

# 3100 PAN AMERICAN FWY

ALBUQUERQUE, NM 87107

3100

3100

1

Sierra Fire  
Protection

7

2

8

3

9

American Sand  
Painting Company

4

Able Trading

10

# Property Summary



## OFFERING SUMMARY

Available SF: 1,200 - 1,285 SF

Lease Rate: \$8.95 - 9.25 SF/yr (MG)

Lot Size: 0.81 Acres

Building Size: 16,750 SF

Zoning: NR-LM

## PROPERTY OVERVIEW

- Industrial Park Setting
- 10 Total Units
- One Garage and Drive in Bay Per Unit
- Newly Paved Parking Area

## LOCATION OVERVIEW

Ideal location right off Interstate-25 Industrial Corridor

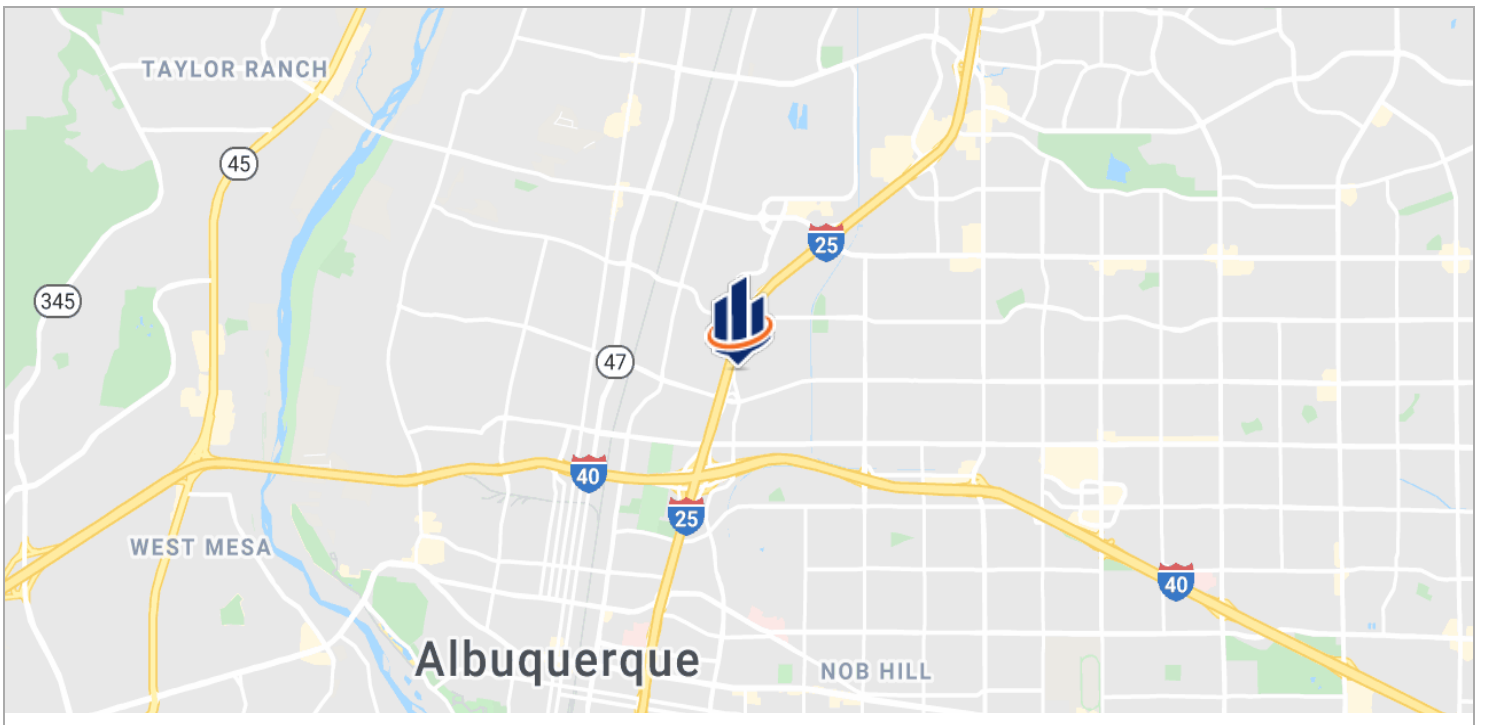
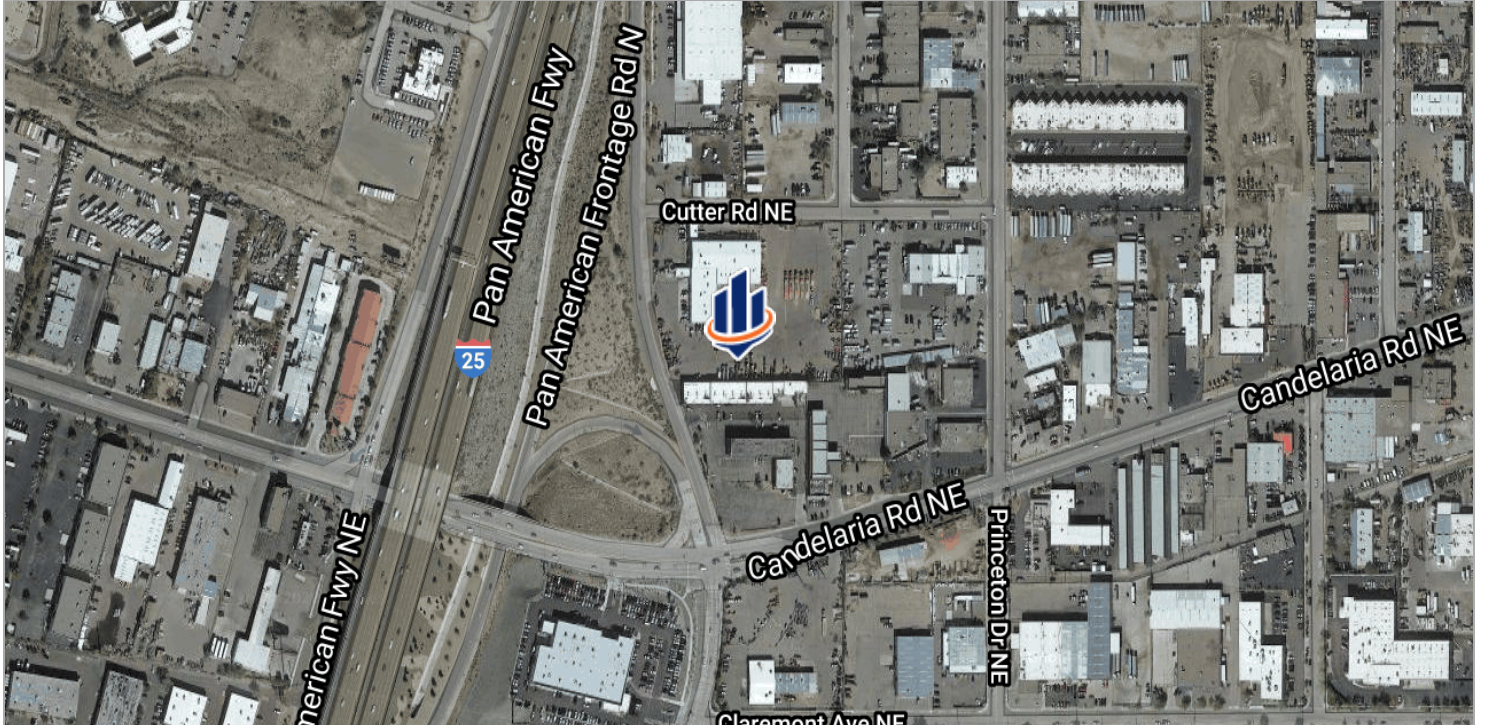


3100 PAN AMERICAN FWY, ALBUQUERQUE, NM 87107

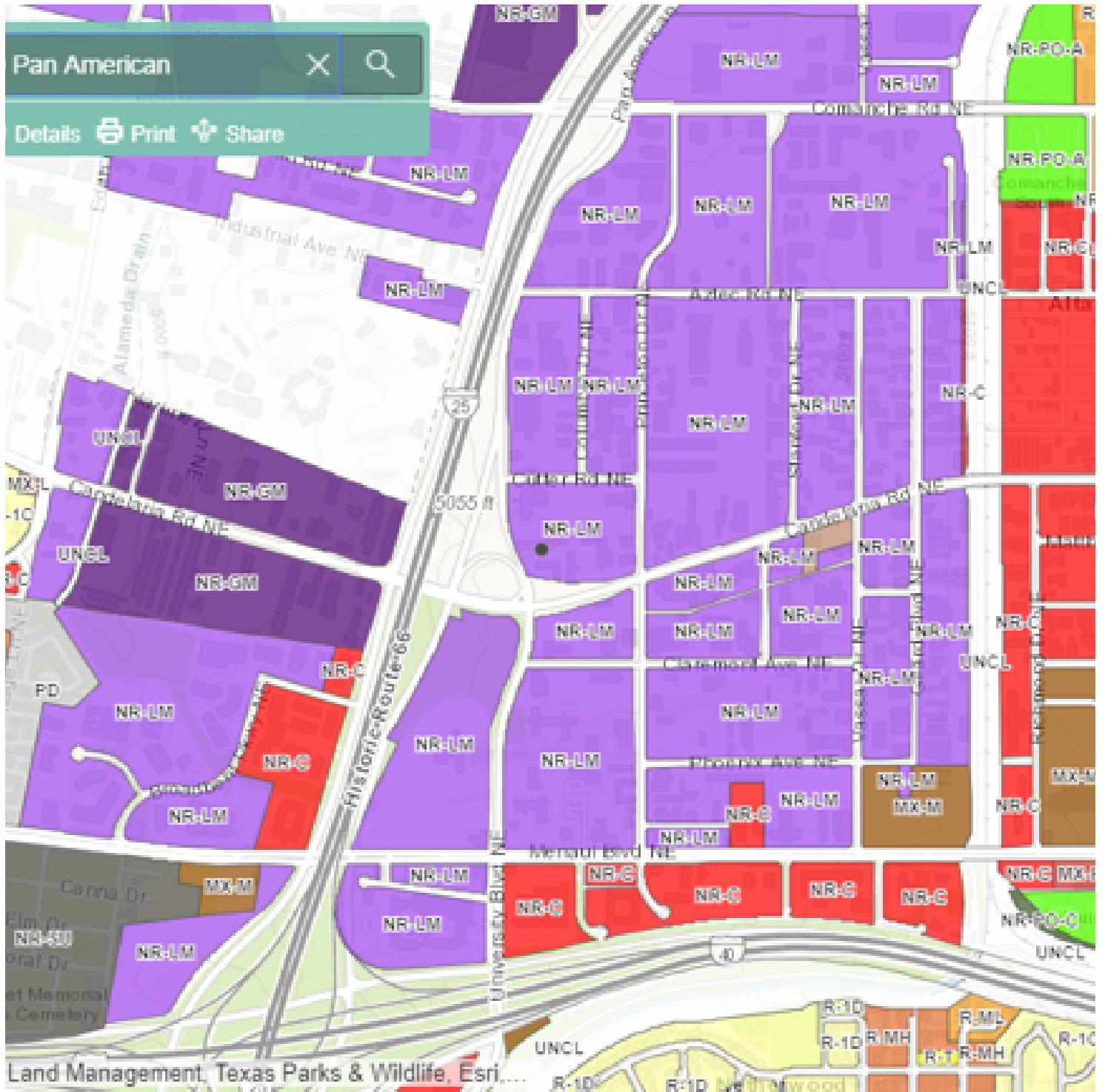
# Additional Photos



# Location Maps



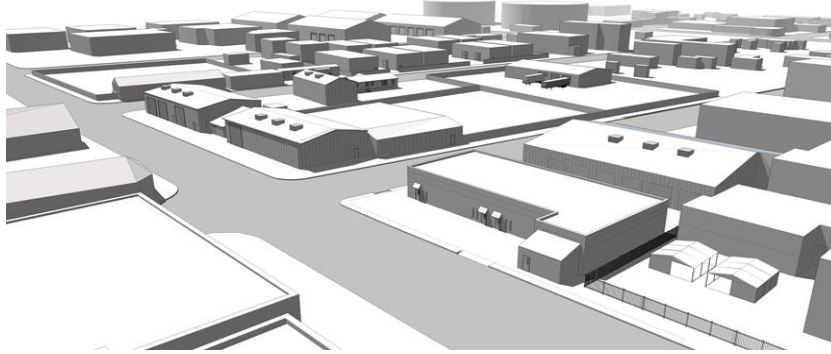
# Zoning Map



## 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.

**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**

**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	C		P		C
Daytime gathering facility										C	C	C	C	C				
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C
High school	C	C		C	C	P	P	P	P	P	P	P	C			P		
Museum or art gallery				CV	CV	C	P	P	P	P	P	P	P	P		P	A	
Overnight shelter										C	C	C	C	C				
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV				
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	A
General agriculture	P											C	P	P			P	A
Kennel	C							C	C		P	P	P	P				
Nursery	P								A		P	P	P	P		A	A	
Veterinary hospital	C						C	P	P	P	P	P	P	P				

**Food, Beverage, and Indoor Entertainment**

Adult entertainment												P	P	P				
Auditorium or theater						A	A	A	P	P	P	P	P	P				
Bar							C	C	P	P	P	P	P	P				
Catering service									P	P	P	P	P	P				
Health club or gym				A		A	A	P	P	P	P	P	P	P	A			
Nightclub									P	P	P	P	P	P				
Restaurant							C	P	P	P	P	P	P	P				
Tap room or tasting room							C	C	P	P	P	P	P	P				
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C

**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			
Zone District >>																A	B	C	
<b>Lodging</b>																			
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(14)
<b>Motor Vehicle-related</b>																			
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)
<b>Offices and Services</b>																			
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)
<b>Outdoor Recreation and Entertainment</b>																			
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)



**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			
Zone District >>																A	B	C	
<b>Retail Sales</b>																			
Adult retail									P		P	P	P						4-3(D)(6)
Bakery goods or confectionery shop							CV	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	4-3(D)(33)
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)
Grocery store								P	P	P	P		P	P					4-3(D)(35)
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)
<b>Transportation</b>																			
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					
<b>INDUSTRIAL USES</b>																			
<b>Manufacturing, Fabrication, and Assembly</b>																			
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)
<b>Telecommunications, Towers, and Utilities</b>																			
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	P	4-3(E)(7)
Utility, electric	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	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	A	
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		4-3(E)(9)
<b>Wireless Telecommunications Facility</b>																			
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			



**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 >>																			
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(6)	
Park-and-ride facility, temporary						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					4-3(G)(9)	
Seasonal outdoor sales							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		4-3(G)(11)	

# Drive Time Map

