

### CALL FOR MORE INFORMATION





#### **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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#### **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**



















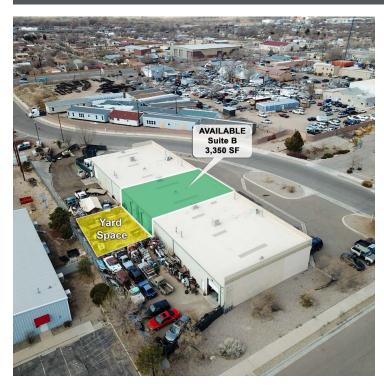


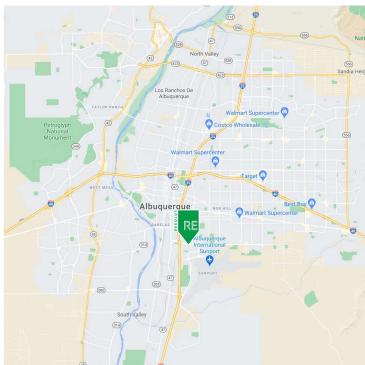


Austin Tidwell, CCIM atidwell@resolutre.com 505.337.0777

Daniel Kearney dkearney@resolutre.com

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





#### **PROPERTY OVERVIEW**

Lease Rate: \$12.50 PSF
NNN: \$2.13 NNN
Available SF: 3,350 SF
Building Size: 12,650 SF
Lot Size: 1.1 Acres
Ceiling Height: 16'-18'

HVAC Type: Evaporative/ Hanging Heater

Power: 200 Amp, 3 Phase

Year Built: 2001
Zoning: NR-LM
Submarket: South Valley

#### **PROPERTY OVERVIEW**

2611 Karsten is a rare find in today's industrial market that is experiencing historic lows in vacancy. This perfectly sized warehouse features 16'-18' ceilings, four roll-up doors, ample power, a fenced yard and is simply a clean open warehouse space. The suite comes with four grade-level doors (two at the front and two at the back) for drive-thru bays to the secure yard space at the rear of the building. There are three points of ingress/egress to the property, allowing for easy vehicle movement to and from the suite. The new tenant will also benefit from having a slot on the new multi-tenant monument sign.

#### **LOCATION OVERVIEW**

The property is located within the Broadway Industrial Center south of the International Sunport at Broadway Blvd and San Jose Ave. This area of town is receiving increased attention due to the low vacancy levels and the permissive zoning allowed. The building is a short drive to the Gibson Blvd on-ramp to I-25 and is a great option for tenants working with Netflix in Mesa del Sol or the Facebook Data Center in Los Lunas, NM.

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### **Interior Photos**





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### **Photos Continued**





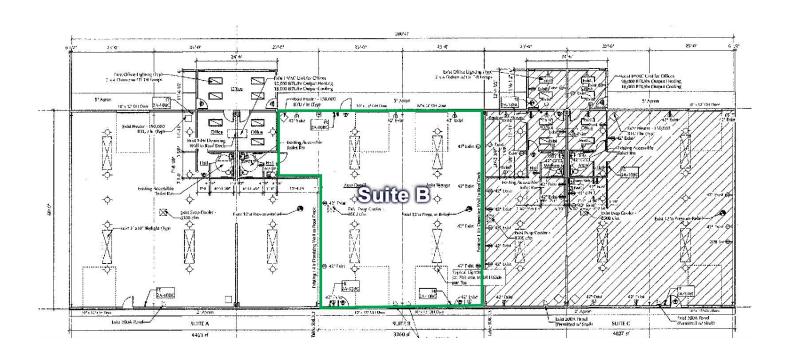
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### Floor Plan



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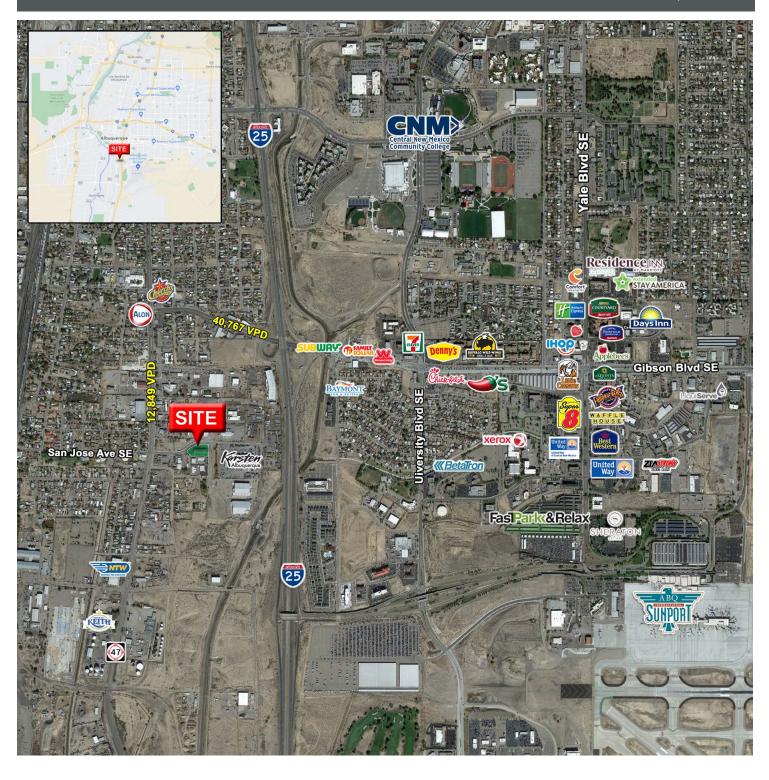


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