3100 PAN AMERICAN FW

ALBUQUERQUE, NM 8710

31	
Protection	
2	8 American Sand
4 Able Trading	9 Painting Company

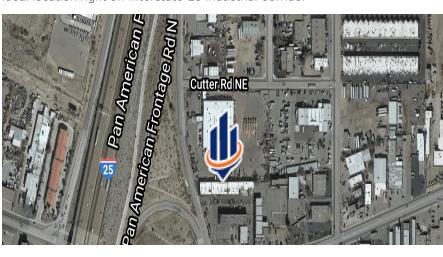
Property Summary



OFFERING	i SUMMARY
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PROPERTY OVERVIEW

Available SF:	1,200 - 1,285 SF	- Industrial Park Setting - 10 Total Units - One Garage and Drive in Bay Per Unit - Newly Paved Parking Area
Lease Rate:	\$8.95 - 9.25 SF/yr (MG)	LOCATION OVERVIEW Ideal location right off Interstate-25 Industrial Corridor
Lot Size:	0.81 Acres	lean F
Building Size:	16,750 SF	Cutter Rd NE Page 25
Zoning:	NR-LM	

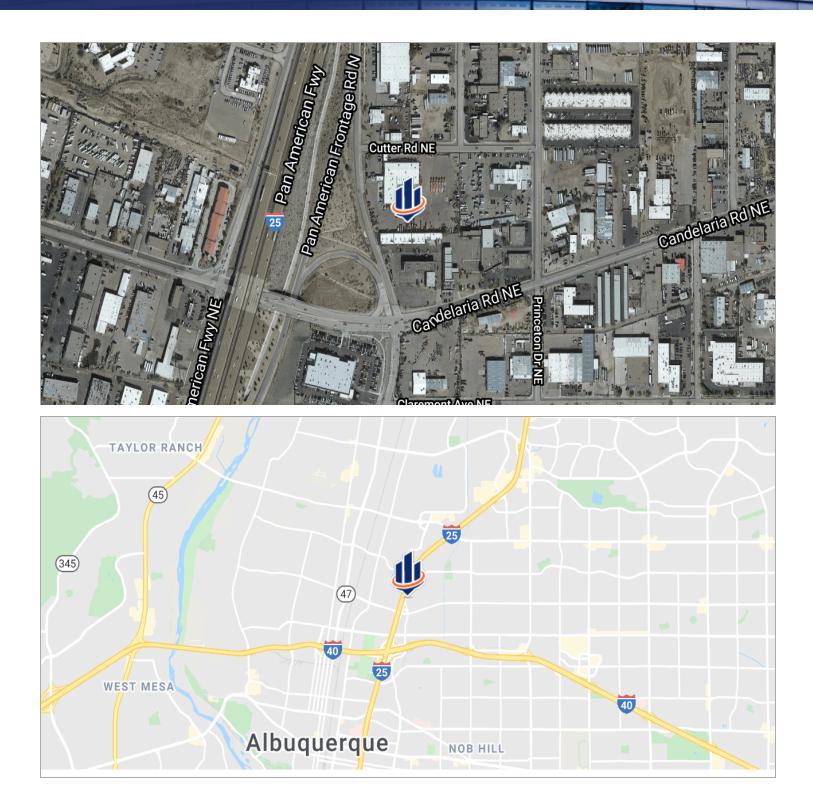


Additional Photos





Location Maps

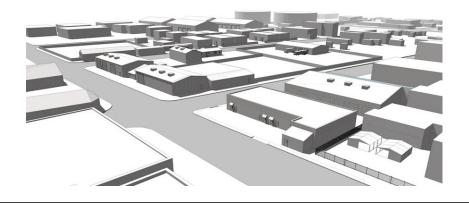


Zoning Map



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																			
-											y C	CA = (Cond	litior	nal A	cces	sory		
CV = Conditional if Structure \	_	nt fo	r 5 y	ears	or m	ore	_		-		Blan	k Ce	ll = N	lot A	llow	ed			
Zone Category >>		F	Resid	entia	al		ſ	Mixe	d-us	e			Nor	า-Re	sider	ntial			U
						Ŧ			٧	Ŧ		Ρ	M	M	n		NR-PO		Use-specific Standards
Zone District >>	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	NX-L	M-XM	H-XM	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	۷	B	J	s s
PRIMARY USES THAT MA			_	_		_						_	2	2	2	_	_		
RESIDENTIAL USES																			
CIVIC AND INSTITUTIONAL USES																			
Adult or child day care facility			С	С	С	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	А	А					
Community center or library	С	Р		Р	Р	Ρ	Р	Р	Р	Р	С	С	С	С		Р		С	4-3(C)(1)
Daytime gathering facility										С	С	С	С	С					4-3(C)(2)
Elementary or middle school	С	С		С	Р	Р	Ρ	Ρ	Р	Р	Ρ	Ρ	сv			Р		С	4-3(C)(3)
High school	С	С		С	С	Р	Р	Ρ	Р	Р	Р	Р	С			Р			4-3(C)(4)
Museum or art gallery				CV	CV	С	Ρ	Ρ	Р	Р	Р	Р	Р	Р		Р	А		4-3(C)(6)
Overnight shelter										С	С	С	С	С					4-3(C)(7)
Parks and open space	Ρ	Р		Р	Р	Р	Ρ	Ρ	Р	Ρ	Ρ	Ρ	С	С	А	Р	Р	Р	4-3(C)(8)
Religious institution	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	CV	CV					4-3(C)(9)
Sports field							CV	С	Р	Р	Р	Р	Р	С		Р		С	
University or college						CV	CV	С	Р	Ρ	Ρ	Ρ	CV	CV					
Vocational school						CV	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Р	Ρ					
COMMERCIAL USES	_						_												
Agriculture and Animal-relate	Agriculture and Animal-related																		
Community garden	Ρ	Ρ	Р	Р	Ρ	Р	Ρ	Ρ	Р	Ρ	Ρ	Ρ	С	С		А	А	А	4-3(D)(1)
General agriculture	Ρ											С	Р	Ρ			Р	А	4-3(D)(3)
Kennel	С							С	С		Ρ	Ρ	Р	Ρ					4-3(D)(4)
Nursery	Ρ								А		Ρ	Ρ	Р	Р		А	А		
Veterinary hospital	С						С	Ρ	Р	Ρ	Ρ	Ρ	Р	Ρ					4-3(D)(5)
Food, Beverage, and Indoor E	ntert	ainn	nent																
Adult entertainment												Ρ	Р	Р					4-3(D)(6)
Auditorium or theater						А	А	А	Р	Ρ	Ρ	Ρ	Р	Р					4-3(D)(7)
Bar							С	С	Р	Ρ	Ρ	Ρ	Р	Ρ					4-3(D)(8)
Catering service									Р	Ρ	Ρ	Р	Р	Р					
Health club or gym			А		А	А	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Р	А					4-3(D)(9)
Nightclub									Ρ	Ρ	Ρ	Ρ	Р						4-3(D)(8)
Restaurant							С	Ρ	Р	Ρ	Ρ	Р	Р	Р					4-3(D)(8)
Tap room or tasting room							С	С	Р	Ρ	Ρ	Ρ	Р	Ρ					4-3(D)(8)
Other indoor entertainment							С	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ		Ρ		С	4-3(D)(11)

Excerpt from Table 4-2-1: Allowable Uses P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory																				
					-						-						sory			
CV = Conditional if Structure V						ore				_	Blan	k Ce	_	_	_	_				
Zone Category >>		R	lesid	entia	al	_	1	Vixe	d-use	e		_	Nor	า-Res	sider	ntial			s ic	
									F			0	5	ν			NR-PO		Use-specific Standards	
Zone District >>	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	M-XM	H-XM	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A	В	С	st Us	
Lodging																				
Hotel or motel							Ρ	Р	Р	Р	Ρ	Р	Р	Р					4-3(D)(14)	
Motor Vehicle-related																				
Car wash								Ρ	Ρ	Ρ	Ρ	Ρ	Р	Ρ					4-3(D)(15)	
Heavy vehicle and equipment sales, rental, fueling, and repair											Ρ	С	Ρ	Ρ					4-3(D)(16)	
Light vehicle fueling station								с	Ρ	Ρ	Ρ	Ρ	Р	Ρ					4-3(D)(17)	
Light vehicle repair								Р	Р	Р	Ρ	Р	Р	Р					4-3(D)(18)	
Light vehicle sales and rental								С	Ρ	Ρ	Ρ	Ρ	Р	Ρ					4-3(D)(19)	
Outdoor vehicle storage											С	С	Р	Р			А		4-3(D)(20)	
Paid parking lot			А		А	А	С	Р	Р	А	Ρ	Р	Р	Ρ	А	А	А		4-3(D)(21)	
Parking structure			А		А	А	CA	Р	Р	Р	Ρ	Р	Р	Ρ	А				4-3(D)(21)	
Offices and Services																				
Bank							Ρ	Р	Р	Р	Ρ	Р	Р	CV					4-3(D)(22)	
Blood services facility									С	С	С	Ρ	Р	Р						
Club or event facility							С	Р	Р	Ρ	Ρ	Ρ	Р	CV		Ρ	Ρ	С	4-3(D)(23)	
Commercial services								Ρ	Ρ	Ρ	Ρ	Ρ	Р	Ρ						
Construction contractor facility and yard										С	С	Ρ	Ρ	Ρ					4-3(D)(24)	
Medical or dental clinic							Р	Р	Р	Р	Р	Р	Р	Р					4-3(D)(25)	
Mortuary								С	Р	Р	Ρ	Р	С		А					
Office							Ρ	Р	Р	Р	Ρ	Р	Р	Р						
Personal and business services, small							Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Р	Ρ					4-3(D)(26)	
Personal and business services, large									Ρ	Ρ	Ρ	Ρ	Р	Ρ					4-3(D)(26)	
Research or testing facility							Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Р	Ρ					4-3(D)(27)	
Self-storage								С	С	Ρ	Ρ	Р	Р	Р			А		4-3(D)(28)	
Outdoor Recreation and Enter	rtain	men	t																	
Amphitheater										С	С	С	С	С	А	Р	А	С		
Drive-in theater									С	С	С	С	С						4-3(D)(30)	
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	А	А	А	А	Ρ	Ρ	Ρ	А		Ρ		Ρ	4-3(D)(31)	

Excerpt from Table 4-2-1: Allowable Uses P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory																					
-																	sory				
CV = Conditional if Structure V		nt fo	r 5 y	ears	or m	ore			-	_	Blan	k Ce	ll = N	lot A	llow	ed					
Zone Category >>		R	lesid	entia	al		ſ	Aixe	d-use	e		-	Nor	າ-Re	sider	ntial			0		
									L			•	۷	V			NR-PO		NR-PO		Use-specific Standards
Zone District >>	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	M-XM	H-XM	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A	В	С	St		
Retail Sales																					
Adult retail										Р		Р	Р	Р					4-3(D)(6)		
Bakery goods or							CV	5	5	Р		Р	Р	5							
confectionery shop							CV	Р	Р	Р	Р	Р	Р	Р							
Building and home									-	_		_		_							
improvement materials store									С	С	Р	Р	Р	С					4-3(D)(32)		
Farmers' market	Т		т	т	т	т	т	Р	Р	Р	Р	Р	CV	CV	-	Р	А	CA	4-3(D)(33)		
General retail, small	•		A	-	-	A	A	P	P	P	P	P	P	P		-	~	CA	4-3(D)(34)		
General retail, medium			^			^	^	-	P	P	P	r C	Г С						4-3(D)(34)		
Grocery store								Р	P	P	P	C	P	Р		_	_		4-3(D)(34)		
Liquor retail							С	A	P	P	P	С	Г С	۲ C					4-3(D)(35) 4-3(D)(36)		
Pawn shop				-	-		C	C	P	P	P	P	P	P		-	-		4-3(D)(37)		
Transportation]							C	г	r	r	r	r	r					4-5(0)(57)		
Freight terminal or dispatch																					
center												С	Р	Ρ							
Helipad									CA	CA	А	Р	Р	Р	А				4-3(D)(39)		
Park-and-ride lot						С	С	С	Р	С	С	Р	С	С	А	А			4-3(D)(40)		
Railroad yard												С	Р	Р					4-3(D)(41)		
Transit facility						С	С	С	Р	Р	Р	Р	Р	Р							
INDUSTRIAL USES																					
Manufacturing, Fabrication, a	nd A	ssen	nbly																		
Artisan manufacturing							С	Р	Р	Р	Р	Р	Р	Р					4-3(E)(1)		
Light manufacturing										А	Ρ	Р	Р	Р					4-3(E)(2)		
Telecommunications, Towers,	and	Util	ities																		
Geothermal energy																					
generation	А	A	A	А	А	А	А	A	А	A	А	Р	Р	Р		A	A		4-3(E)(6)		
Solar energy generation	Р	Р	Р	Р	Р	Ρ	Р	Р	Р	Р	Ρ	Р	Р	Р	А	Р	Р	Р	4-3(E)(7)		
Utility, electric	Р	Р	Ρ	Ρ	Ρ	Ρ	Р	Р	Р	Ρ	Ρ	Р	Р	Ρ	А	А	А	А	4-3(E)(8)		
Utility, other major	Р	Р	Р	Р	Р	Р	Ρ	Р	Р	Ρ	Ρ	Р	Р	Ρ	А	А	А	А			
Wind energy generation							А	А	А	Α	А	А	Α	С	А	А	А		4-3(E)(9)		
Wireless Telecommunications	Facil	ity																			
Architecturally integrated	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А					
Co-location	А	А	Α	А	А	А	А	А	А	А	А	Α	А	А	А	А			4.2(5)(40)		
Freestanding							Р	Р	Р	Р	Р	Р	Р	Р	A				4-3(E)(10)		
Roof-mounted			A		Α	А	А	A	А	Α	A	Α	А	А	Α						
Public utility co-location	A	Α	A	А	А	A	Α	A	А	А	A	Α	А	А	Α	Α					

-	Excerpt from Table 4-2-1: Allowable Uses P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory																			
																	sory			
CV = Conditional if Structure V	/acai					ore			-	_	Blan	k Ce								
Zone Category >>		R	lesid	entia	al	_	1	Mixe	d-use	e			Nor	n-Re	sider	ntial			<u></u>	
									_				V	5	_		NR-PO		Use-specific Standards	
Zone District >>	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	NX-L	M-XM	H-XM	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	٨	В	С	St Us	
Waste and Recycling		-				-			-											
Recycling drop-off bin facility						А	А	А	А	А	Ρ	Ρ	Р	Р					4-3(E)(11)	
Salvage yard												С	С	Р					4-3(E)(13)	
Wholesaling and Storage																				
Above-ground storage of																				
fuels or feed													С	Р						
Outdoor storage								CA	С	С	С	А	Р	Р					4-3(E)(15)	
Warehousing									С	С	Р	Ρ	Р	Р					4-3(E)(16)	
Wholesaling and distribution									с	с	Р	Р	Р	Р					4-3(E)(17)	
center									C	C	Г	Г	F	r					4-3(L)(17)	
ACCESSORY AND TEMPORARY USES																				
CCESSORY USES													4-3(F)(1)							
Agriculture sales stand	А	А	А	А	А	А	А	А	А	А	А	Α	CA	CA			А		4-3(F)(2)	
Animal keeping	А	А	А	А	А	А	А	А	А	А	А	А	Α	А				CA	4-3(F)(3)	
Automated Teller Machine (ATM)			А		А	А	А	А	А	А	А	А	А	А		т	т			
Drive-through or drive-up								CA	А	CA	А	А	А						4-3(F)(4)	
facility								CA	А	CA	A	А	A						4-3(F)(4)	
Dwelling unit, accessory		А		А	А	А	А	А	А		А	А	Α	А	А		А		4-3(F)(5)	
Dwelling unit, accessory without kitchen	CA	CA		CA	А	А	А	А	А		А	А	А	А	А		А		4-3(F)(5)	
Garden	А	А	А	А	А	А	А	А	А	А	А	А	Α				А			
Mobile food truck	А	А	А	А	А	А	А	А	А	А	А	А	Α	А	А				4-3(F)(11)	
Mobile vending cart							А	А	А	Α	А	А	Α	А				А	4-3(F)(12)	
Outdoor animal run	А							CA	CA		CA		Α	А					4-3(F)(13)	
Outdoor dining area							CA	А	А	А	А	А	Α	А	А				4-3(F)(14)	
Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours									А	А	А	А	А	А						
Other use accessory to non- residential primary use							A	А	А	A	А	А	А	А	А			А	4-3(F)(18)	
TEMPORARY USES																				
Circus									Т		Т	Т	Т						4-3(G)(1)	
Construction staging area, trailer, or office	Т	Т	Т	т	Т	Т	т	т	Т	т	Т	т	Т	т	Т	т	Т		4-3(G)(2)	
Dwelling unit, temporary	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т		4-3(G)(3)	

Excerpt from Table 4-2-1 P = Permissive Primary C = C CV = Conditional if Structure V	ondi	tion	al Pri	imar	y A								Cond II = N				sory		
Zone Category >>	Zone Category >> Residential Mixed-use Non-Residential															0			
									1			0	٨	ν			NR-PO	Jse-specific Standards	
Zone District >>	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	NX-L	M-XM	H-XM	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A	В	С	Us St
Hot air balloon takeoff/landing	т	т	т	т	т	т	т	т	т	т	т	т	т	т	т	т	т	т	4-3(G)(6)
Park-and-ride facility, temporary						т	т	Т	т	т	т	т	т	т	т		т		4-3(G)(8)
Real estate office or model home	Т	Т	т	т	т	т	т	Т	т	т	Т	т	т	т	т				4-3(G)(9)
Seasonal outdoor sales							Т	Т	Т	Т	Т	Т	Т	Т					4-3(G)(10)
Temporary use not listed			Т			Т	Т	Т	Т	Т	Т	Т	Т	Т	Т		Т		4-3(G)(11)

Drive Time Map

