

# Broadway Industrial Center

2810 KARSTEN CT. SE  
ALBUQUERQUE, NM 87102



**Office/Warehouse/Manufacturing**  
**±47,291 SF for Lease**



***Former manufacturing facility with temperature control throughout and excellent I-25 visibility and access***

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**CBRE**

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**CBRE**



# Property Overview

## Available

- 47,291 SF Total
  - ±39,630 SF Warehouse/Manufacturing
  - ±6,068 SF Office
  - ±1,593 SF Mezzanine
- ±3.4 Acres

## Lease Rate

- \$13.50/SF/YR NNN
- Estimated CAM Charges: \$1.70/SF/Yr

## Highlights

- Entire building is temperature controlled, HVAC throughout
- Clean facility, former FDA certified facility for food preparation
- Fully fenced, secure gate entry and paved lay-down yard area
- Ample parking and trailer parking available
- Heavy power, 480v, 3-phase, 2000 amp service
- Close proximity to Albuquerque International Airport and 1/2 mile to Interstate 25
- Security system with card readers
- HUBZone qualified (2028) - Qualified Census Tract
- Large AV ready conference room, warehouse/shop office and outdoor area

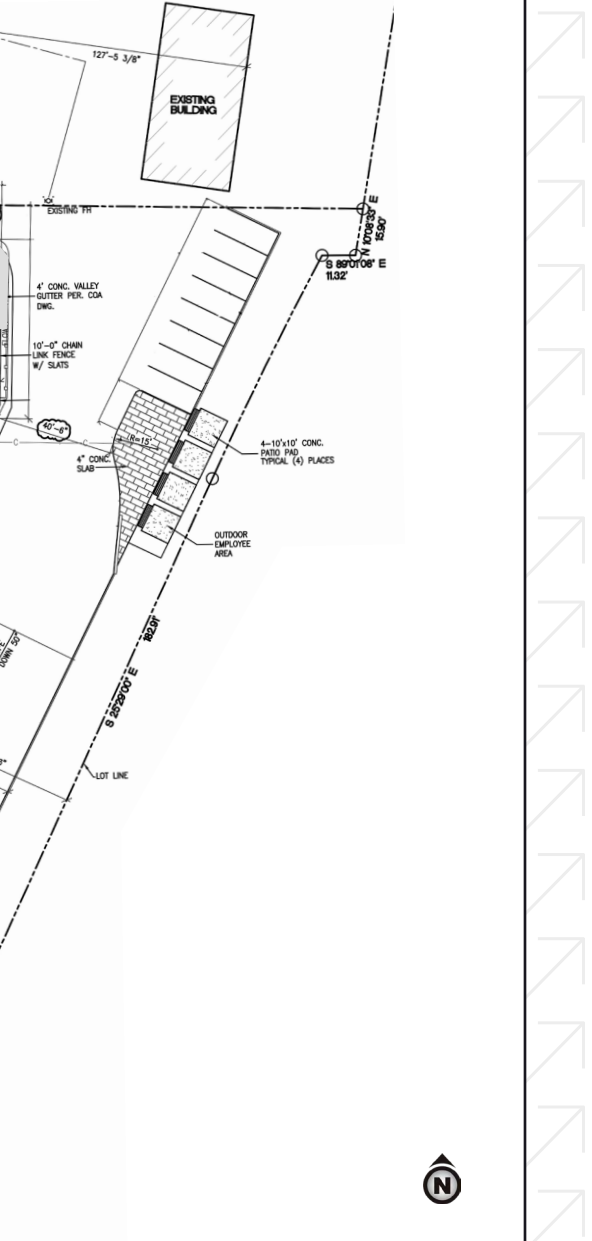




# Building Specifications

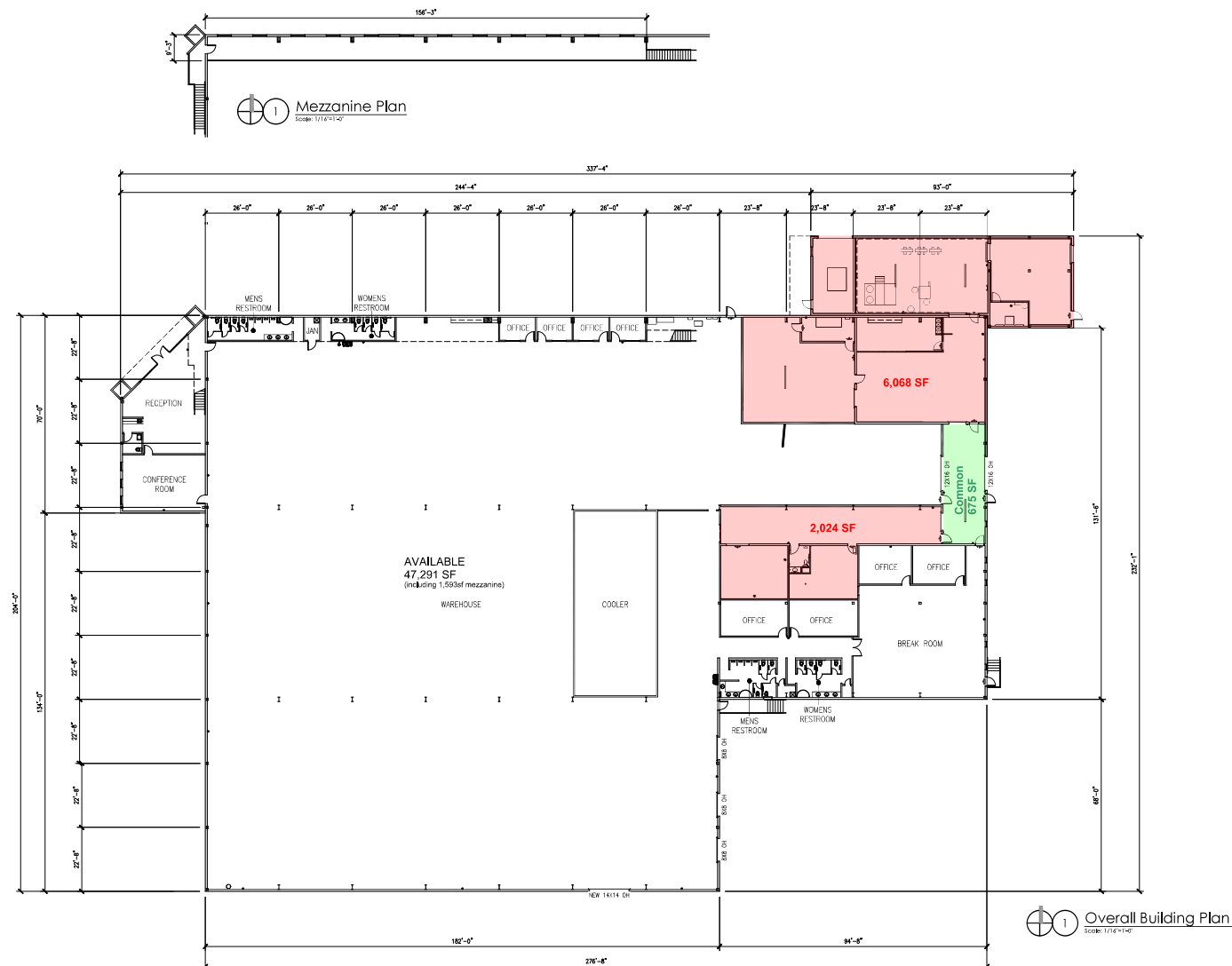
| Type                 | Details                                                                                          |
|----------------------|--------------------------------------------------------------------------------------------------|
| Total Available SF   | ±47,291 SF                                                                                       |
| Warehouse SF         | ±39,360 SF                                                                                       |
| Office SF            | ±6,068 SF and ±1,593 SF Mezzanine                                                                |
| Zoning               | NR-LM (Non-Residential/Light Manufacturing)                                                      |
| HubZone Qualified    | Yes (2028)                                                                                       |
| Clear Height         | 30' Clear height to deck, finished acoustic ceiling with lay in fixtures at 24' (may be removed) |
| Electrical           | 3-phase, 480 volts, 2,000 amps                                                                   |
| # of Dock Doors      | Three (3) - 8'X8' with hydraulic edge of dock levelers and dock seals                            |
| # of Drive-In Doors  | One (1) - 12'x16'                                                                                |
| Heating and Cooling  | HVAC in office and warehouse. Can accommodate a wide variety of uses.                            |
| Lighting             | Fluorescent                                                                                      |
| Truck Court          | Approximately 110'                                                                               |
| Parking              | 129 parking spaces   Parking Ratio 2.43 : 1,000 SF                                               |
| Trailer Parking      | Contact broker for more info                                                                     |
| Yard/Outdoor Storage | Contact broker for more info                                                                     |
| Sprinkler System     | Wet                                                                                              |
| Security Systems     | Existing security system with card readers   Automatic key card scan gate entrance               |
| Internet             | Fiber available within 120 days. Contact broker for more info                                    |
| Lot Size             | ±3.4 Acres                                                                                       |
| Total Building Size  | ±53,000 SF                                                                                       |
| Year Built           | 2006                                                                                             |
| Submarket            | Airport                                                                                          |





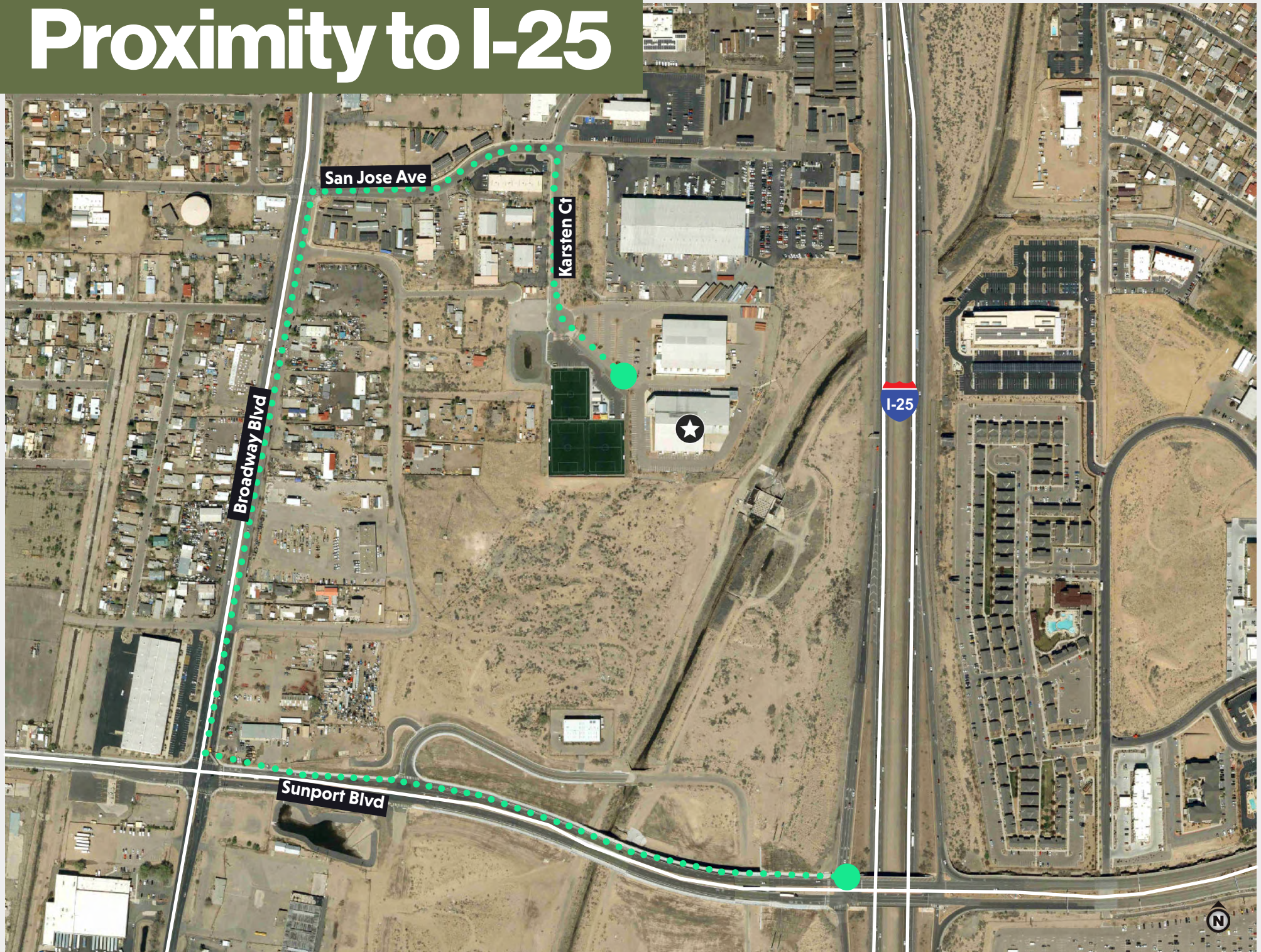


**±47,291 SF**





# Proximity to I-25







# Major Employers

*2810 Karsten is ideally located minutes from the Albuquerque International Sunport with easy access to I-25.*

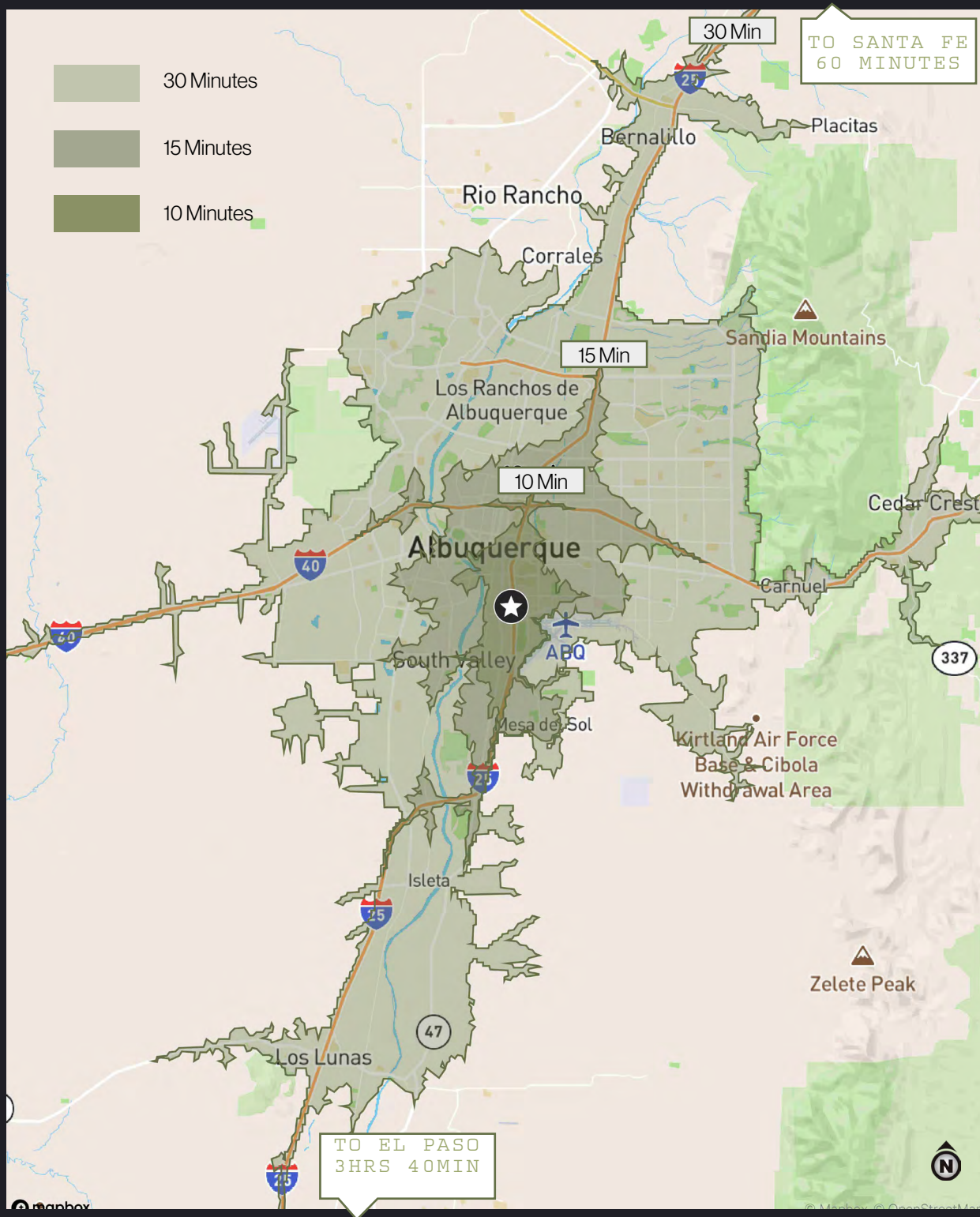
The site is also surrounded by some of Albuquerque's top employers including:

- Kirtland Air force Base
- Sandia National Labs
- US Foods
- Wagner
- Netflix
- University of New Mexico
- Presbyterian
- Lovelace Healthcare Systems
- Central NM Community College









# Drive Time Map

INTERSTATE 25

**2 Minutes**

BIG I INTERCHANGE  
I-25 / I-40

**10 Minutes**

ABQ INTERNATIONAL  
AIRPORT & KIRTLAND AFB

**6 Minutes**

PASEO DEL NORTE  
AND I-25

**15 Minutes**

EL PASO, TX

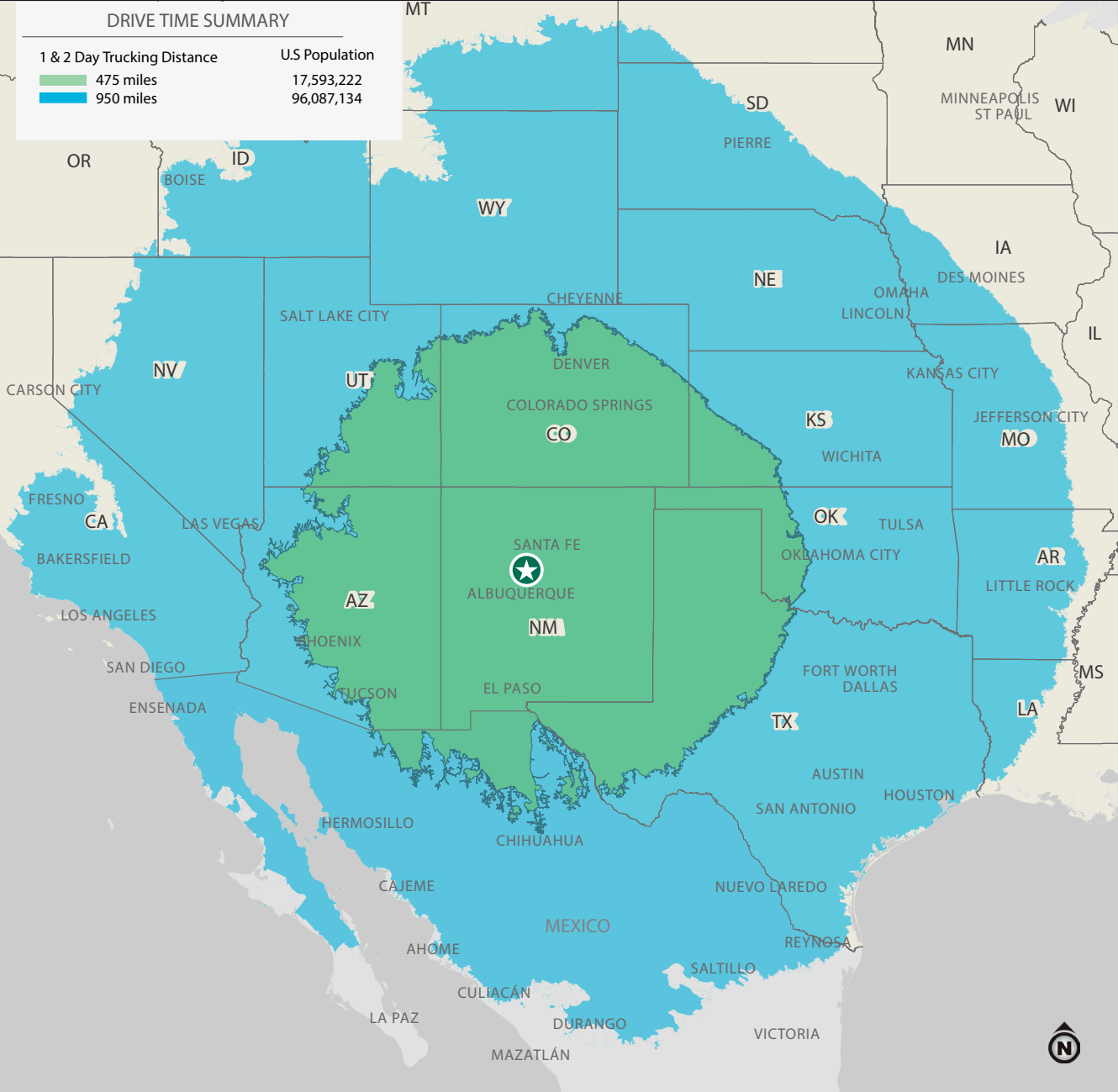
**3 hours and 40 minutes**

SANTA FE, NM

**60 Minutes**



# USA Map



## One-Day Truck Service From Albuquerque

| CITY                 | Miles | Time (est)  |
|----------------------|-------|-------------|
| El Paso, TX          | 266   | 3 hr 50 min |
| Amarillo, TX         | 288   | 4 hr 16 min |
| Colorado Springs, CO | 378   | 5 hr 29 min |
| Phoenix, AZ          | 419   | 6 hr 31 min |
| Denver, CO           | 448   | 6 hr 33 min |
| Tucson, AZ           | 449   | 6 hr 36 min |

## Two-Day Truck Service From Albuquerque

| CITY               | Miles | Time (est)   |
|--------------------|-------|--------------|
| Las Vegas, NV      | 576   | 8 hr 34 min  |
| Dallas, TX         | 649   | 9 hr 46 min  |
| Salt Lake City, UT | 667   | 9 hr 55 min  |
| Los Angeles, CA    | 787   | 11 hr 53 min |
| San Diego, CA      | 772   | 12 hr 9 min  |
| Little Rock, AR    | 882   | 13 hr 9 min  |
| Houston, TX        | 841   | 13 hr 12 min |









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