

FOR SALE OR LEASE

# BROADWAY INDUSTRIAL CENTER

2800 KARSTEN COURT SE  
ALBUQUERQUE, NM 87102



## FOR SALE OR LEASE

- + 51,340± SF
  - + 8,140± SF Office
  - + 42,000± SF Warehouse
- + 4.9456± Acres
- + Sale Price: \$3,995,000 (\$77.81/SF)
- + Lease Rate: Ask Broker about rate



## PROPERTY FEATURES

- + Fully fenced and paved yard
- + Six (6) dock high doors
- + One (1) drive-in door
- + Heavy Power - 3 phase electrical, 480v/ 4000amp
- + Interstate 25 visibility
- + Constructed in 2003
- + Security system with card readers
- + 196 parking spaces
- + HUBZone Qualified
- + 30' ceiling height
- + Zoned NR - LM (City of Albuquerque)
- + HVAC in warehouse



## CONTACT US

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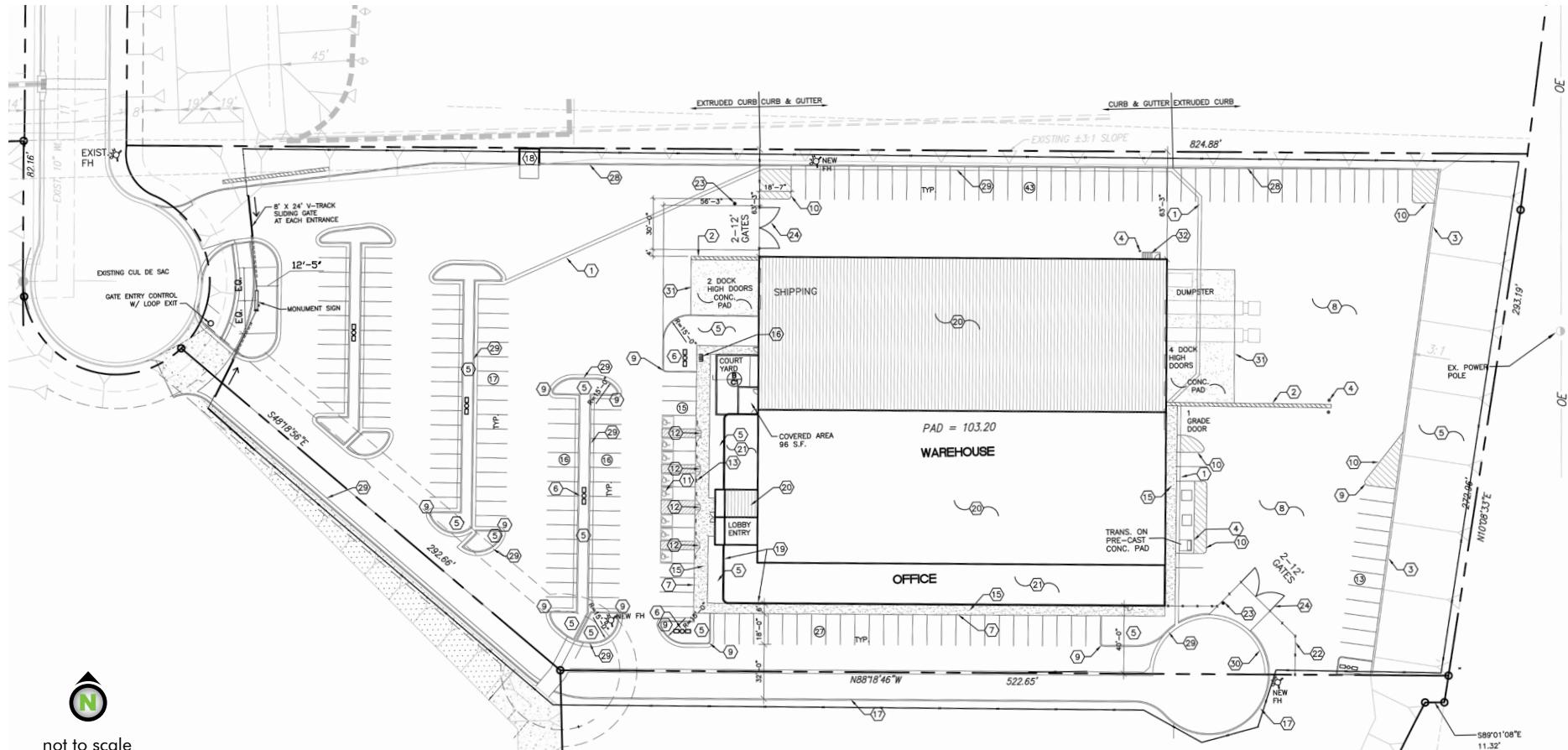
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## SITE PLAN

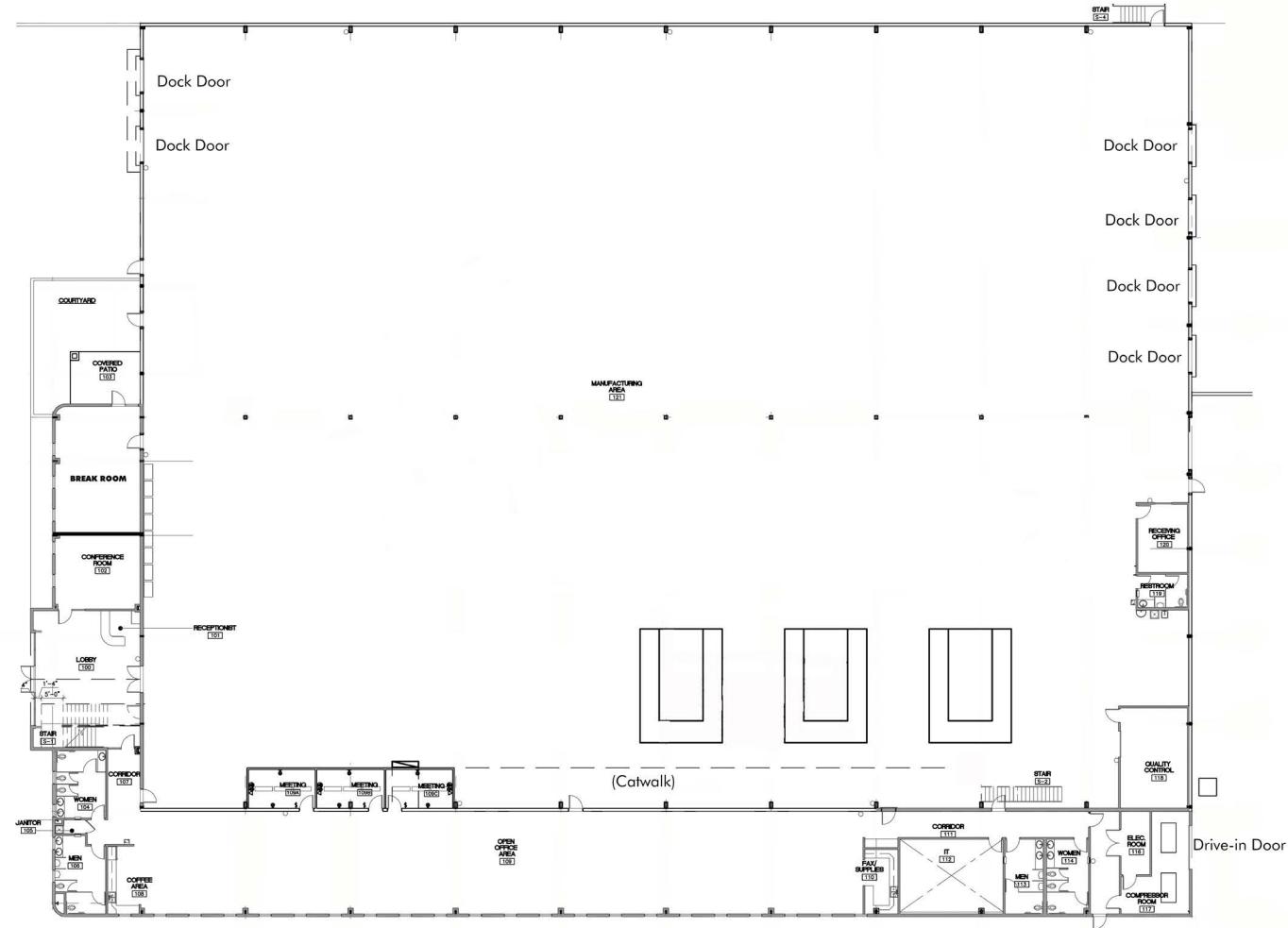


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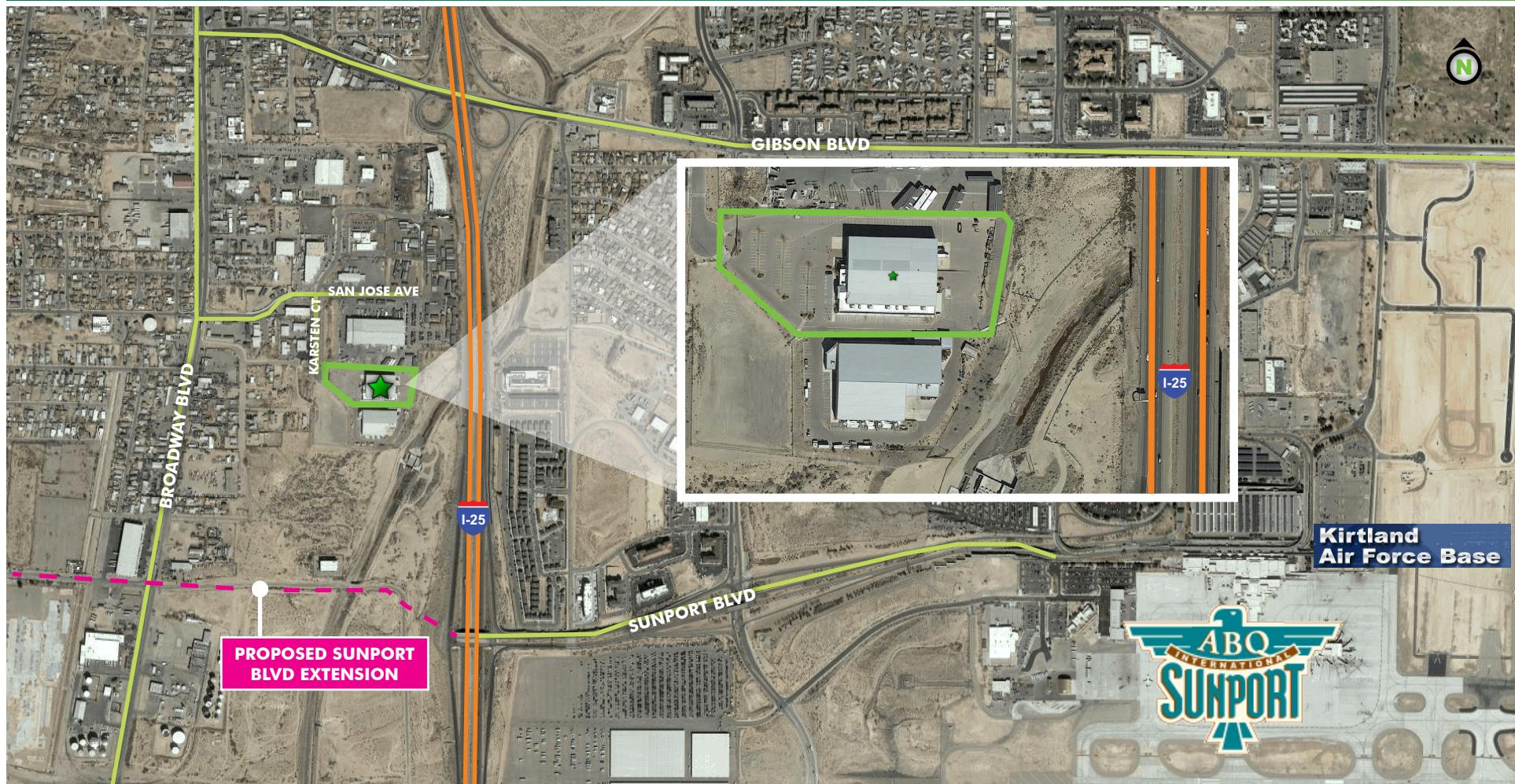
**FLOOR PLAN**



not to scale

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