



Office / Warehouse Flex

FOR LEASE

Pan American Business Center
6104 Jefferson St. NE &
6205 Pan American Fwy. NE
Albuquerque, NM 87109



The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

CONTACT

Mark Friedman, CCIM
NM Lic. 35421
Mobile (505) 250-5796
mark@jcrenm.com

Derek Mitchell
NM Lic. 48551
Mobile (505) 353-2055
derek@jcrenm.com

 **JOHNSON**
Commercial Real Estate
(505) 831-3333 ■ jcrenm.com

4811 Hardware Dr NW, Suite C-5, Albuquerque, NM 87109

LOCATION

- Ideal North I-25 Location w/ Easy Freeway Access

AVAILABLE

- 6104 Jefferson St NE - Suite A - 9,700± SF
- 6205 Pan American Fwy NE - 14,600± SF

ZONING

- NR-BP, Business Park

LEASE RATE

- \$11.00/SF/YR (plus ±\$2.08/SF/YR NNN)

CEILING HEIGHT

- 6104 Jefferson St NE
12' Clear; 14' to Deck
- 6205 Pan American Fwy NE
16.5' Clear; 18.5' to Deck

LOADING

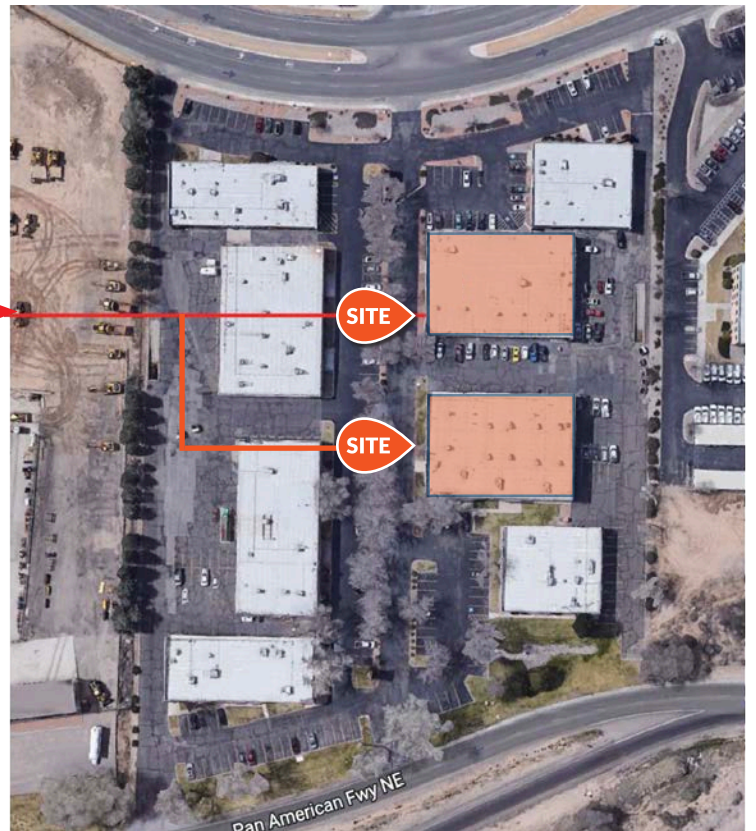
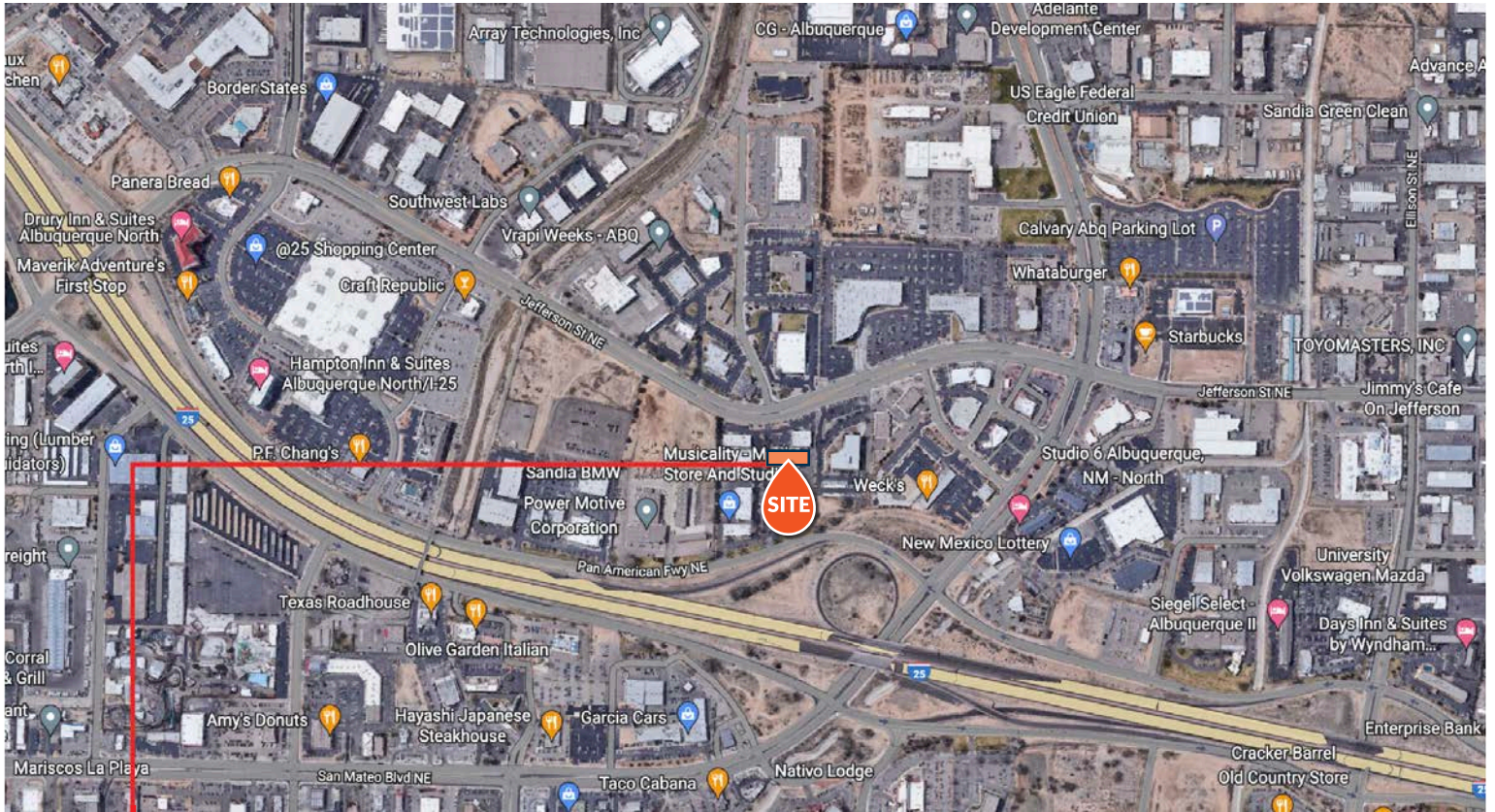
- 6104 Jefferson St NE
One (1) 12' x 10' Drive In Door
- 6205 Pan American Fwy NE
Three (3) 12' x 10' Drive In Doors
One (1) 9'-9" x 10' Drive In Door
- Shared Dock Well

FEATURES

- Prominent Business Park Offers Excellent Visibility
- Minutes to Restaurants / Shopping / Amenities
- Ample Parking / Truck Access
- Fiber Optic Connectivity Available



Aerial Map



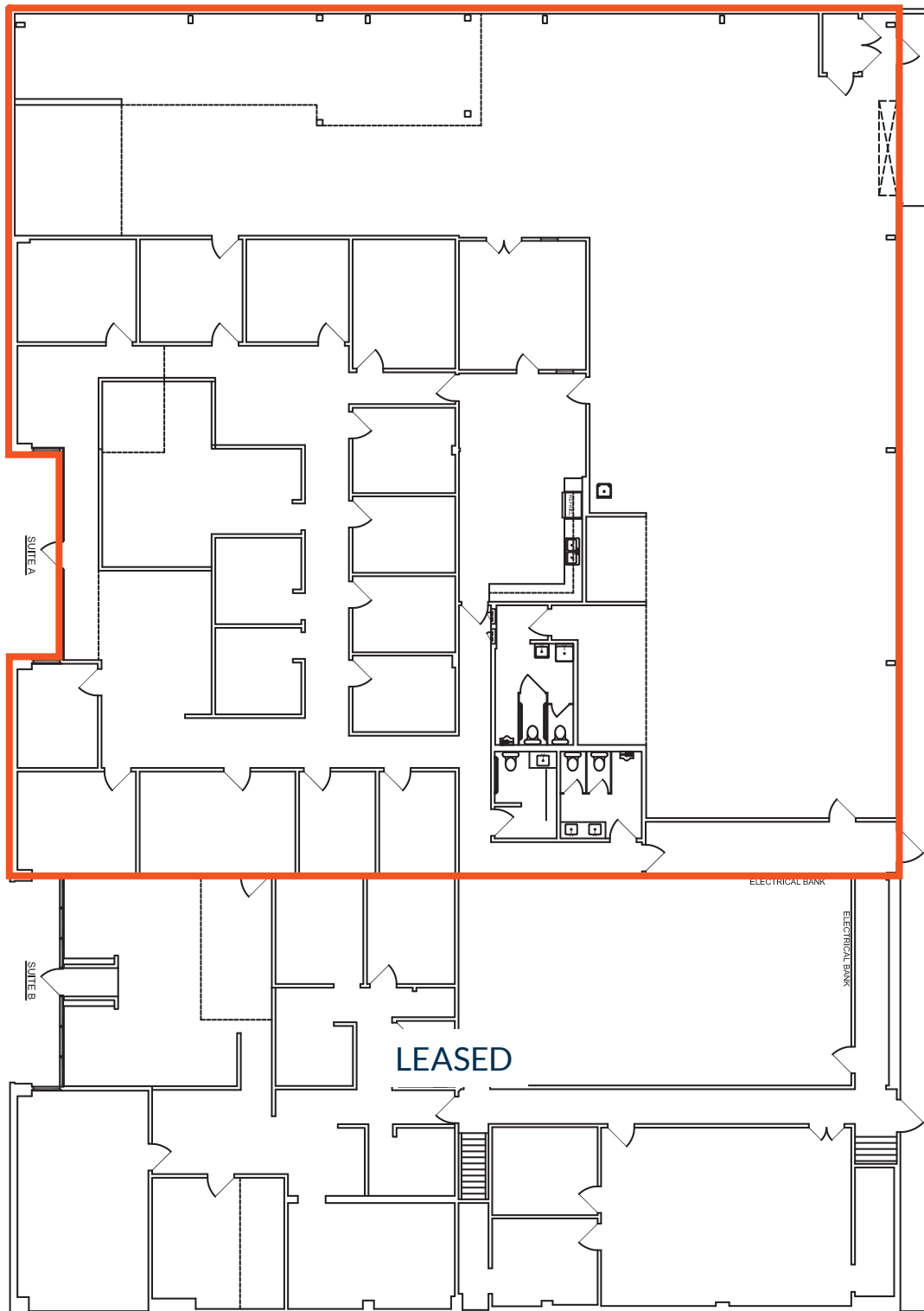
- Prominent Business Park Offers Excellent Visibility
- Ideal North I-25 Location w/ Easy Freeway Access



Floor Plan

Current Floor Plan For 6104 Jefferson - Suite A

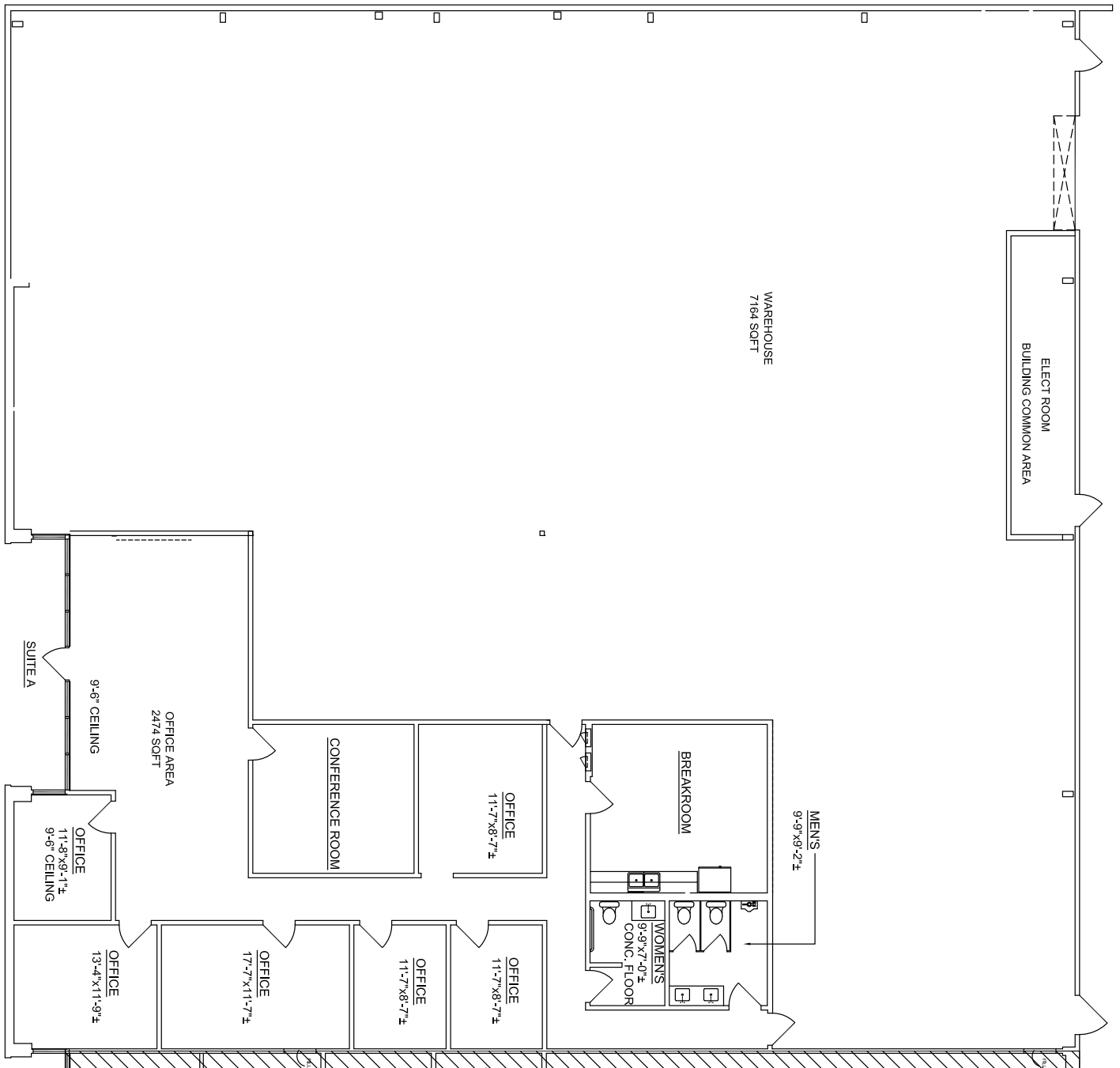
9,700± SF





Floor Plan

Proposed Floor Plan For 6104 Jefferson - Suite A





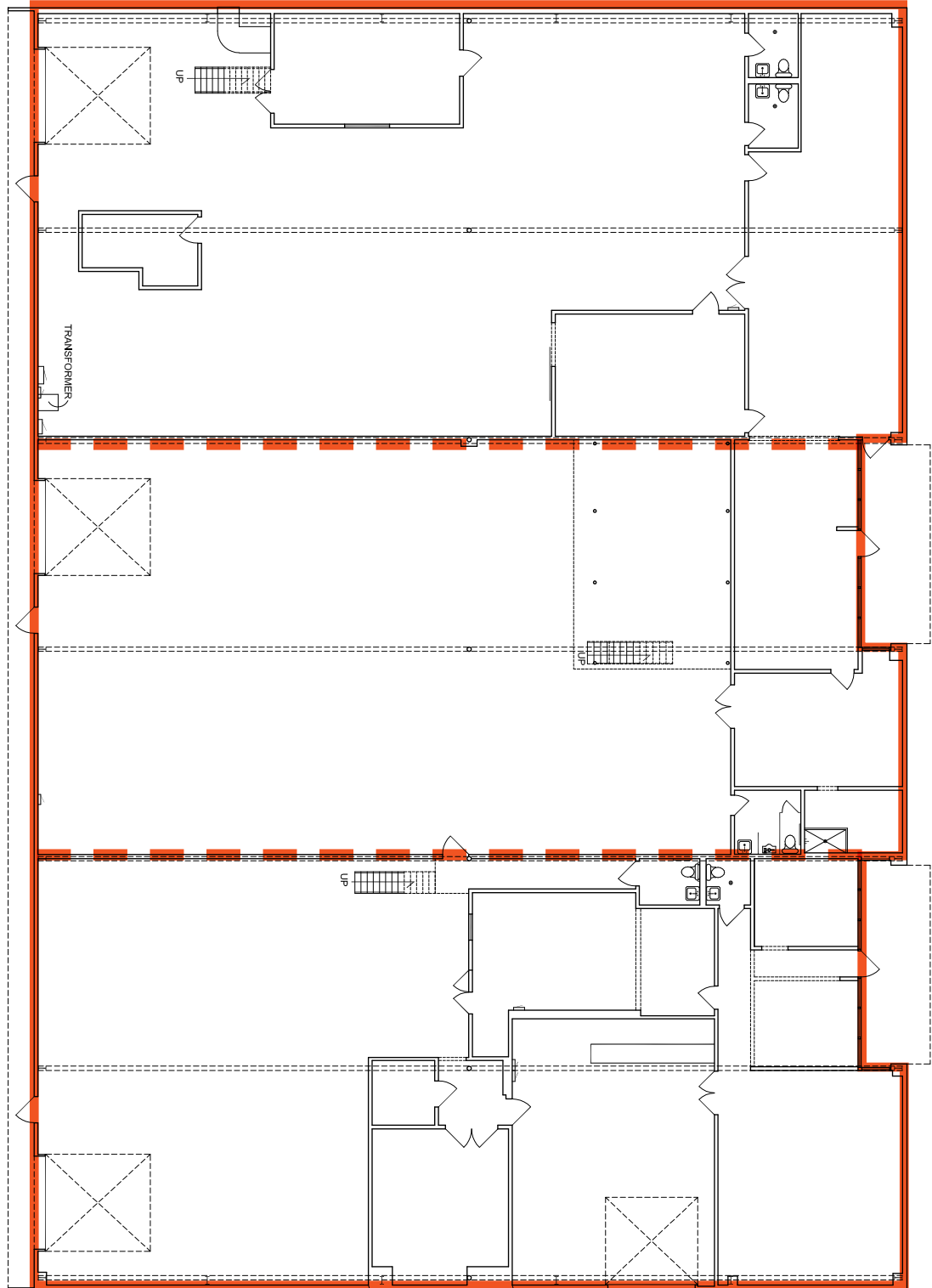
Floor Plan

6205 Pan American Fwy. NE

4,932± SF

4,668± SF

4,854± SF



Total: 14,600± SF