



Broadway Industrial With Yard Space

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

CALL FOR MORE INFORMATION



FOR LEASE

\$12.50 PSF NNN
*NNNS \$2.13 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

Suite B 3,350 SF

PROPERTY HIGHLIGHTS

- Located in the Broadway Industrial Center Park
- Warehouse features include 16'+ ceilings, four 10'x12' grade level doors, fenced yard space and 3 Phase Power
- 100% Warehouse with restroom, wash sink, room for compressor and features evaporative cool/hanging heater
- Ideal location near the Albuquerque International Sunport, Mesa Del Sol and quick access to Bosque Farms/Los Lunas

TRAFFIC COUNT

Broadway Blvd: 10,573 VPD
Gibson Blvd: 18,277 VPD
(Sites USA 2024)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



65,506
2024 POPULATION
3 MILE RADIUS



79,597
2024 DAYTIME POPULATION
3 MILE RADIUS



\$71,023
2024 AVERAGE INCOME
3 MILE RADIUS



10,573 VPD
BROADWAY BLVD

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Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com

Rob Powell, CCIM
rpowell@resolutre.com
www.resolutre.com

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Interior Photos



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Photos Continued



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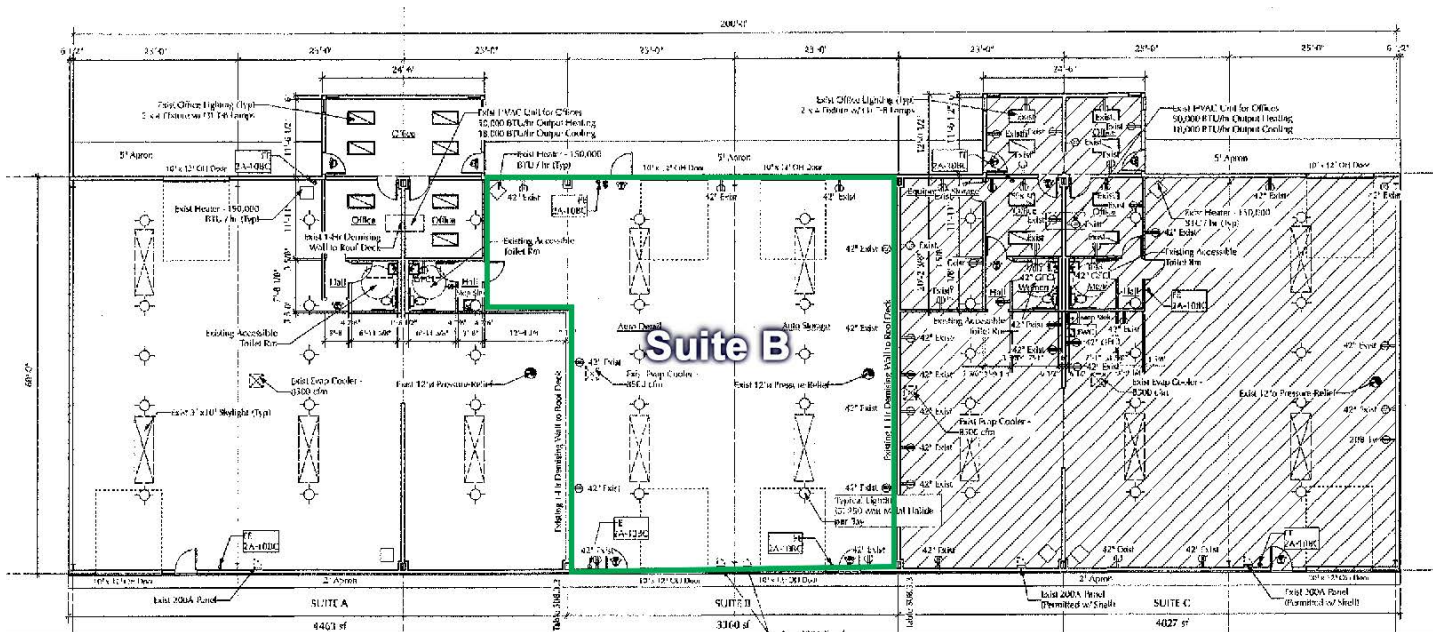
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Floor Plan



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