



2451 Alamo Ave. SE  
Albuquerque, NM 87106

**FOR LEASE**

**Office / Warehouse Building**



**Availability:** 5,750 SF Office

**Lease Rate:** \$6.00/SF/YR

**Lease Type:** NNN

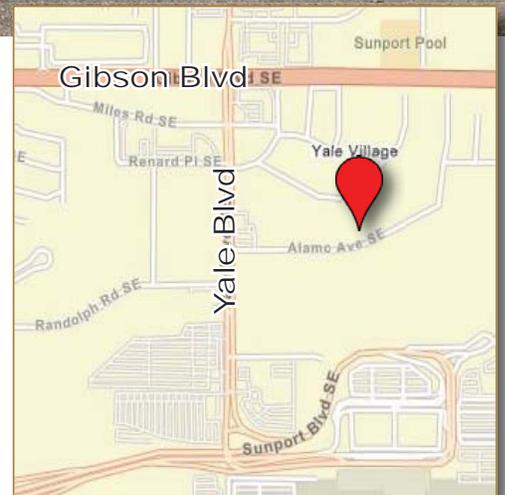
**Zoning:** NR-LM; Non Residential - Light Manufacturing

**Comments:** Close Proximity to Airport, Kirtland Air Force Base & Labs with easy access to I-25

3 Private Offices, Conference Room, Large Bullpen/  
Showroom with existing Cubicles, 2 Restrooms

Refrigerated Air Throughout

Tenant Pays Pro-Rata Share of Utility Charges



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. If square footage is a consideration, parties are advised to measure the property.

**(505) 268-2800**

[WWW.ROGER-COX.COM](http://WWW.ROGER-COX.COM)

1717 Louisiana Blvd. NE, Suite 111  
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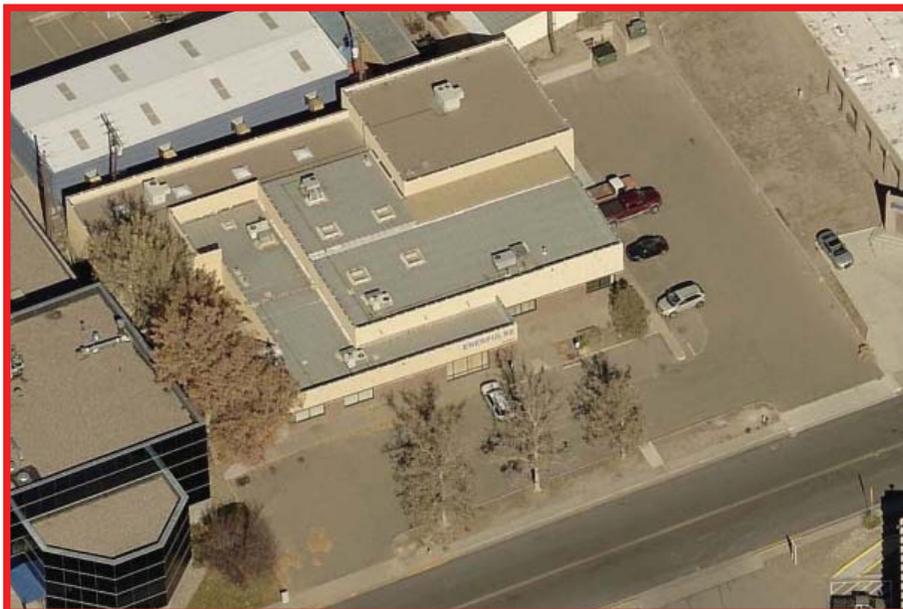
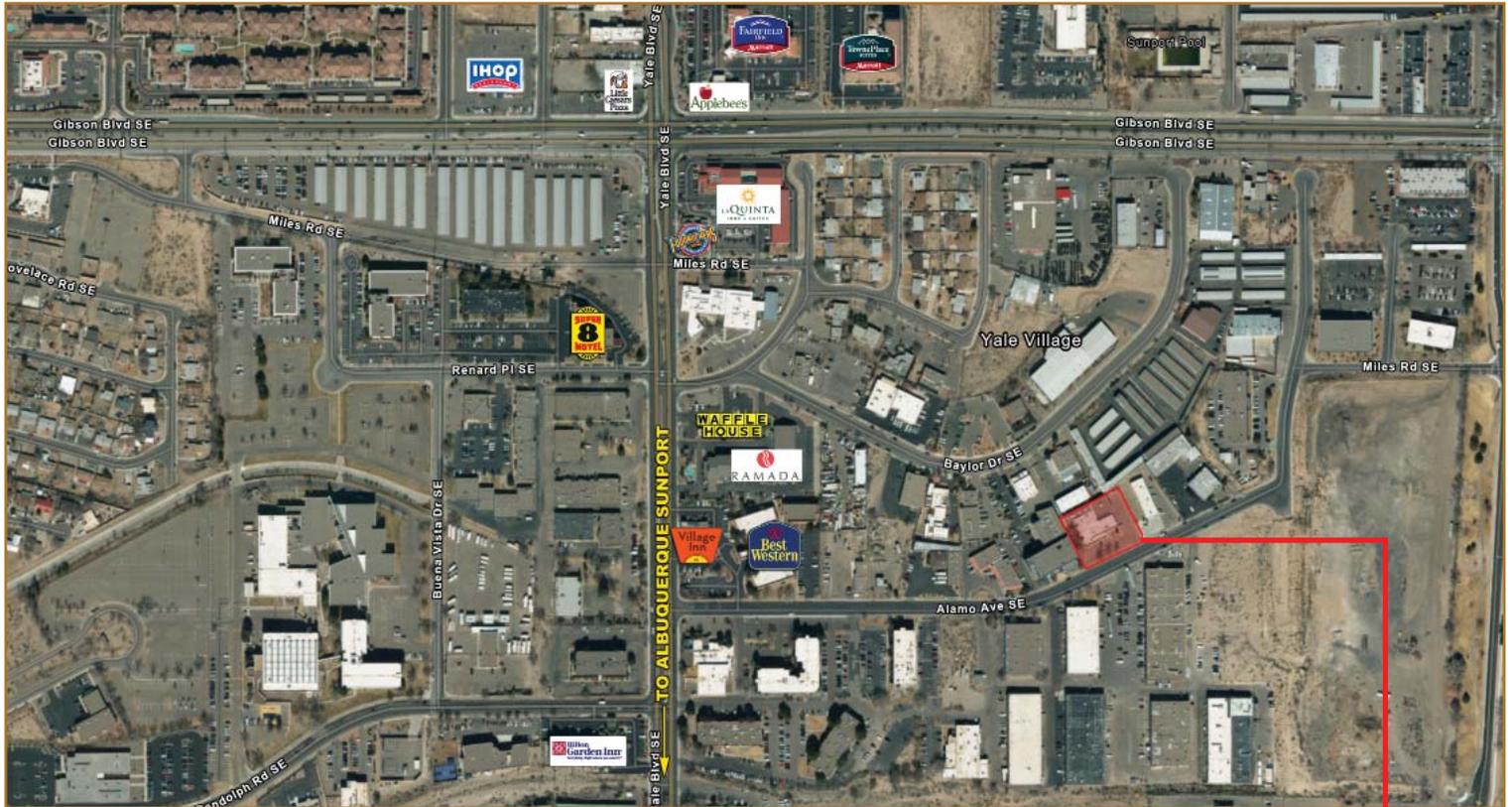
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## Aerial



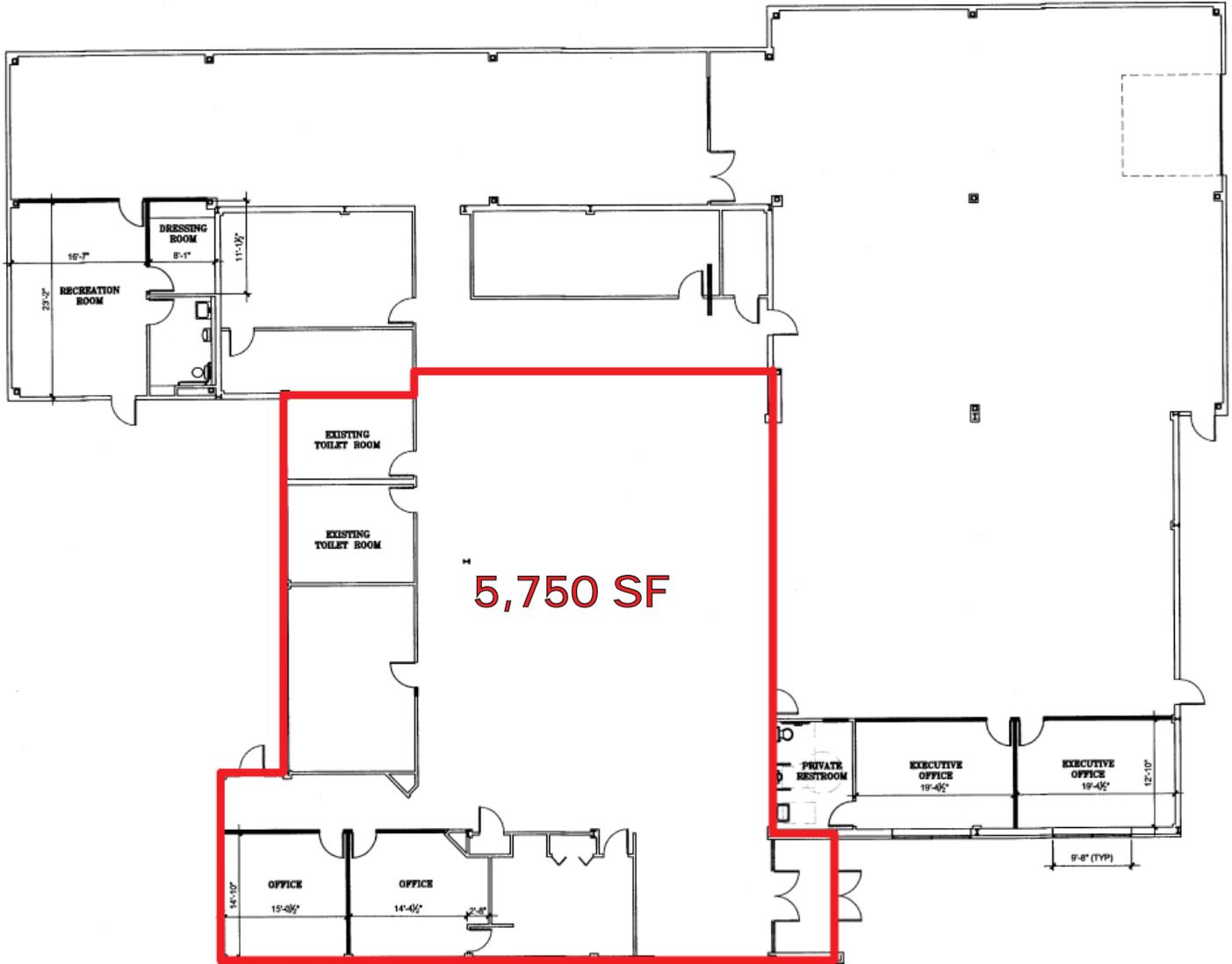
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## Floor Plan

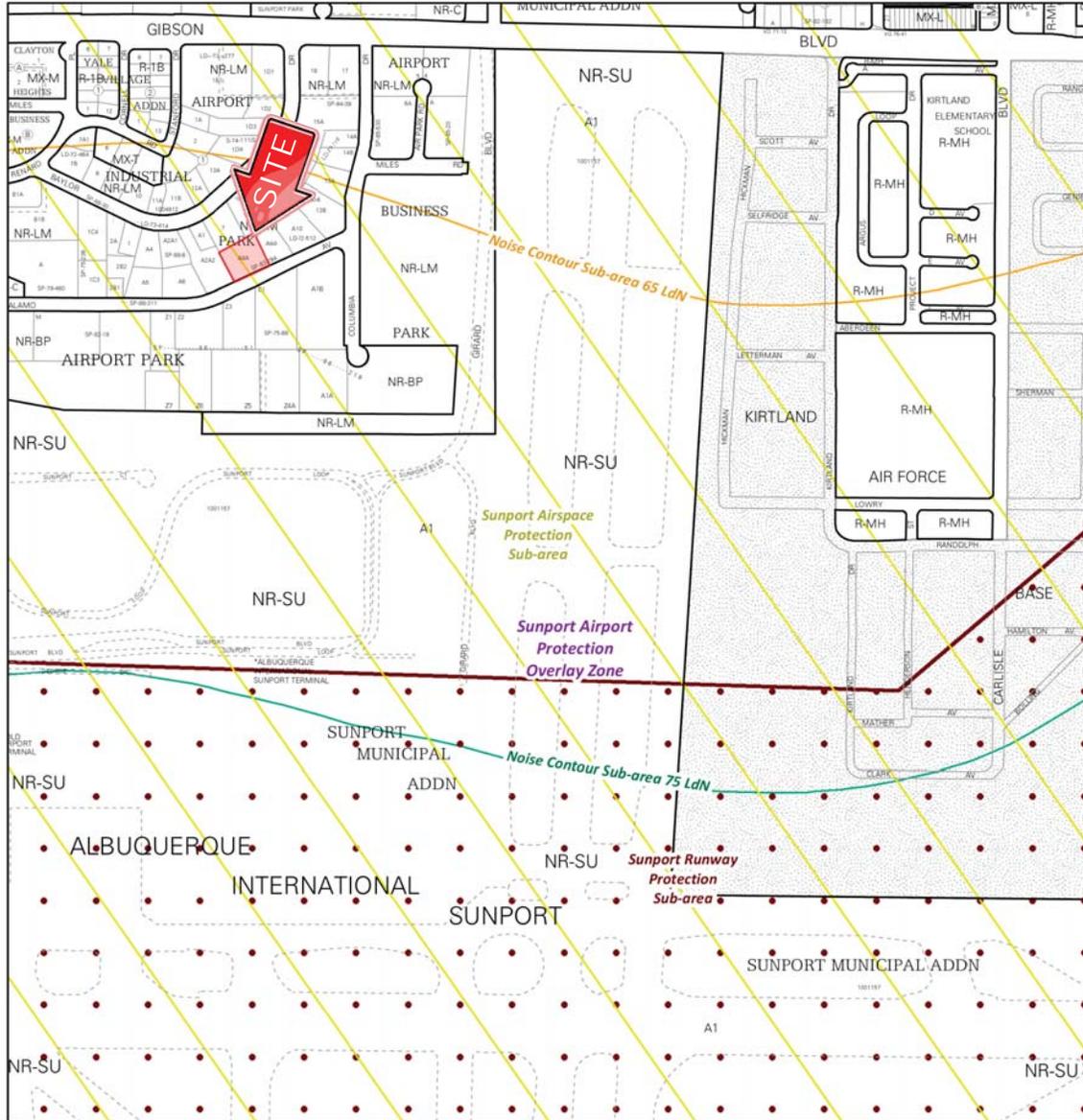




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**Zone Atlas**



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

**IDO Zone Atlas**  
**May 2018**

IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page: **M-16-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

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