

WARD AVE SE ALBUQUERQUE, NM 87102
No. (APN): 1-014-055-149-223-3-05-19
Land Use: INDUSTRIAL
Building Area: 52,440 sqft
Lot Area: 415,176.00 sqft (9.6 ACRES)
Owner: CORTAZAR LABORATORIES LLC

TCL/PARKING PLAN

245 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-158-223-3-05-22
Land Use: INDUSTRIAL
Building Area: 15,555 sqft (1 Units)
Lot Area: 255,603.00 sqft (4.72 ACRES)
Owner: CORTAZAR LABORATORIES LLC

335 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-234-223-3-05-27
Land Use: INDUSTRIAL
Lot Area: 683,021.00 sqft (15.68 ACRES)
Owner: RSN, LLC

335 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-248-176-3-05-28
Land Use: COMMERCIAL
Building Area: 3719 sqft (1 Units)
Lot Area: 10,564.00 sqft (0.24 ACRES)
Owner: SULLIVAN, SEAN

50 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-149-133-3-04-21
Land Use: INDUSTRIAL
Building Area: 2594 sqft (1 Units)
Lot Area: 174,240.00 sqft (4 ACRES)
Owner: KAPUSCINSKI, ANDREW T

248 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-173-131-3-04-15
Land Use: INDUSTRIAL
Building Area: 16,320 sqft (1 Units)
Lot Area: 217,758.00 sqft (5 ACRES)
Owner: FORD INVESTMENTS LLC

336 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 64A3B1
Land Use: VACANT LAND
Lot Area: 212,500.00 sqft (4.88 acres)
Owner: FILM YARD LLC

**PROPOSED
NEW BUILDING**
100' x 500'
(50,000 sqft - 1.15 ACRES)

336 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-215-103-3-04-09
Land Use: VACANT LAND
Lot Area: 852,432.00 sqft (19.11 ACRES)
Owner: FILM YARD LLC

3205 BROWN
Parcel
Lot
Owner: N

LEGEND

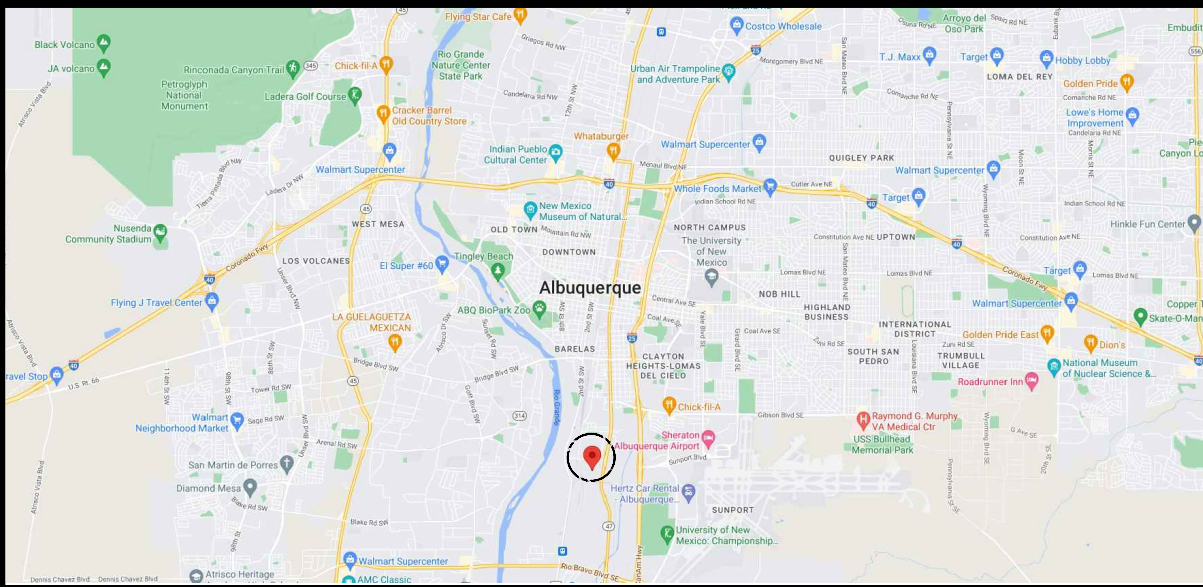
- PROPERTY LINE
- ROAD, HIGHWAY
- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EASEMENT
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- DECORATIVE BRICK WALL WITH ROD IRON
- GATE
- FIRE HYDRANT
- POWER POLE
- PEDESTRIAN WALKWAY
- LANDSCAPE AREA

KEYED NOTES

- PROPERTY ENTRY
- MAIL BOX
- RECYCLED TRASH CENTER
- TURNAROUND
- SITE DUMPSTERS
- OFF-GRID LANDSCAPE MAINTENANCE STATION (rain water capture from storm system and solar powered with battery backup timer/drip system)

GENERAL NOTES

- Permit #BP-2022-51961
- Occupancy: IBC Storage Group S-1
- City of Albuquerque Opportunity Zone
- Property Usage is for a single private dry storage warehouse. Will have minimal occupancy and traffic.
- Warehouse will have no utilities.
- All Asphalt is Existing
- Core Drilling performed by Western Technologies Inc (11/2022) evidences a compact subsurface up to 5' deep with 3" of asphalt. Samples taken at 2 coring locations in the existing asphalt parking area.
- All Driveways are oversized to accommodate any truck traffic that may occur. All Trucks are for delivery only. No Long term truck parking
- Parking Area is level, contoured for drainage, with no areas exceeding 2% grading.
- Building Setback from frontage: 332 ft
- Landscaped Area 8,362 sqft (3.94%)
- Fire apparatus access and fire lanes are designed to support imposed loads of 80,000 lbs. All areas are paved or concrete.



VICINITY MAP

TCL/PARKING PLAN

336 WOODWARD AVE SE ALBUQUERQUE, NM 87102

PARCEL #:64A3B1

AREA:212,500.00 sqft (4.88 acres)

336 WOODWARD AVE SE ALBUQUERQUE, NM 87102
PARCEL #:64A3B1
AREA:212,500.00 sqft (4.88 acres)

LEGAL INFORMATION:
MRGCD MAP 44 TRS 64A3B1 CONT 4.88 AC
SUBDIVISION: -
LEGAL LOT: - LEGAL BLOCK: -
ZONING: -
LAND USE CATEGORY: VACANT LAND
LAND USE DESCRIPTION: MISCELLANEOUS VACANT LAND
OWNER NAME: FILM YARD LLC
OWNER ADDRESS:
366 LOS RANCHOS RD NW LOS RANCHOS, NM 87107

DESIGNED BY:

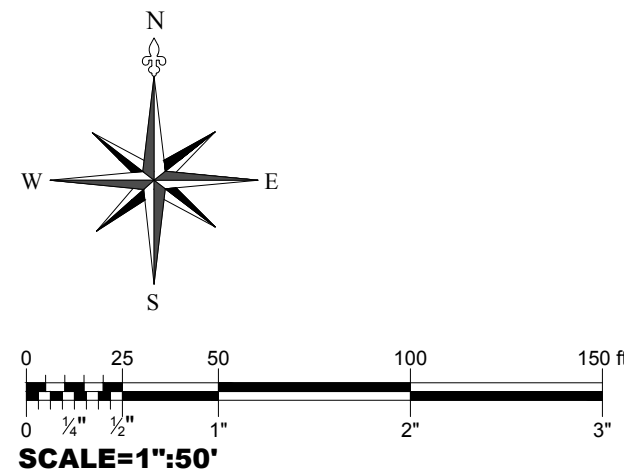
REVISION #:

SHEET #:

3

3

SCALE:1"=50'
DATE: JANUARY 2.023



335 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-186-223-3-05-22
Land Use: INDUSTRIAL
Building Area: 19,595 sqft | 1 Units
Lot Area: 205,603.00 sqft (4.72 ACRES)
Owner: CORTAZAR LABORATORIES LLC

335 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-234-223-3-05-27
Land Use: INDUSTRIAL
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Owner: RSN LLC

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LEGEND

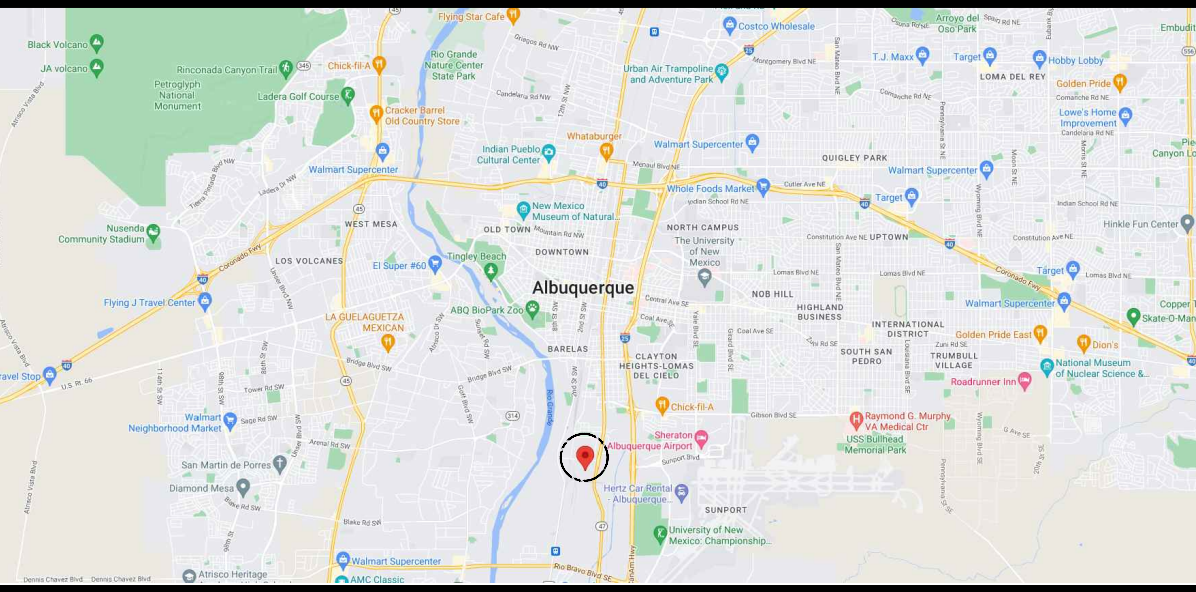
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TCL/PARKING PLAN
(ZOOM VIEW)
336 WOODWARD AVE SE ALBUQUERQUE, NM 87102
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AREA:212,500.00 sqft (4.88 acres)

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OWNER NAME: FILM YARD LLC
OWNER ADDRESS:
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DESIGNED BY:

REVISION #:	SHEET #:
3	4

SCALE:1"=30'
DATE: JANUARY 2.023

