



BNSF
Railway Siding

61.13 Acres | ±25,690 SF Facility

Future Rail-Served Industrial Facility and Land

9615 Broadway Blvd SE Albuquerque, NM 87105

John Ransom, CCIM, SIOR

SR.VP / Principal
+1 505 880 7011
john.ransom@colliers.com
Lic. No. 11451

Tim With, CCIM, SIOR

SR.VP / Principal
+1 505 880 7092
tim.with@colliers.com
Lic. No. 36272

Property Summary



9615 Broadway Blvd SE

Available for Sale or Lease: The premier industrial, future rail-served site located in Albuquerque, New Mexico.

Strategically located adjacent to Interstate 25, the property benefits from a lit intersection and two ingress/egress points providing for excellent highway connectivity, allowing easy access for transportation of goods to regional and international markets. The NMDOT/Rail Runner Broadway Siding improvements are underway including approx. 7,392 track feet (1.4 miles) of railway along the New Mexico Rail Runner Express.

The Industrial Park zoning is suitable for a wide range of transloading, manufacturing, warehousing, distribution, office and other industrial operations. The existing ±25,690 SF office/warehouse building provides the infrastructure for immediate occupancy.

The 61.13 acre site offers ample laydown area and space for future expansion for businesses that have long-term development plans or anticipate scaling up their operations over time.

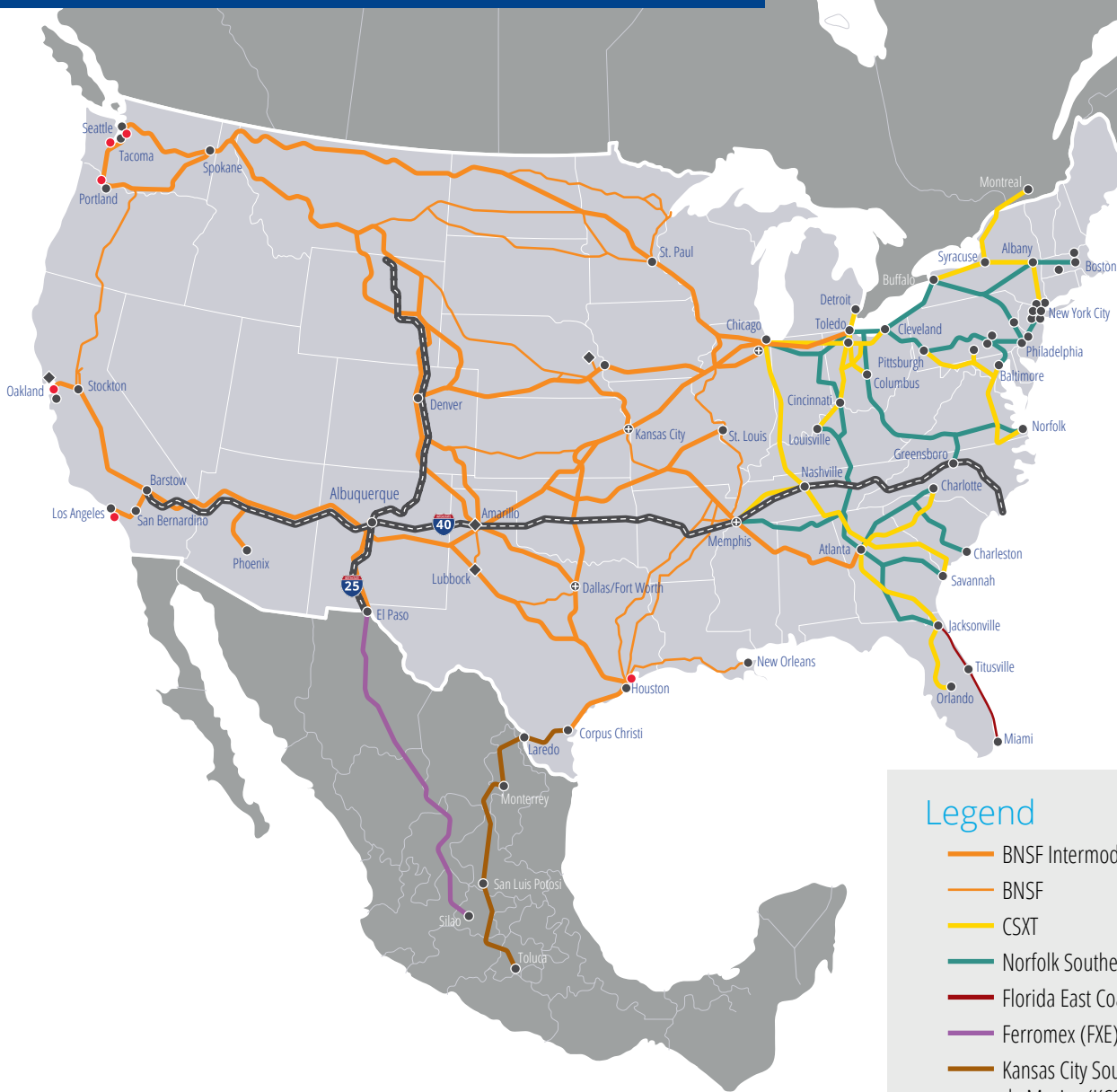


Property Highlights

- 61.13 acres – Rail Site
- Zoned [SU-IP Industrial Park](#)
- Opportunity Zone
- HUB Zone
- Free Trade Zone
- Lit Intersection and two points of ingress/egress
- Interstate 25 frontage
- Commercial wells, septic and water rights
- 25,690+/-sf office/warehouse/manufacturing building
- Reception, private & open offices, conference, and break rooms
- 3 separated warehouses, heated and cooled
- Peak roof height $\pm 20'$
Eave height $\pm 16'$
- 6 dock high with seals and levelers
- 2 oversized grade level doors
- 277/480 3-Phase
- Sprinklers-wet system
- Plumbed for air, oil and natural gas
- See broker for price



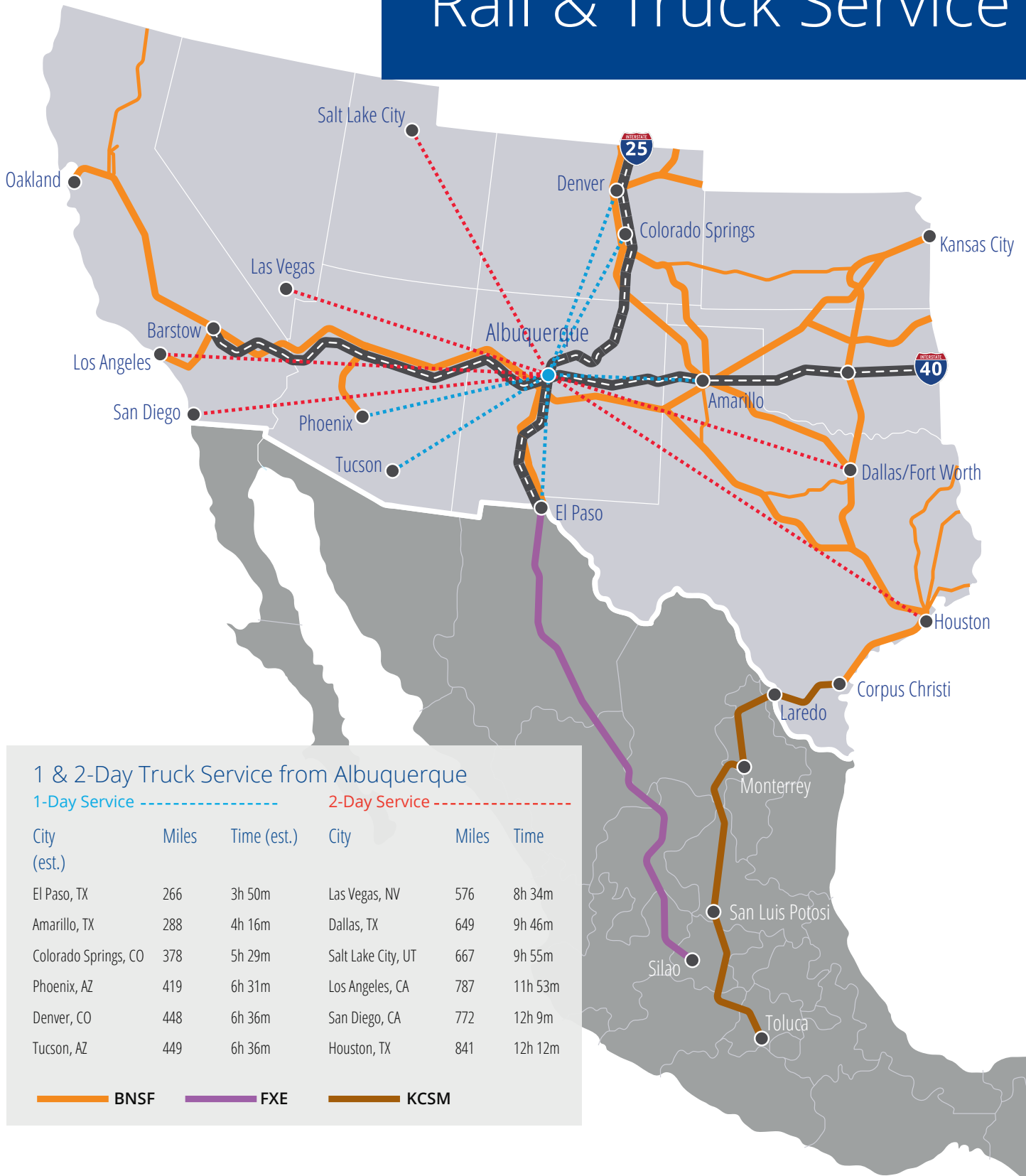
BNSF U.S. Rail Map



Legend

- BNSF Intermodal
- BNSF
- CSXT
- Norfolk Southern (NS)
- Florida East Coast (FEC)
- Ferromex (FXE)
- Kansas City Southern de Mexico (KCSM)
- Interstate Highway
- Intermodal Facility
- + Logistics Park Facility
- Private Intermodal Facility
- Port Facility

Rail & Truck Service

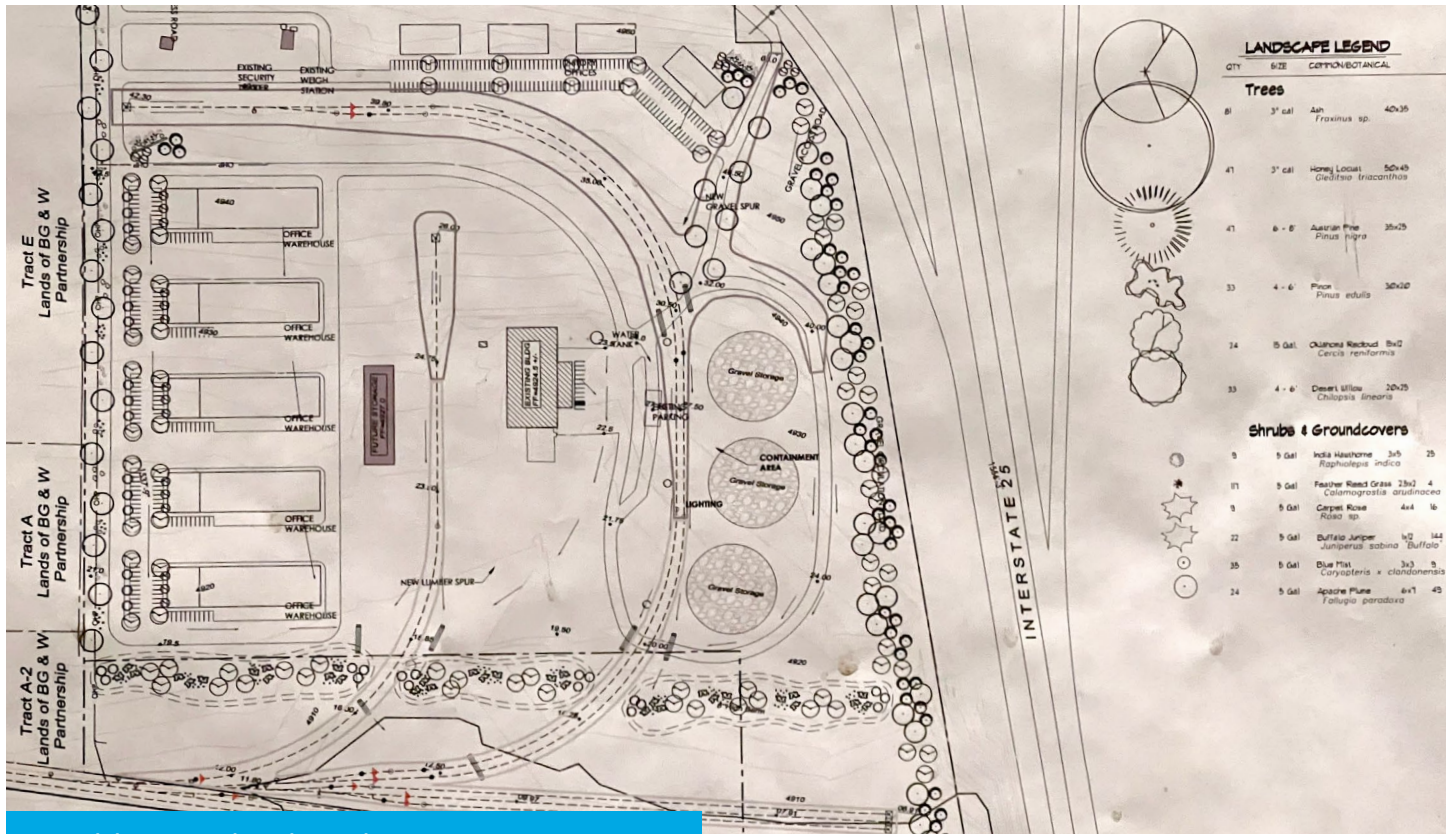


1 & 2-Day Truck Service from Albuquerque

1-Day Service			2-Day Service		
City (est.)	Miles	Time (est.)	City	Miles	Time
El Paso, TX	266	3h 50m	Las Vegas, NV	576	8h 34m
Amarillo, TX	288	4h 16m	Dallas, TX	649	9h 46m
Colorado Springs, CO	378	5h 29m	Salt Lake City, UT	667	9h 55m
Phoenix, AZ	419	6h 31m	Los Angeles, CA	787	11h 53m
Denver, CO	448	6h 36m	San Diego, CA	772	12h 9m
Tucson, AZ	449	6h 36m	Houston, TX	841	12h 12m

— BNSF
 — FXE
 — KCSM

Proposed Rail Developments

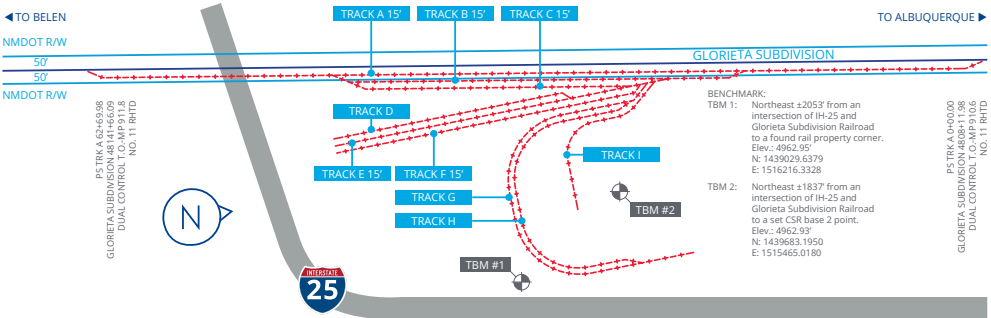


Possible Transload Facility
Track, industrial buildings, storage/laydown area and offices





Proposed Development Plan

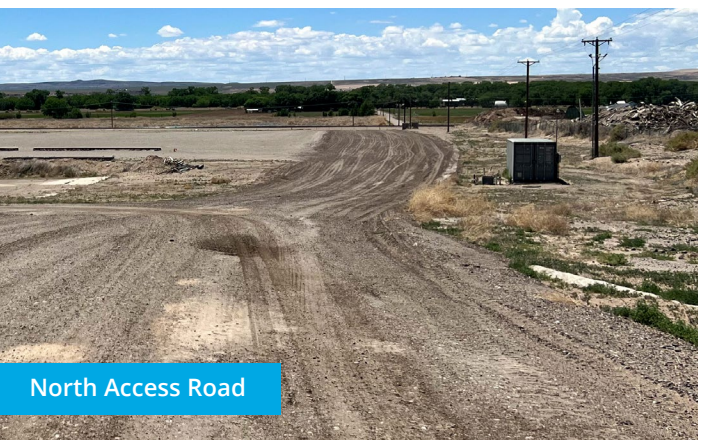


Track Information & Quantities

Track	Total T.F.	Clear Length	Information
Track A	6269.98	5875.15	NMDOT Siding
Track B	3118.31	2734.11	Interchange/Storage
Track C	1782.94	1236.08	Interchange/Storage
Track D	1138.31	967.50	Transload/Storage
Track E	1659.92	967.49	Transload/Storage
Track F	1243.79	1072.99	Transload
Track G	2996.83	2199.72	Transload
Track H	2522.18	2140.70	Transload
Track I	1492.58	1334.49	Transload



North Access



North Access Road

Oblique



Mesa del Sol
SAFE • SMART • SUSTAINABLE

KIRTLAND AIR
FORCE BASE

Pilot
FRESH GROCERIES

McDonald's

25

ISLETA
resort • casino

Access

Access

INTERSTATE
25



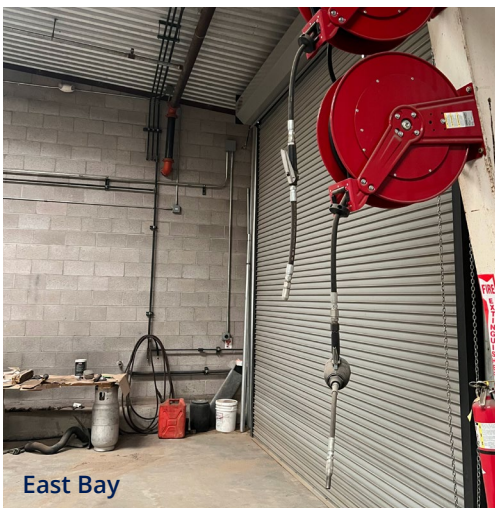
Property Photos



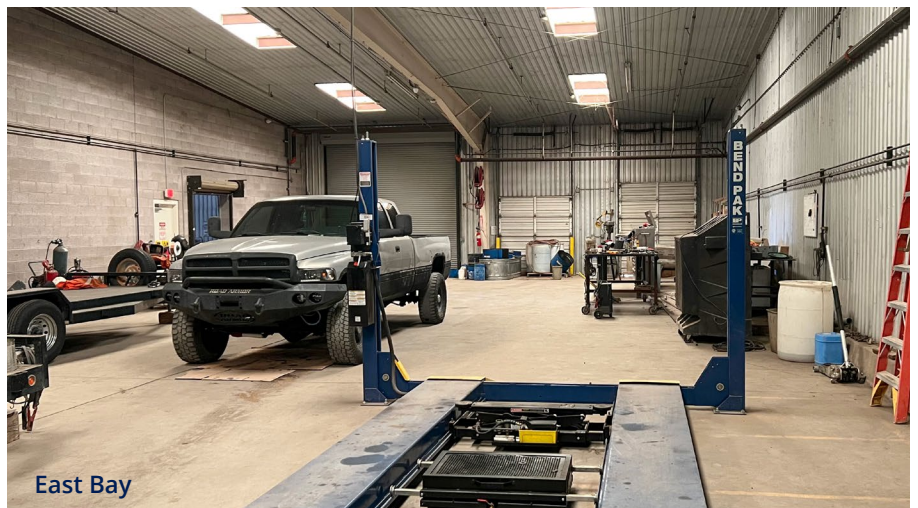
Middle Bay



Middle Bay



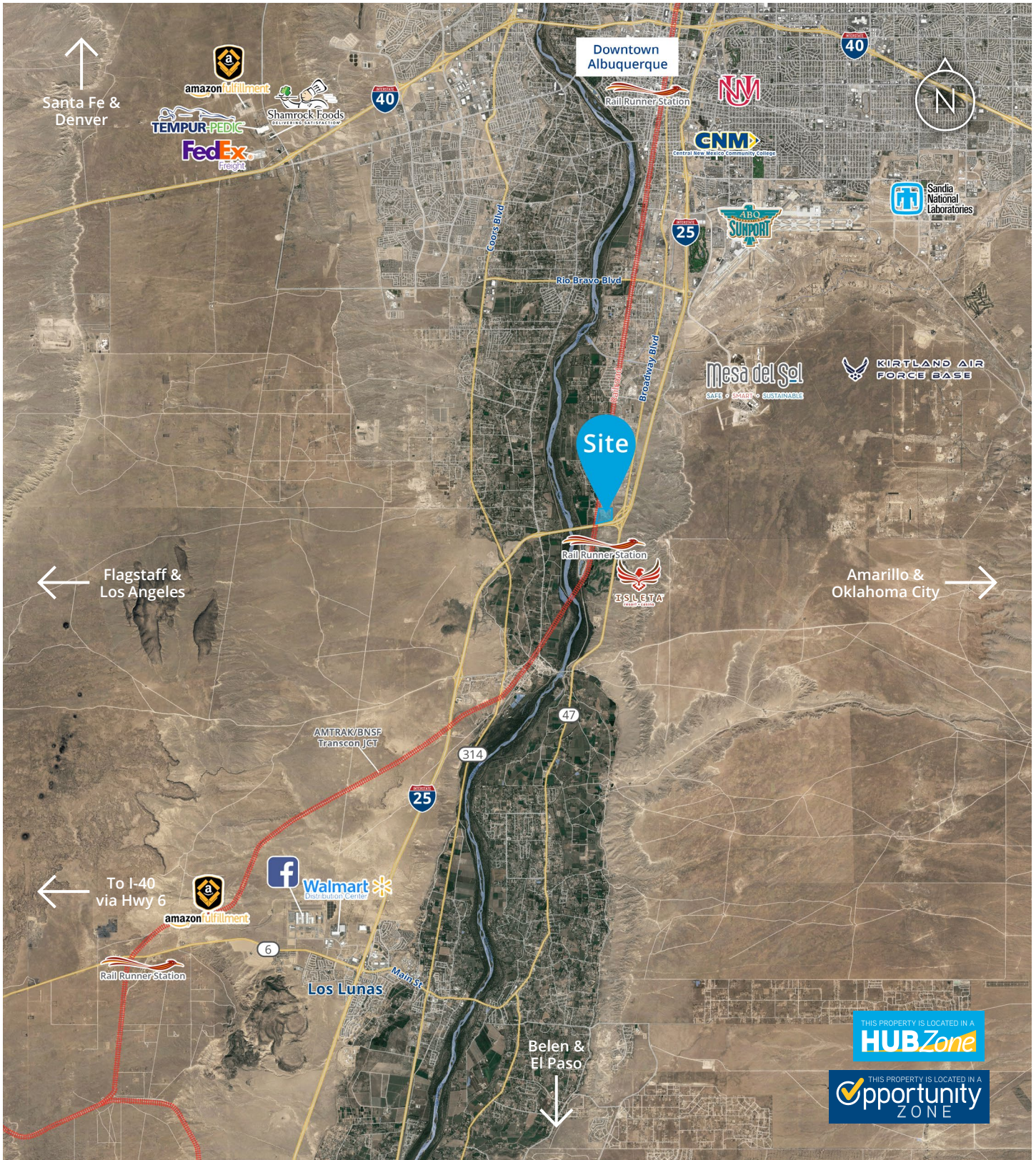
East Bay



East Bay



Trade Aerial

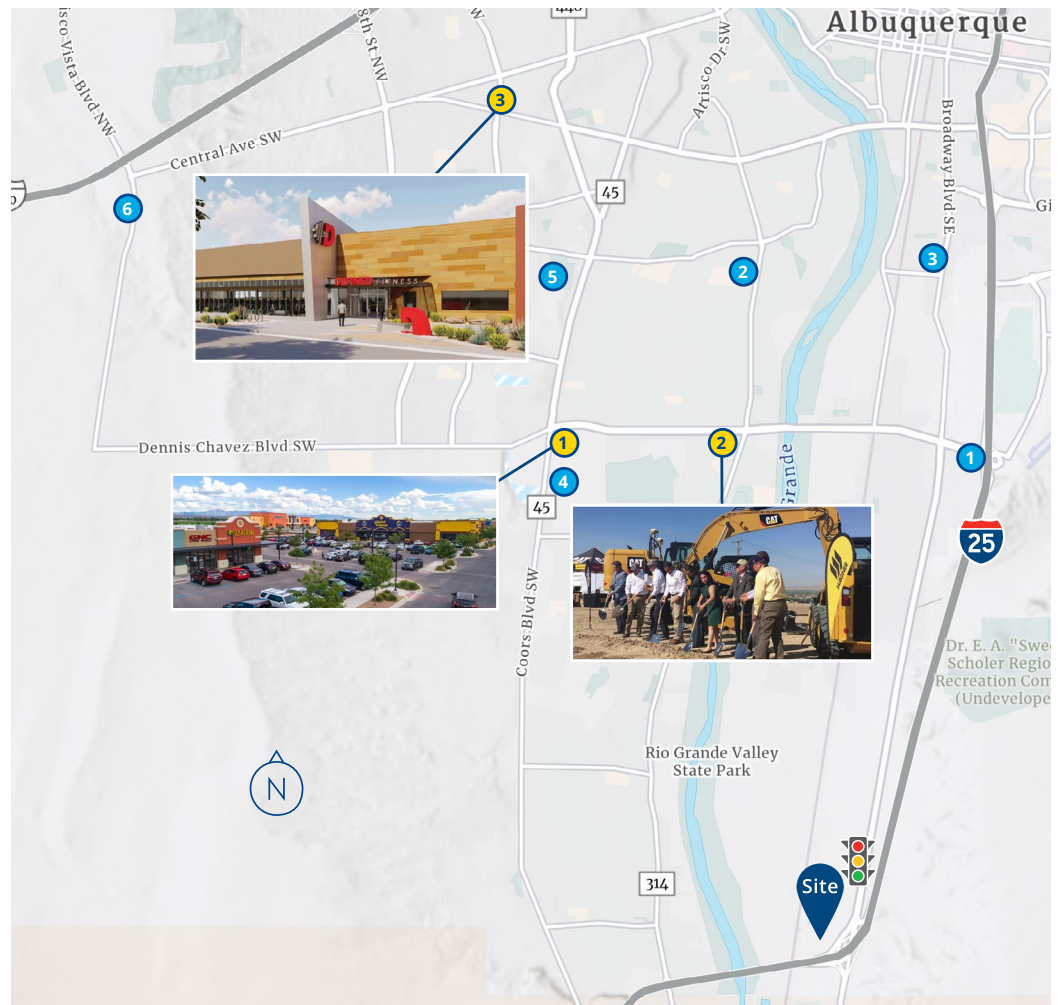


Intersection Aerial



Albuquerque South Valley

Once an old-fashioned farming community, that grew around the fertile land beside the Rio Grande river, the South Valley is a combination of modern industry, essential development, and cultural tradition. Entertainment centers, rural farmland, 400-year-old adobes and newly built subdivisions blend together throughout the area, which is home to the nationally recognized conservation programs like the Valle de Oro National Wildlife Refuge, and internationally recognized cultural hubs like the National Hispanic Cultural Center.



Traditional Mexican and New Mexican restaurants make popular eateries, but the area of nearly 120,000 residents is underserved by restaurants and retail in general. Small businesses can take advantage of the South Valley Economic Development Center, which offers incubation and support programs for entrepreneurs in the area. An abundance of undeveloped vacant land makes this submarket a unique opportunity for industrial and manufacturing businesses looking to enter the Albuquerque market.

New and Exciting

- 1 **Las Estancia Shopping Center**
Coors Blvd. & Rio Bravo Blvd. Includes a new theater, Presbyterian Hospital, and retail.
- 2 **Wagner Equipment Co.,**
Rio Bravo Boulevard and I-25. Caterpillar equipment supplier building a 200,000 SF industrial facility.
- 3 **Unser Crossing,** Central Ave, Bridge Blvd & Unser Blvd. Retail business park featuring a Defined Fitness, CVS and McDonalds.

Recently Completed

- 1 **I-25 and Rio Bravo Interchange,**
New interchange to reduce congestion and improve traffic flow.
- 2 **South Valley Farm Hub,** 1925 Citation Dr SW.
A nonprofit farm and greenhouse teaching about sustainable farming.
- 3 **Rio Grande Service Center Pet Food and Supply Distributor,** 3005 Broadway Blvd SE. Family owned pet food and pet supply distributor.

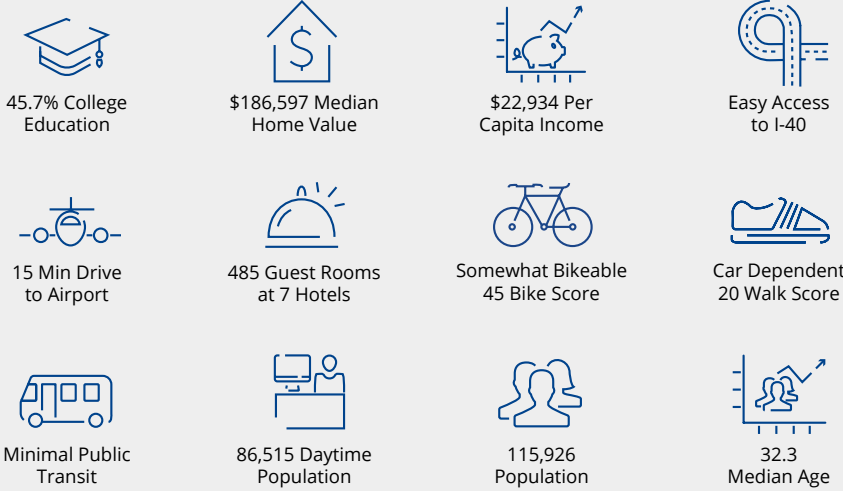
Projects Underway

- 4 **Blue Cross and Blue Shield of New Mexico,** 3925 Estancias Way. Health and wellness center. Construction to begin in January 2024.
- 5 **Tom Tenorio Park,** 2900 Arenal Rd SW.
Phase II of renovations to construct additional parking lots and improvements to lighting, fencing, and fields.

Proposed Projects

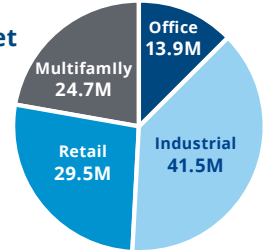
- 6 **Santolina,** SW of I-40 and 118th Street.
Master-planned community spanning 13,700 acres. Including retail, restaurants, and residential.

South Valley Demographics



Albuquerque Total Square Feet 109.6 Million

- Office
- Multifamily
- Industrial
- Retail



Top 5 Biggest South Valley Employers



Bueno Foods Inc.
400 Employees



Long Beach Engineering
380 Employees



Aui Inc.
308 Employees

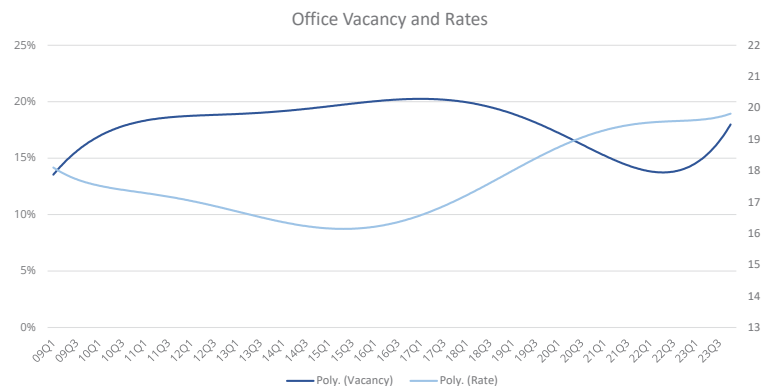
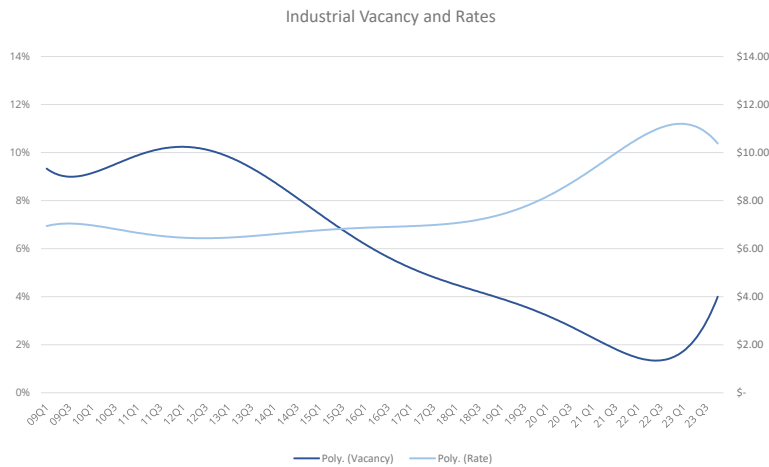


Walmart
300 Employees



US Foods Distribution
280 Employees

Albuquerque Trend Lines for Vacancy & Rates



South Valley Recent Development

1. **Aspire**, DR Horton. Actively building.
2. **Sage Park**, Stillbrooke Homes. Coming soon.
3. **Joya Escondida Community**, Twilight Homes. Completed.
4. **Santolina**, Master Planned. Coming soon.



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