

Highly-Visible Showroom/Warehouse

EXCELLENT NORTH I-25 FRONTAGE

For Sale



YOUR SIGN

\$3,495,000 (\$160.00/SF)
±20,500 SF on ±1.81 Ac.

4914 Pan American Fwy. NE | Albuquerque, NM 87109

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Dave Hill CCIM, SIOR

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DJ Brigman SIOR, CCIM

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PROPERTY

AVAILABLE

Buildings: $\pm 20,500$ SF

Land: ± 1.81 Acres

SALE PRICE

\$3,495,000 (\$160.00/SF)

ZONING NR-LM

HIGHLIGHTS

Front Building:

- Showroom: $\pm 3,826$ SF
- Warehouse (Shop): $\pm 12,474$ SF
- Ceiling Heights: 14' at the peak, 12' at the eaves
- 2 - 10' x 10' grade-level doors
- 1 - 10' x 14' grade-level door
- 1 - 10' x 10' dock-high door
- Showroom is cooled and heated by two roof-top HVAC units

Back Building:

- $\pm 4,200$ SF
- Ceiling heights: 16'-0" at the peak, 14'-0" at the eaves
- 1 - 14' x 16' grade-level door
- 1 - 14' x 16' dock-high door
- Warehouse and shop space is heated and cooled with evaporative coolers and unit heaters
- Sales price includes a billboard sign leased to Clear Channel

LOCATION

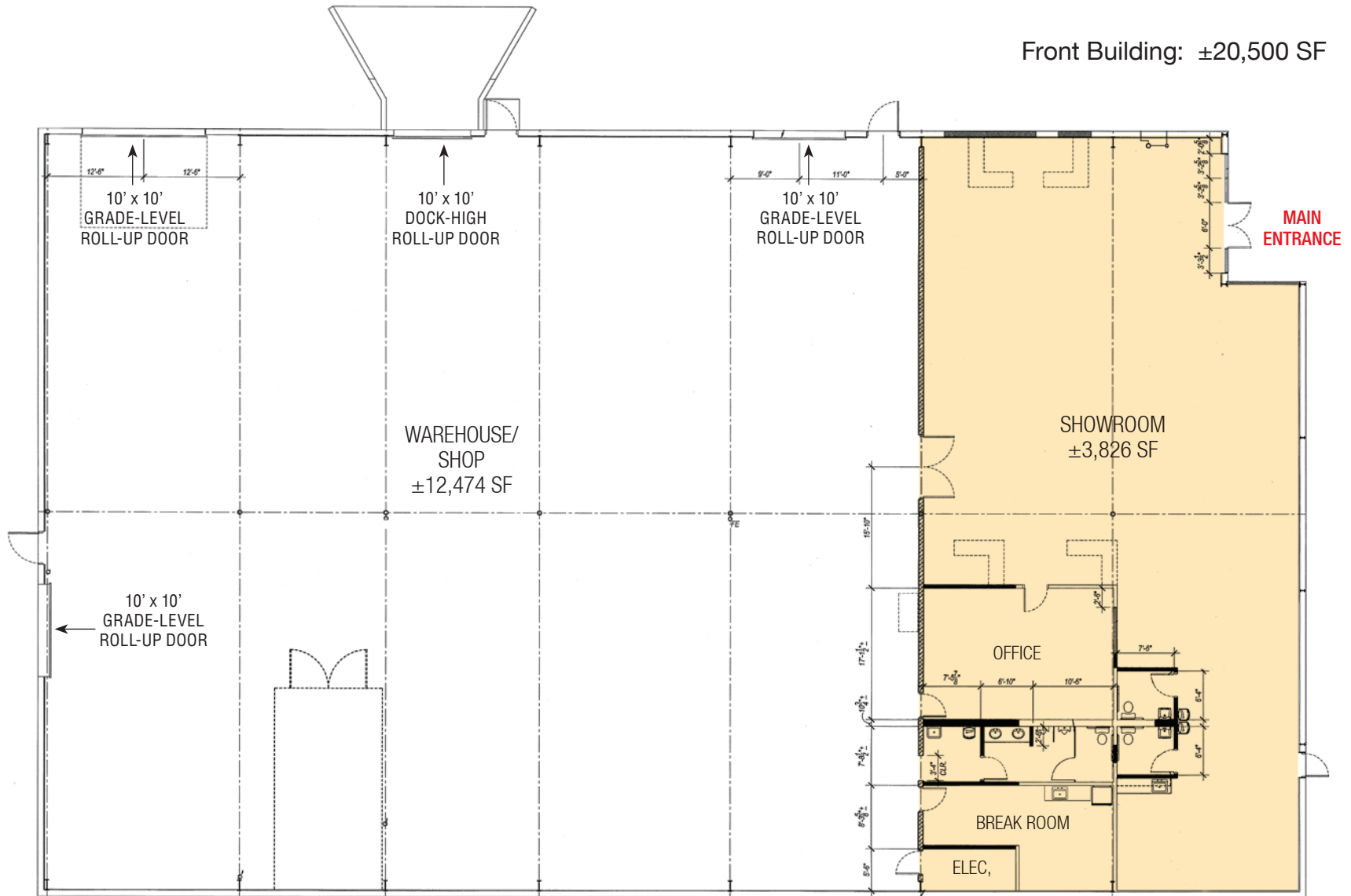
SWQ Pan American Fwy.
& McLeod Rd. NE

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FLOOR PLAN

Front Building: ±20,500 SF

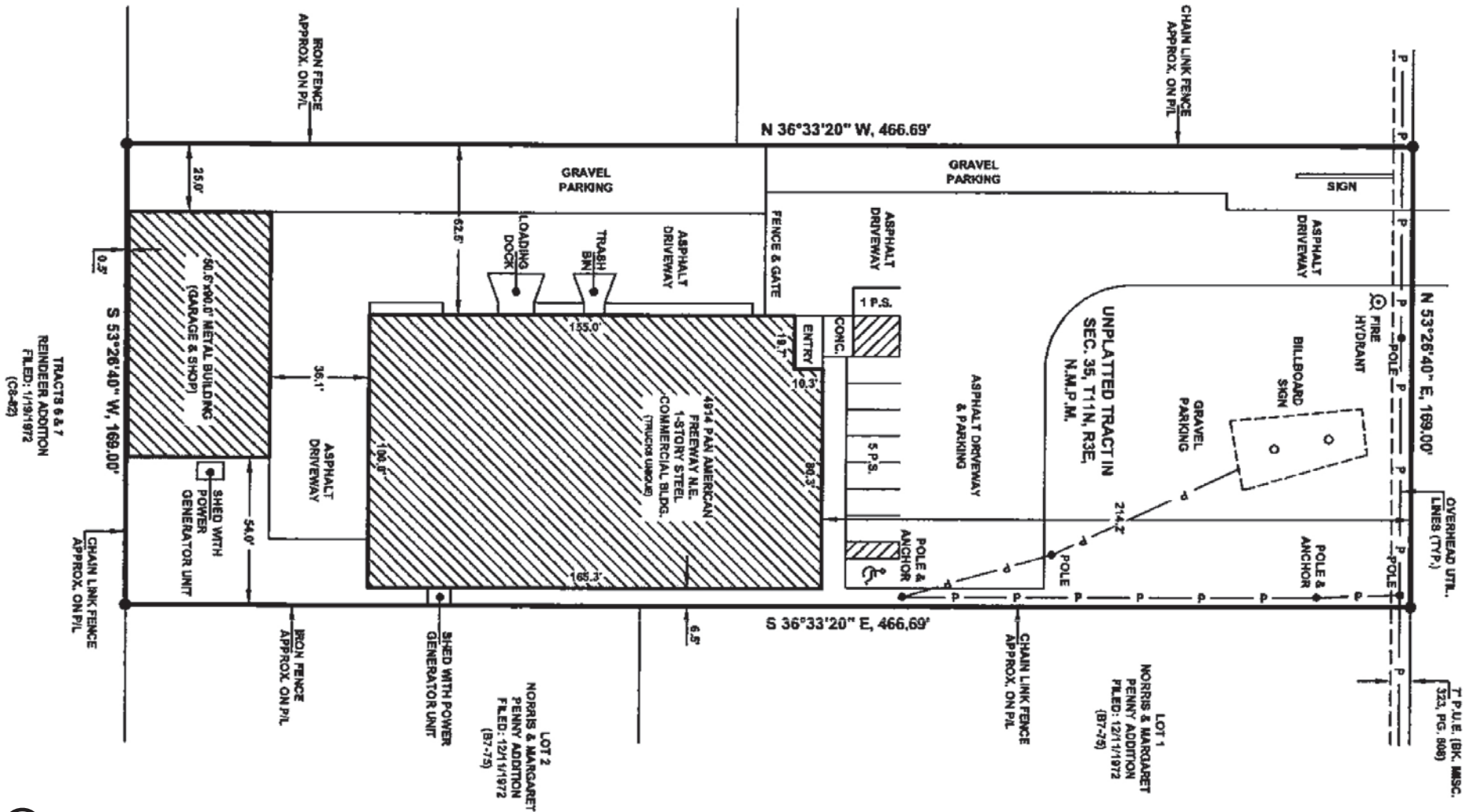


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SITE SURVEY

Land: ±1.81 Acres



PAN AMERICAN FWY. NE



NAISunVista

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SHOWROOM



SHOWROOM



WAREHOUSE



SHOP

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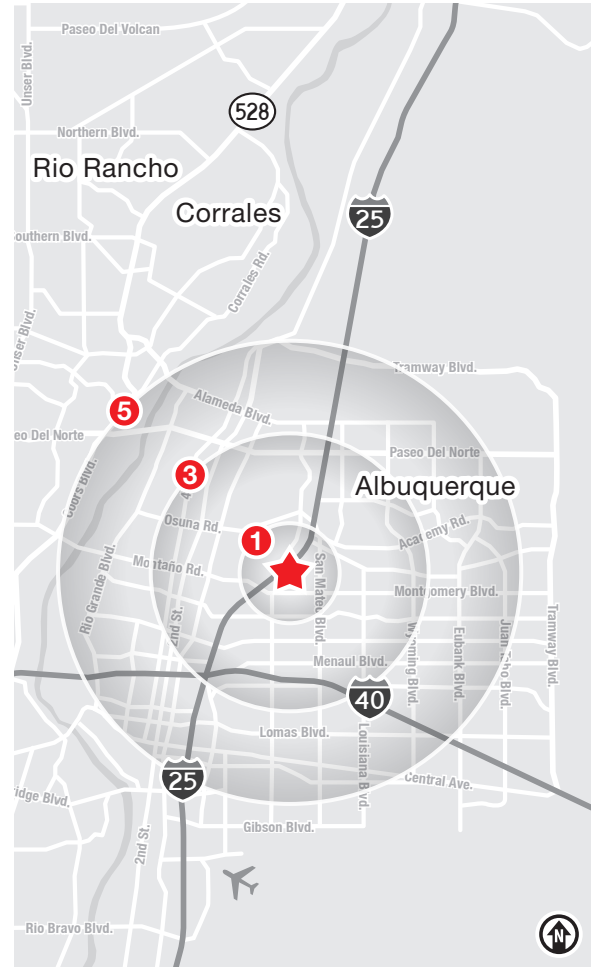
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,245	90,529	261,947
Average HH Income	\$65,723	\$90,142	\$102,404
Daytime Employment	17,599	104,369	218,458

2026 Forecasted by Esri



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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