



Office / Warehouse Flex

FOR LEASE

Pan American Business Center
6205 Pan American Fwy. NE

Albuquerque, NM 87109



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

LOCATION

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

AVAILABLE

- 6205 Pan American Fwy NE - 14,600± SF

CAN BE DEMISED TO

- 4,932± SF
- 4,668± SF
- 4,854± SF

ZONING

- NR-BP, Business Park

LEASE RATE

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

CEILING HEIGHT

- 16.5' Clear; 18.5' to Deck

LOADING

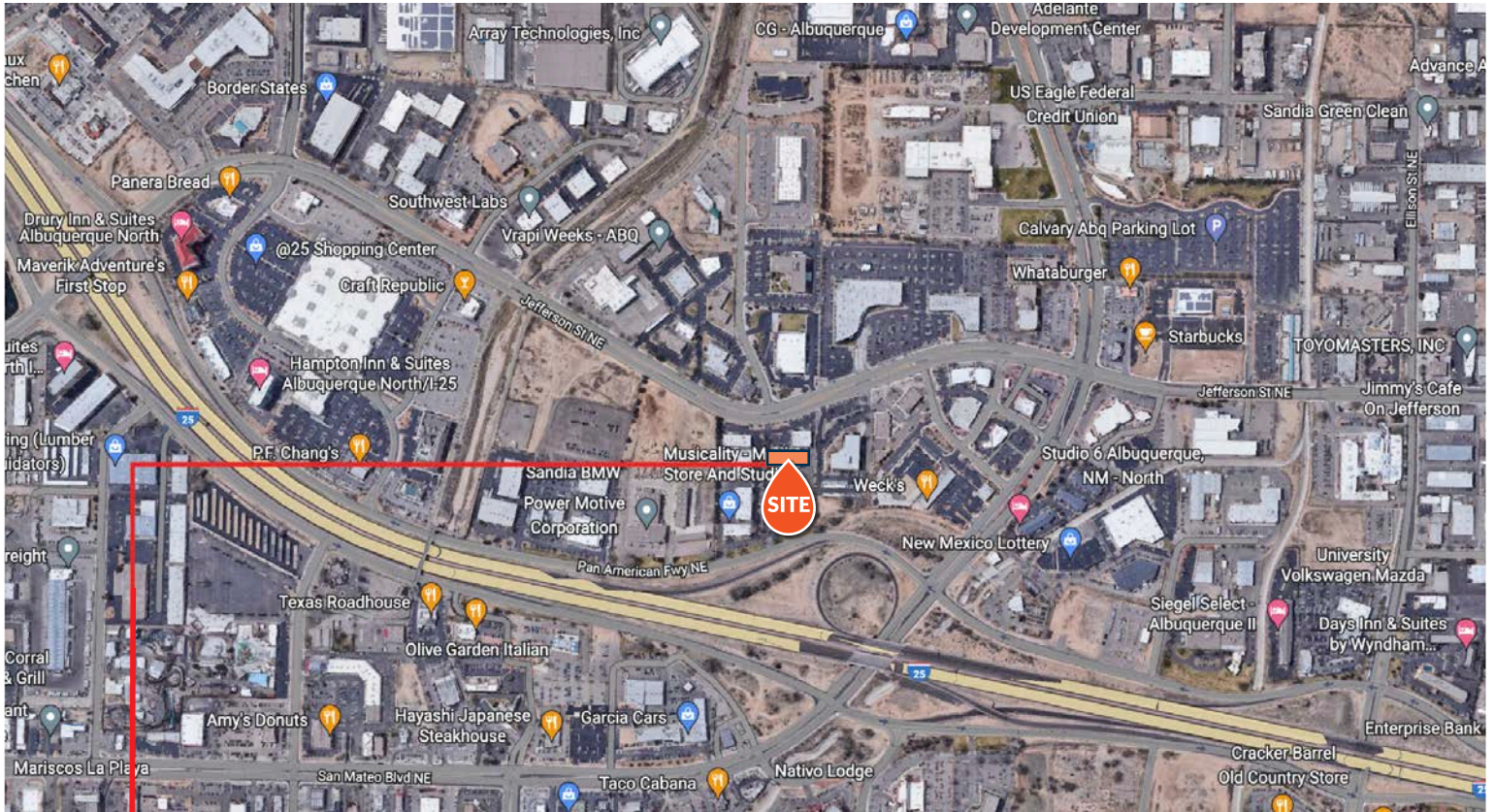
- Three (3) 12' x 10' Drive In Doors
- One (1) 9'-9" x 10' Drive In Door
- Shared Dock Well

FEATURES

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



Aerial Map



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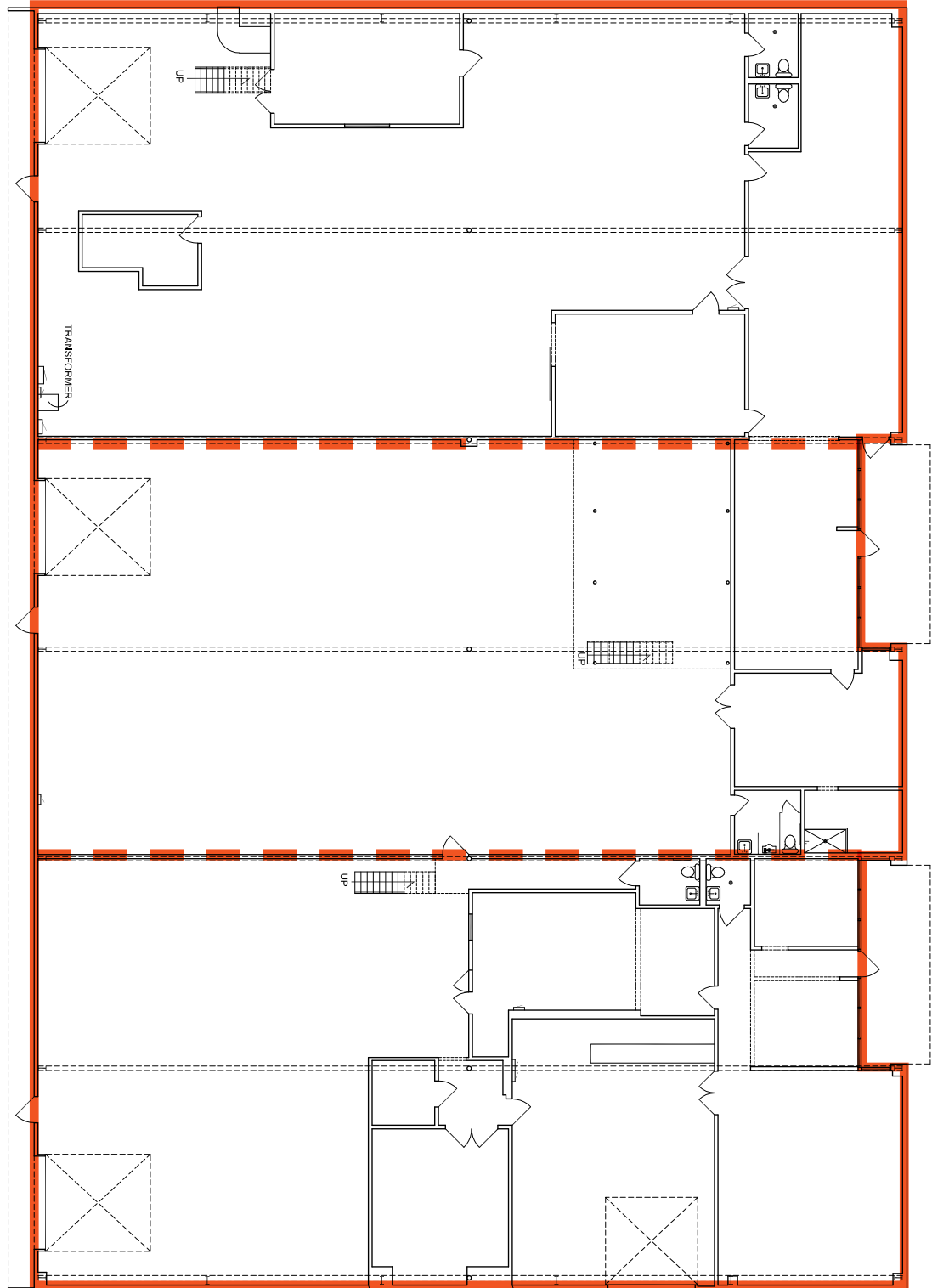
Floor Plan

6205 Pan American Fwy. NE

4,932± SF

4,668± SF

4,854± SF



Total: 14,600± SF