



NM-47



RAIL CONNECTED
INDUSTRIAL

Future Rail-Connected Industrial Facility & Land

FOR SALE / 9615 Broadway Blvd SE, Albuquerque, NM 87105

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SALE PRICE: \$18,000,000

BUILDING SIZE ± 25,690 SF

LAND SIZE ± 61.13 AC

ZONING SU-IP Industrial Park

FEATURES

- Rail Infrastructure (Spur with 2 Switches Under Construction)
- Warehouse Complex with 3 Separate Heated & Cooled Warehouse Spaces
- Fully Sprinkled
- Heavy 3-Phase Power (277/480 3-Phase, 150 KVA)
- 2 Commercial Wells, Septic, & Water Rights
- 60,000 Gallon Water Storage Tank
- Opportunity Zone, HUB Zone, & Free Trade Zone



Absolute Investment Realty
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Joaquin Alindogan
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DESCRIPTION



Absolute Investment Realty is proud to present the opportunity to purchase a premier industrial, rail-served site located in Albuquerque at 9615 Broadway Blvd SE, Albuquerque, NM 87105, in the north-west intersection of I-25 & NM-47.

Positioned along Interstate 25 at a signalized, high-exposure intersection, with nearly 2,000 linear feet of highway frontage, the property provides great freight circulation through two full ingress and egress points. The rail corridor fronting the entire west boundary of the site has recently completed a 1.4-mile Broadway Siding upgrade, and two number eleven rail switches are currently being installed to the north and south, enhancing direct rail access.

The Industrial Park zoning supports versatile industrial operations, including transloading, warehousing, distribution, storage, and office uses. With an existing 25,690 square foot office-warehouse building ready for immediate occupancy and 61.13 acres of outdoor staging and future expansion capacity, the site is tailored for businesses planning long-term operational growth.



[VIEW WEBSITE >](#)



[VIEW DRONE VIDEO >](#)

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PROPERTY SUMMARY

PROPERTY ADDRESS	9615 Broadway Blvd SE, Albuquerque, NM 87105
PROPERTY DESCRIPTION	Rail-Road Property / Warehouse / Development Opportunity
PROPERTY SIZE	± 62.13 AC
SITE FEATURES	Future Rail-Served Capabilities Rail Spur with Two #11, 136-lb Rail Switches 2 Commercial Wells, Septic, & Water Rights
TOTAL BUILDING SIZE	± 25,690 SF
BUILDING FEATURES	6 Dock High with Seals & Levers 2 Oversized Grade Level Doors Peak Roof Height ±20', Eave Height ±16' 277/480 3 Phase 150 KVA Forklift Borders
ZONING	SU-IP Industrial Park (Link to City of Albuquerque Zoning Info)
ACCESS	Access Via Broadway Blvd. Two full ingress & egress points on east side of property..
VISIBILITY	Positioned at the I-25 / NM 47 Interchange with approximately 2,000 LF of Highway Frontage

Disclaimer: The information contained in this marketing package is believed to be 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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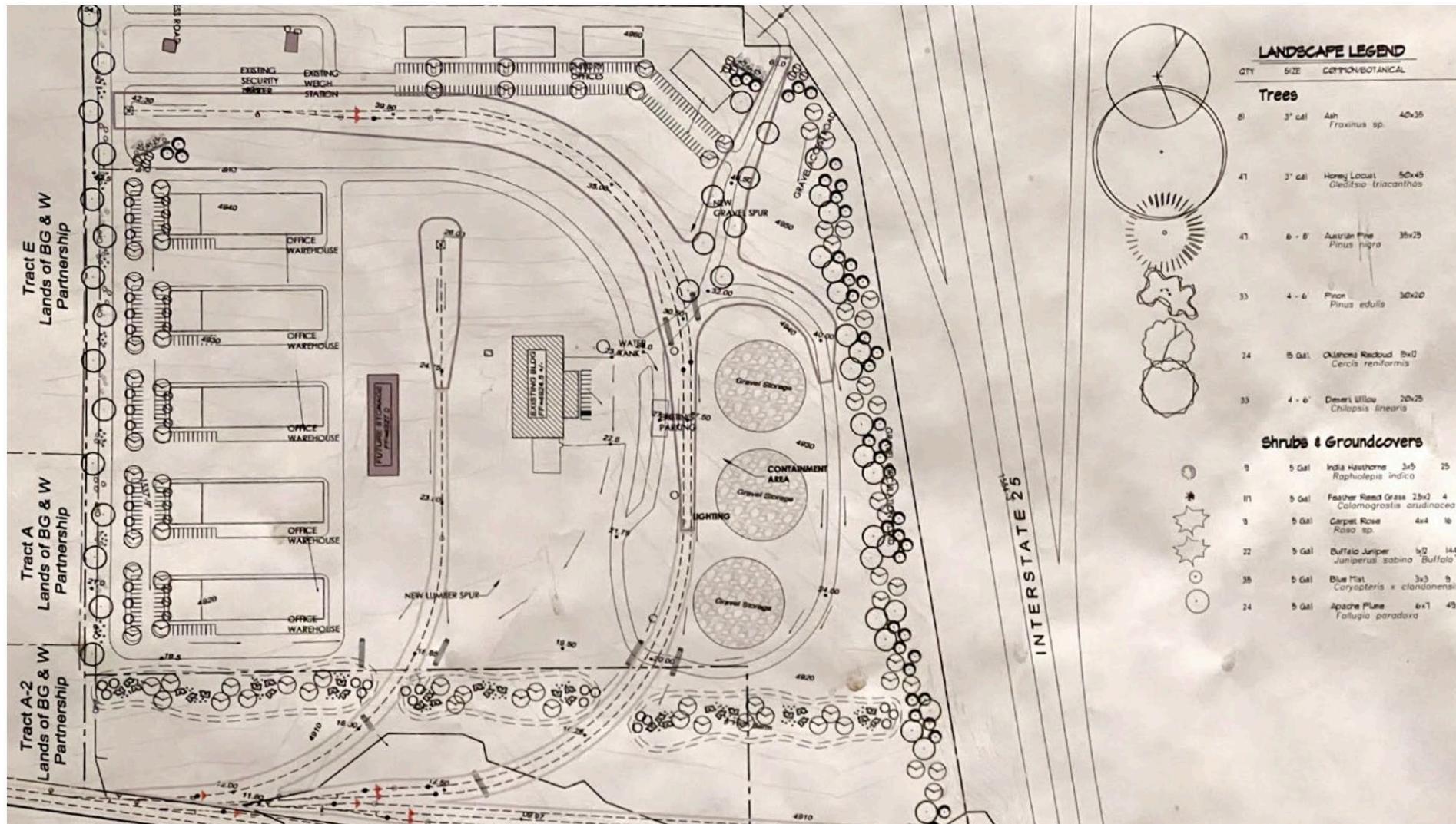




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PROPOSED RAIL DEVELOPMENT SITE PLAN



Future Rail-Serviced Industrial Facility & Land

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PROPOSED RAIL DEVELOPMENT RENDERING



Future Rail-Serviced Industrial Facility & Land

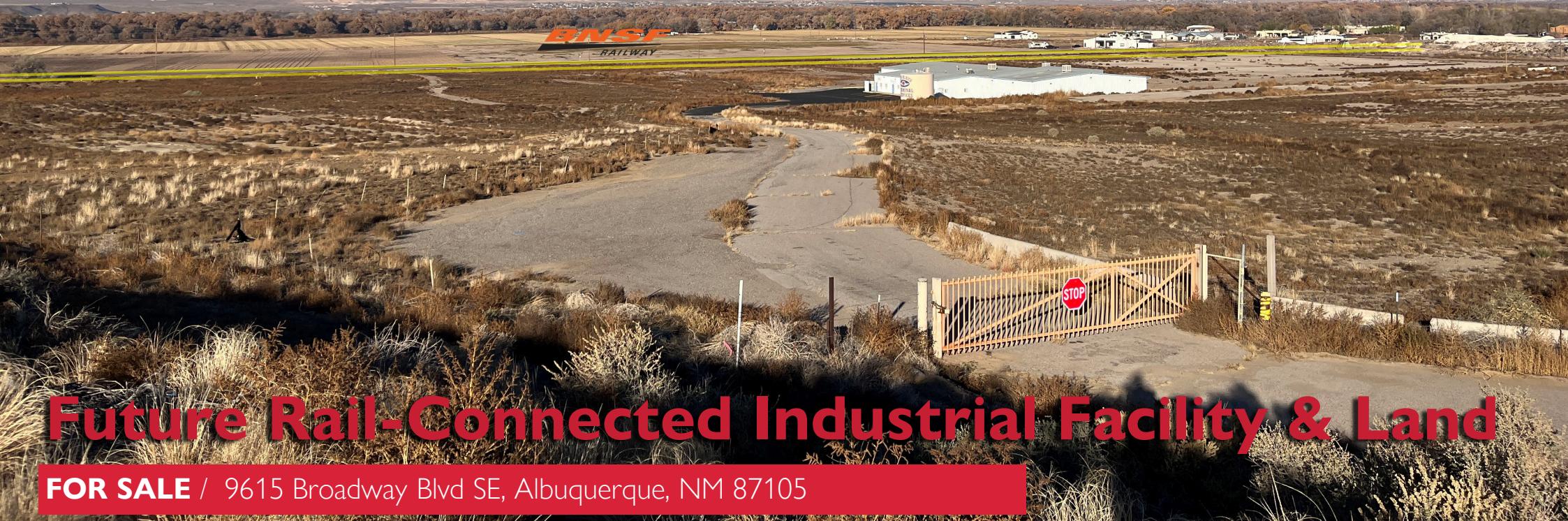
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PROPERTY PHOTOS



East Main Office Reception Area



West Auxiliary Open Concept Office

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PROPERTY PHOTOS



West Warehouse



Middle Warehouse



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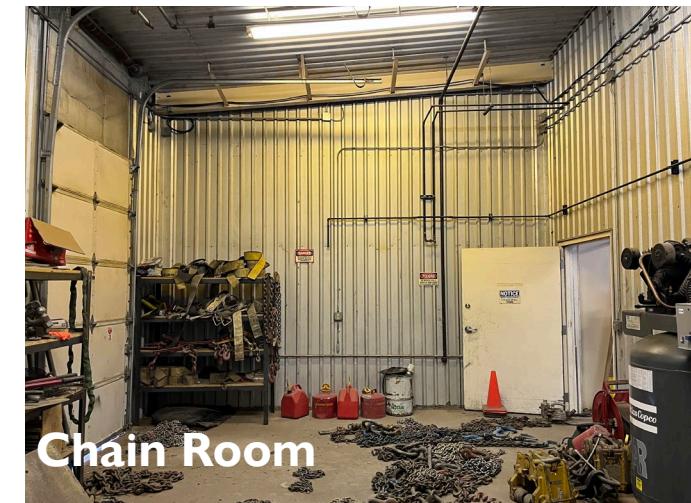
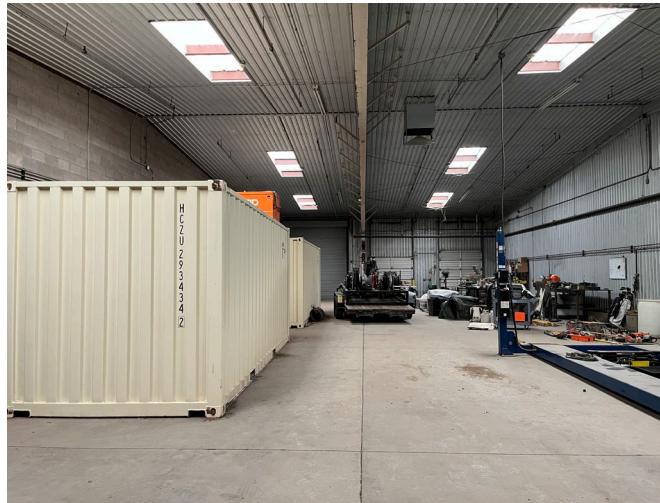
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PROPERTY PHOTOS



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SITE CLOSE UP



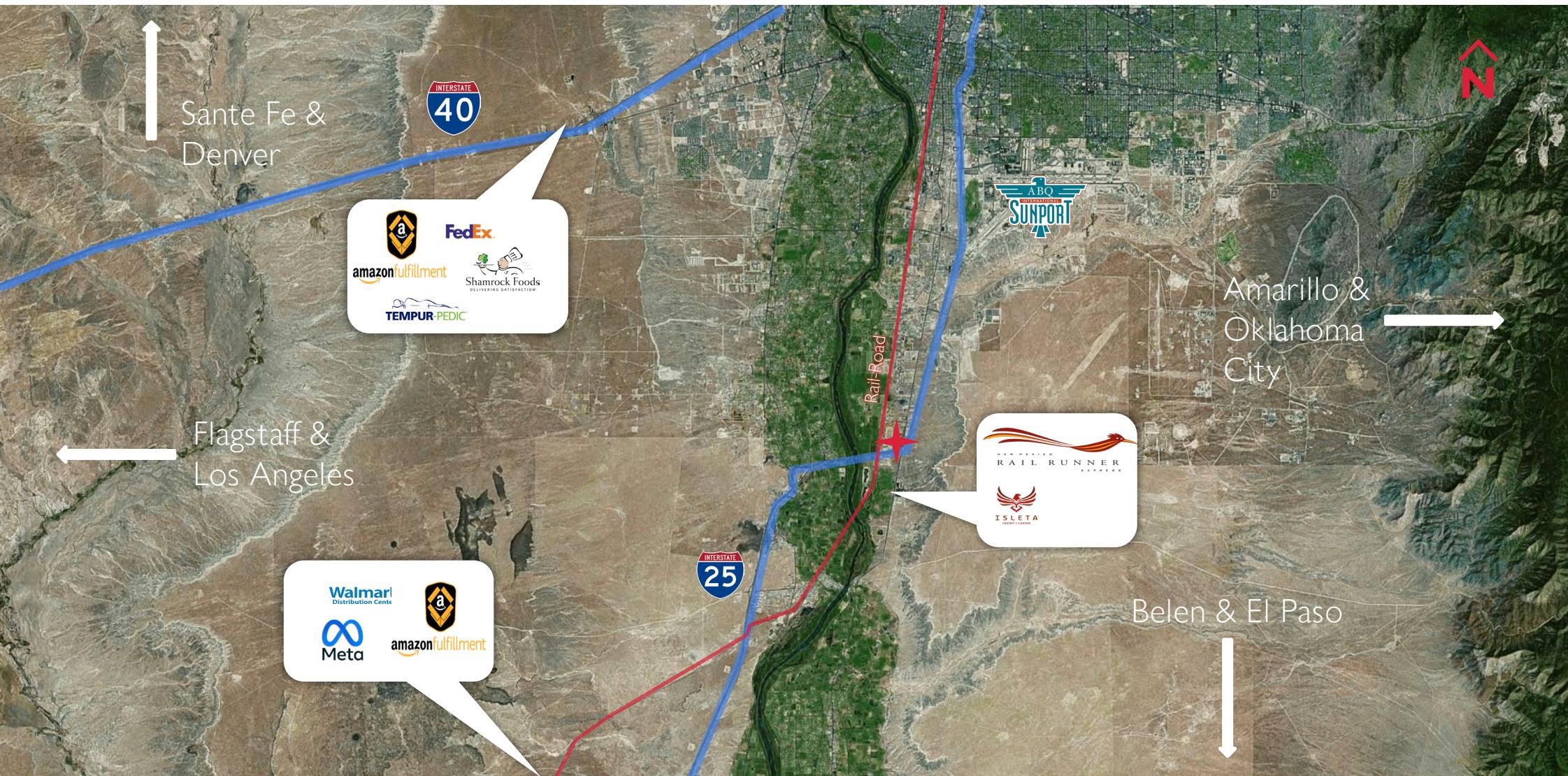
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TRADE AREA



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DEMOGRAPHICS

*provided by the Missouri Census Data Center

RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	6,166	\$77,876	38.2
3 Mi	24,729	\$74,265	34.8
5 Mi	36,879	\$76,937	35.5



House Holds



Families



Workers

1 Mi	2,562	96	3,413
3 Mi	12,353	6,823	17,271
5 Mi	14,701	8,394	20,530

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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population



Growth Since 2020



Median HH Income

924,160

0.99%

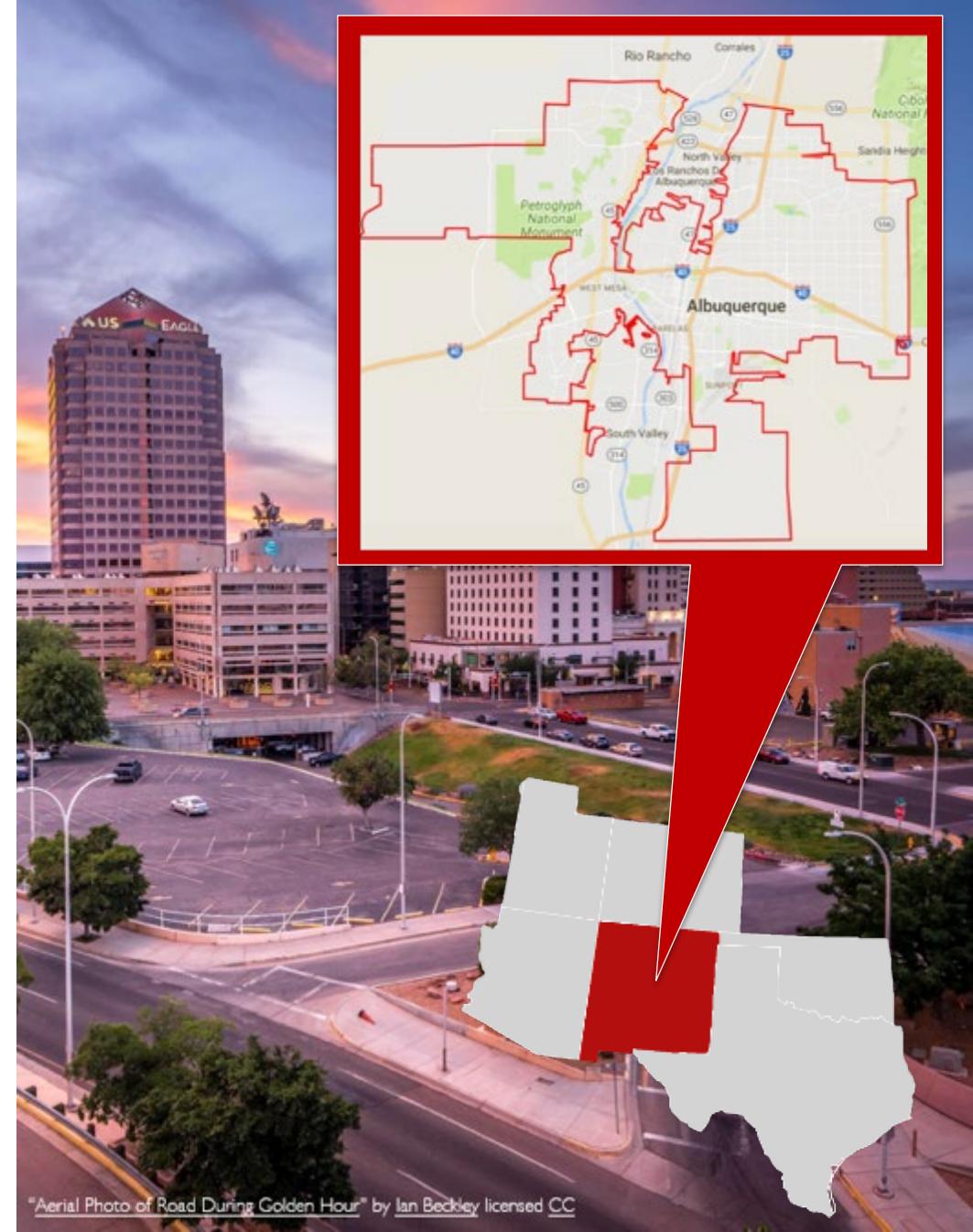
\$53,936

2020 Estimates

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BROKERS



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Joaquin Alindogan

Associate Broker

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Joaquin is a licensed real estate broker with a focus on industrial and multifamily real estate. Having lived in New Mexico for the past 17 years, he sports extensive local market knowledge and expertise. Being able to apply that experience to where it is most effective. Joaquin has developed a knack for developing great relationships and strives to not just help the needs of the client in the moment, but throughout their real estate journey.



Alfredo Barrenechea

Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.



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