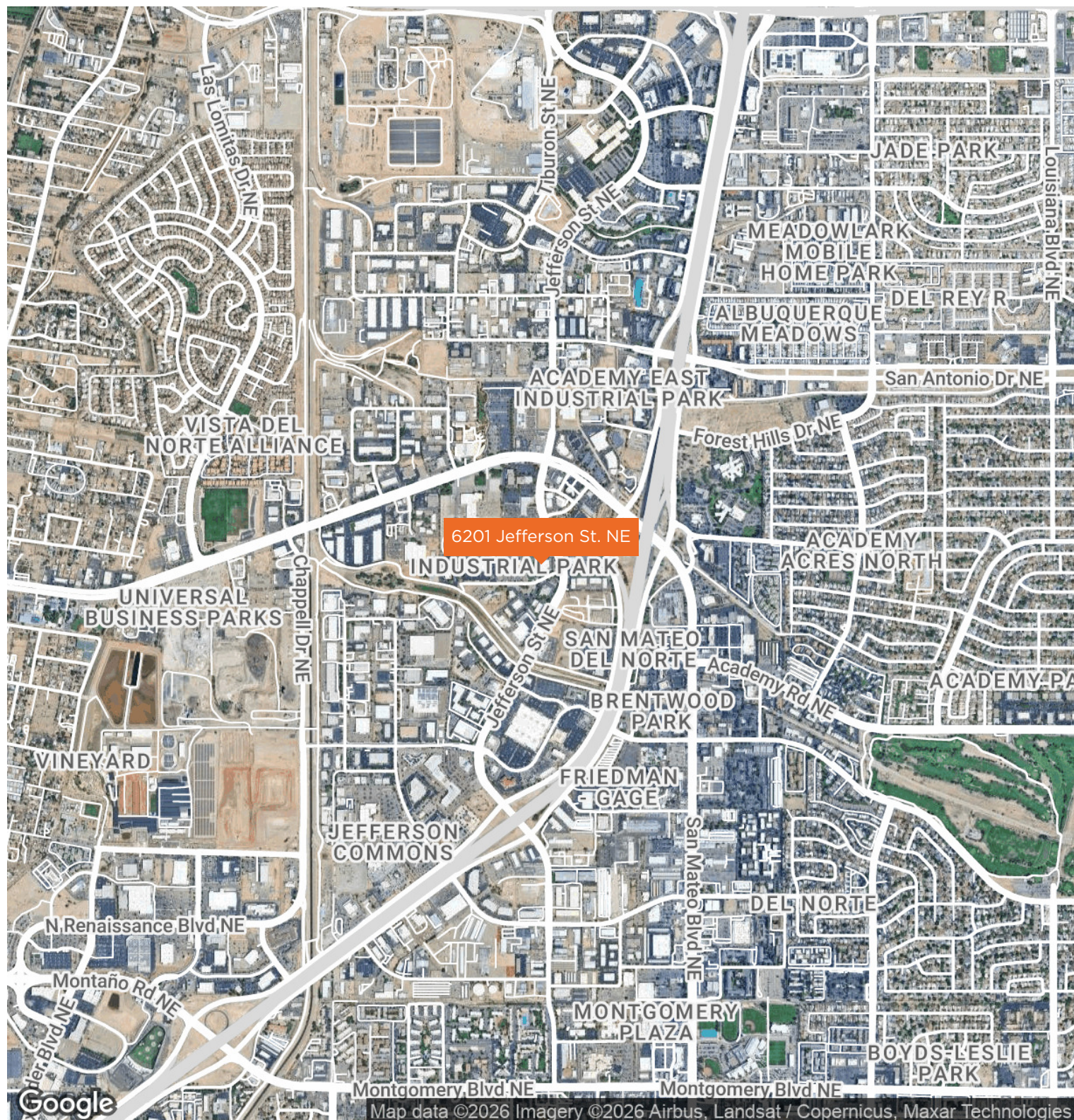
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INTERIOR PHOTOS



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LOCATION MAP



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AERIAL MAP

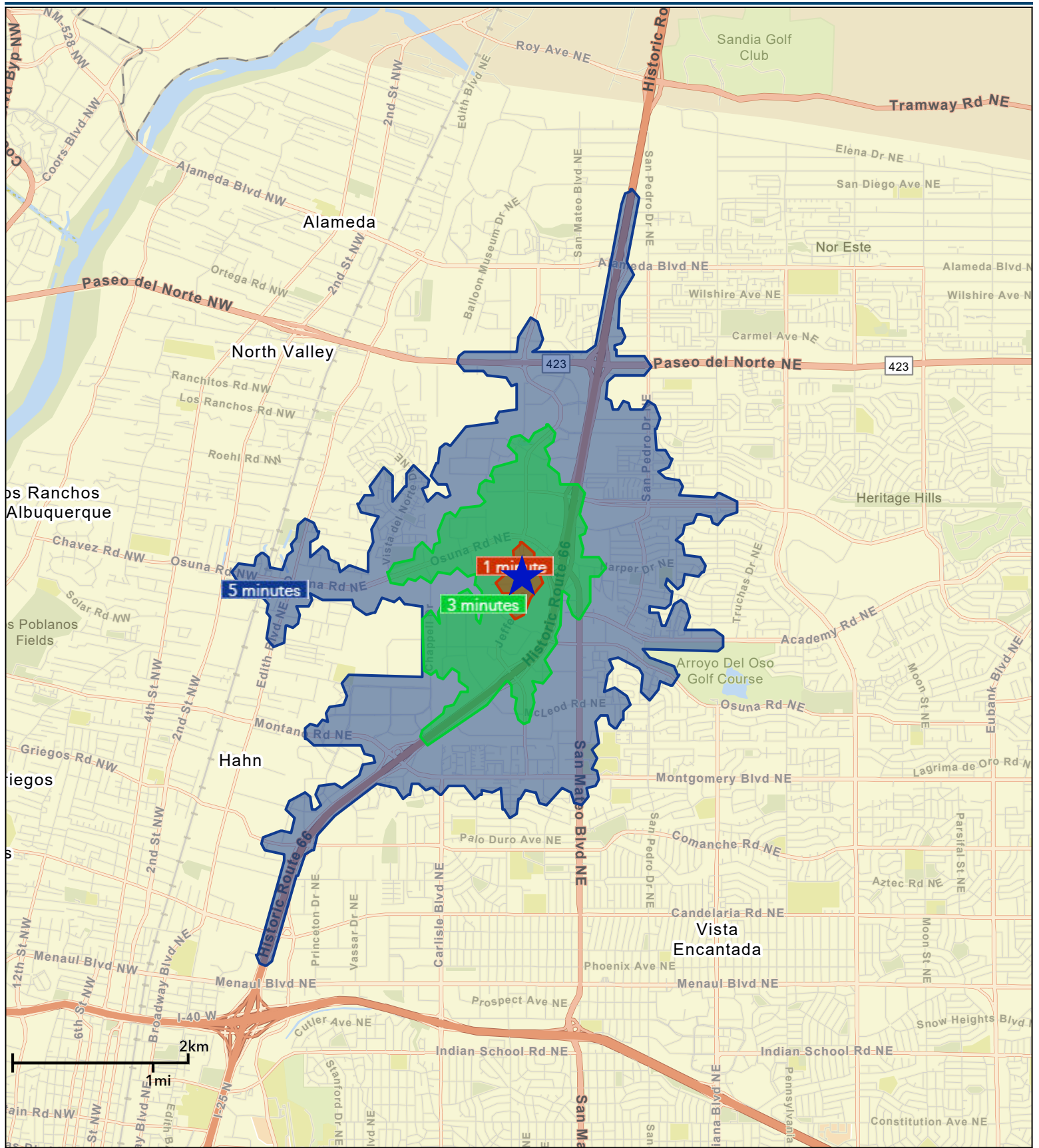


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Traffic Count Map - Close Up

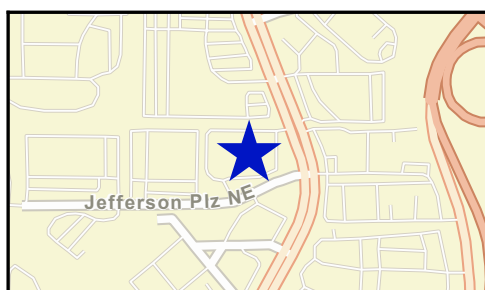
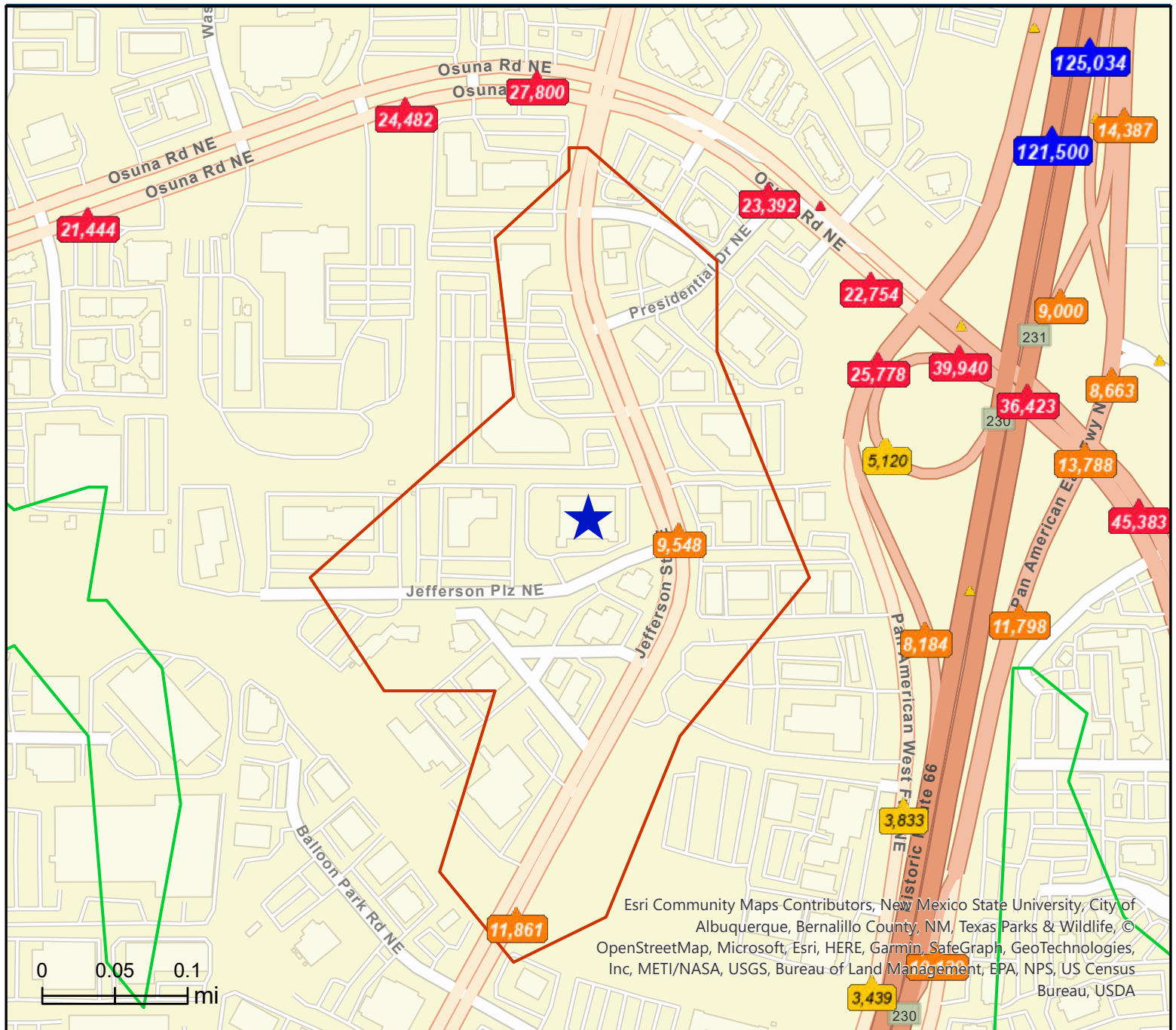
6201 Jefferson St NE, Albuquerque, New Mexico, 87109

Drive Time: 1, 3, 5 minute radii

Prepared by Esri

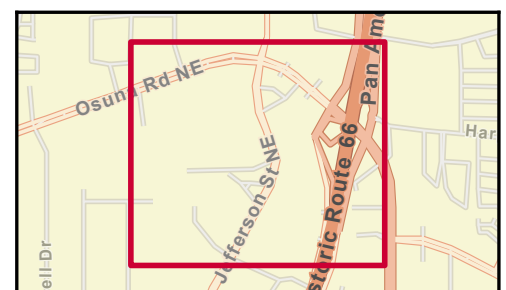
Latitude: 35.15192

Longitude: -106.59382



Average Daily Traffic Volume

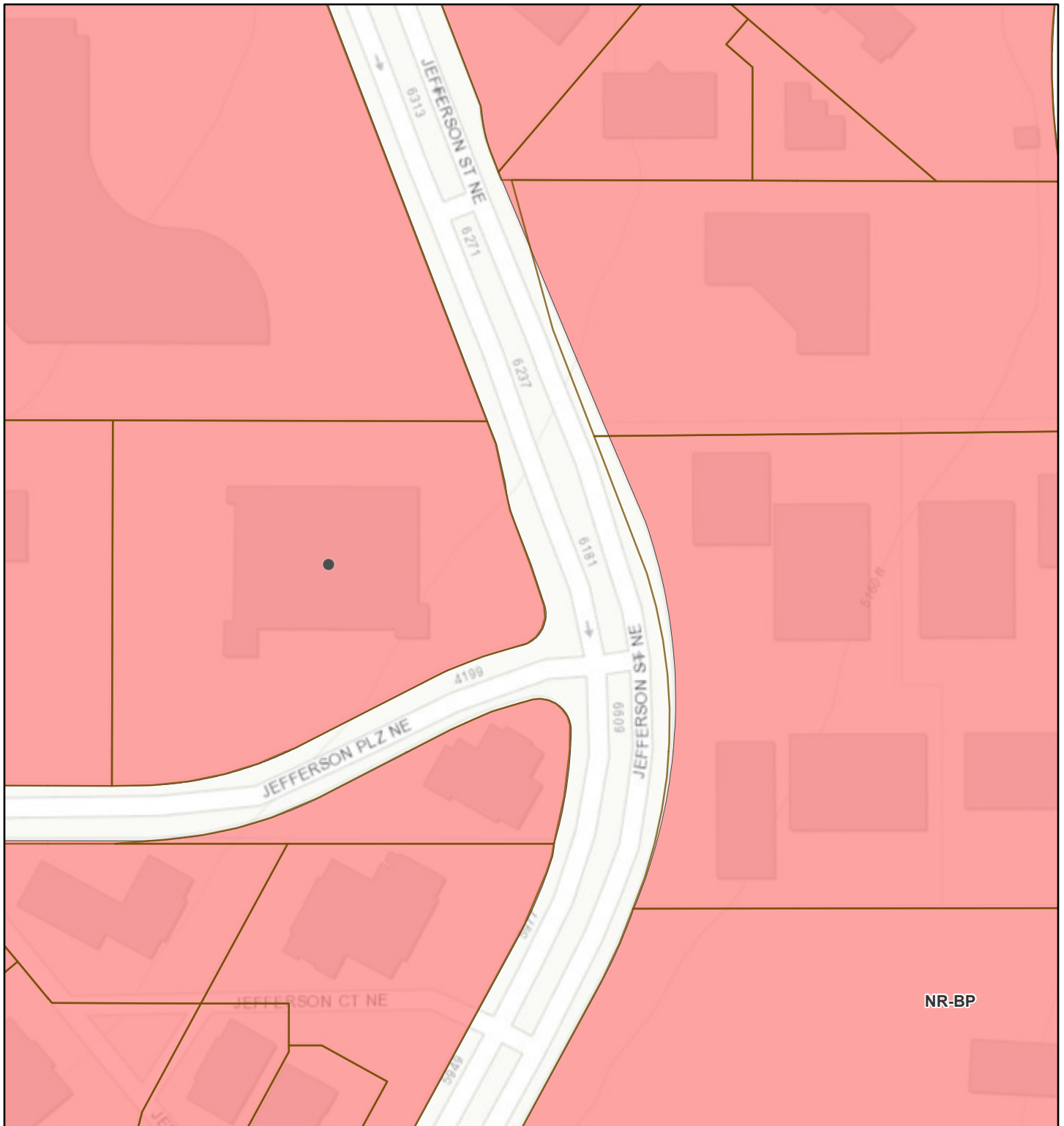
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



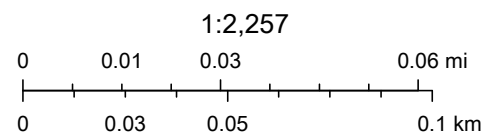
Source: ©2022 Kalibrate Technologies (Q3 2022).

June 08, 2023

6201 Jefferson St. NE Zoning Map



June 8, 2023



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

NON-RESIDENTIAL – BUSINESS PARK ZONE DISTRICT (NR-BP)

Purpose: The purpose of the NR-BP zone district is to accommodate a wide range of nonresidential uses in campus-like settings to buffer potential impacts from surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, light industrial, office, distribution, showroom, processing, and institutional uses



The following excerpt from Table 4-2-1 shows the allowable uses for the NR-BP 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																			
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA						4-3(B)(6)	
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		P		C	4-3(C)(1)	
Daytime gathering facility										C	C	C	C					4-3(C)(2)	
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV		P		C	4-3(C)(3)	
High school	C	C		C	C	P	P	P	P	P	P	P	C		P			4-3(C)(4)	
Hospital									P	P	P	P						4-3(C)(5)	
Museum or art gallery				CV	CV	C	P	P	P	P	P	P	P	P	P	A		4-3(C)(6)	
Overnight shelter										C	C	C	C	C				4-3(C)(7)	
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	4-3(C)(8)	
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV				4-3(C)(9)	
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	4-3(D)(1)	
General agriculture	P											C	P	P		P	A	4-3(D)(3)	
Kennel	C							C	C		P	P	P	P				4-3(D)(4)	
Nursery	P								A		P	P	P	P		A	A		
Veterinary hospital	C						C	P	P	P	P	P	P	P				4-3(D)(5)	
Other pet services	C						C	P	P	P	P	P							
Food, Beverage, and Indoor Entertainment																			
Adult entertainment												P	P	P				4-3(D)(6)	
Auditorium or theater						A	A	A	P	P	P	P	P	P				4-3(D)(7)	
Bar							C	C	P	P	P	P	P	P				4-3(D)(8)	
Catering service									P	P	P	P	P	P					
Health club or gym			A		A	A	P	P	P	P	P	P	P	A				4-3(D)(9)	
Nightclub									P	P	P	P	P					4-3(D)(8)	
Restaurant							C	P	P	P	P	P	P	P				4-3(D)(8)	
Tap room or tasting room							C	C	P	P	P	P	P	P				4-3(D)(8)	

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	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 >>																			
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	4-3(D)(11)
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	C	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	C	
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		P	4-3(D)(31)

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	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 >>																			
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)	
General retail, large									C	C	P	P						4-3(D)(34)	
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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	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 >>																			
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																			
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	4-3(F)(3)	
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 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							
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)	
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T	T			T	T		4-3(G)(4)	
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(6)	

Excerpt from Table 4-2-1: Allowable Uses

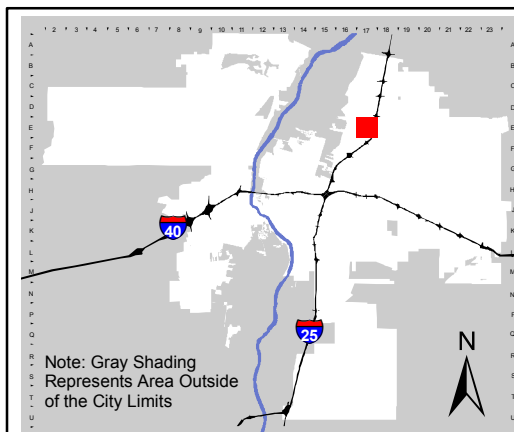
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																A	B	C	
Zone District >>																			
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T	T		T		4-3(G)(8)
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(9)
Seasonal outdoor sales							T	T	T	T	T	T	T	T					4-3(G)(10)
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T		4-3(G)(11)



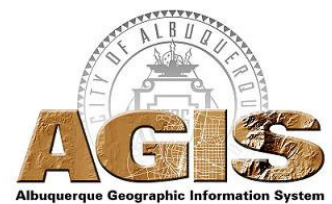
For more current information and details visit: www.cabq.gov/gis



Address Map Page:

E-17-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.

