

CALL FOR MORE INFORMATION



AVAILABLE SPACE

100% LEASED

PROPERTY HIGHLIGHTS

- Located in the Broadway Industrial Center Park
- Warehouse features include 16'+ ceilings, 10'x12' grade level door, yard space and 3 Phase Power
- Recent site improvements include new parking lot and monument sign
- Ideal warehouse design for a variety of industrial users

TRAFFIC COUNT

Broadway Blvd: 15,321 VPD
Gibson Blvd: 16,892 VPD
(Sites USA 2022)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



65,756
2022 POPULATION
3 MILE RADIUS



88,733
2022 DAYTIME POPULATION
3 MILE RADIUS



\$55,010
2022 AVERAGE INCOME
3 MILE RADIUS



15,321 VPD
BROADWAY BLVD

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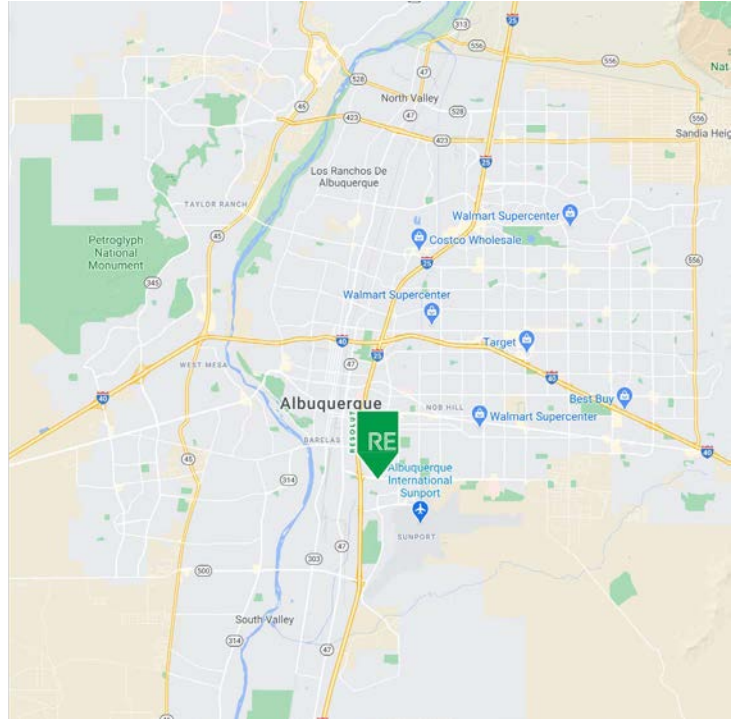
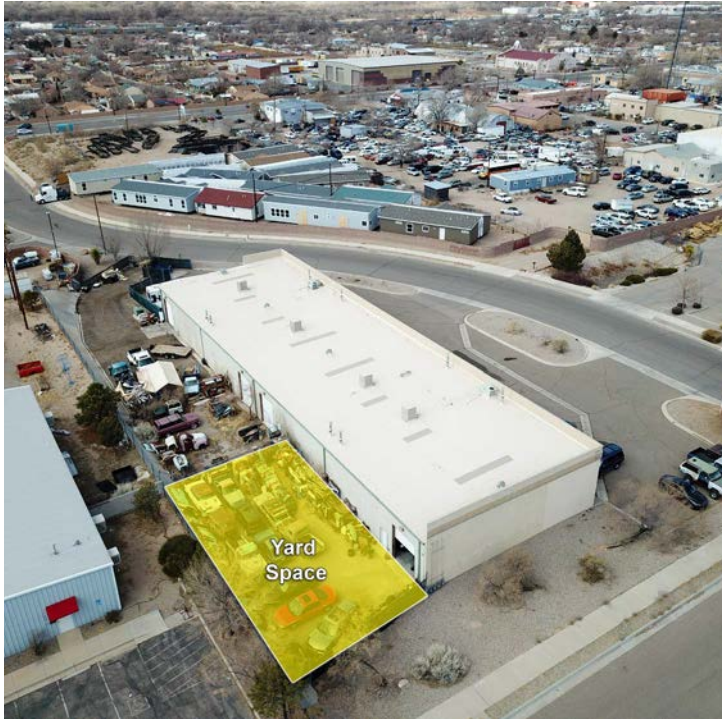
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Broadway Industrial with Yard Space

SEQ BROADWAY BLVD & GIBSON BLVD
2611 KARSTEN CT SE
ALBUQUERQUE, NM 87102



PROPERTY OVERVIEW

Available SF:	100% Leased
Building Size:	12,650 SF
Lot Size:	1.1 Acres
Ceiling Height:	16'-18'
HVAC Type:	Evaporative/ Hanging Heater (HVAC in Office)
Power:	200 Amp, 3 Phase
Year Built:	2001
Zoning:	NR-LM
Submarket:	South Valley

PROPERTY OVERVIEW

2611 Karsten is a rare find in today's industrial market that is experiencing historic lows in vacancy. This perfectly sized warehouse features 16'-18' ceilings, two roll-up doors, ample power, a fenced yard and the right amount of front office space. The building has been well-maintained over the years and shows very nicely for a warehouse. The landlord has recently completed some valuable improvements; including sealing and coating the parking lot, installing a new monument sign, improving the landscaping and upgrading exterior lighting to LED along with installing cameras for security.

LOCATION OVERVIEW

The property is located within the Broadway Industrial Center south of the International Sunport at Broadway Blvd and San Jose Ave. This area of town is receiving increased attention due to the low vacancy levels and the permissive zoning allowed. The building is a short drive to the Gibson Blvd on-ramp to I-25 and is a great option for tenants working with Netflix in Mesa del Sol or the Facebook Data Center in Los Lunas, NM.

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Interior Photos



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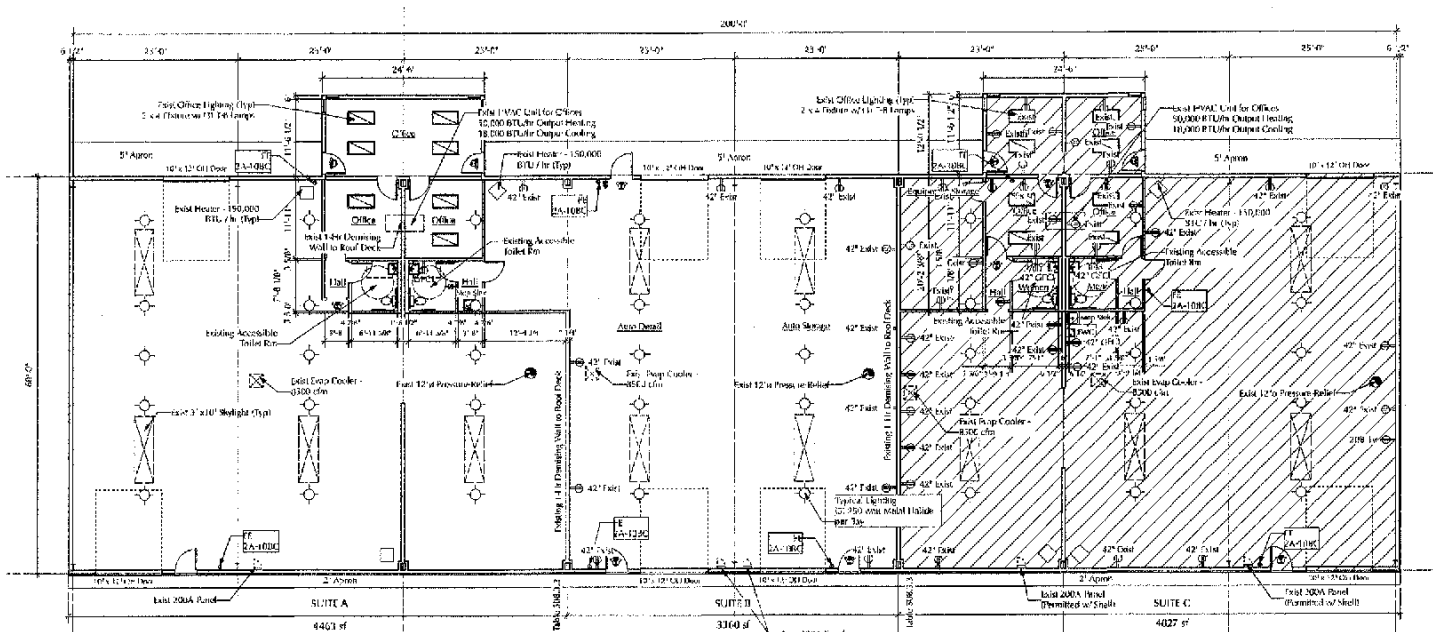
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Floor Plan



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