

SOUTH I-25 CORRIDOR INDUSTRIAL BUILDING

CBRE

3005 BROADWAY BLVD SE
ALBUQUERQUE, NM 87102



25,200± SF
SPACE FOR LEASE



PROPERTY OVERVIEW

25,200± SF

Available

\$12.50/SF +NNN

Lease Rate

(NNN estimated at \$2.15/SF)

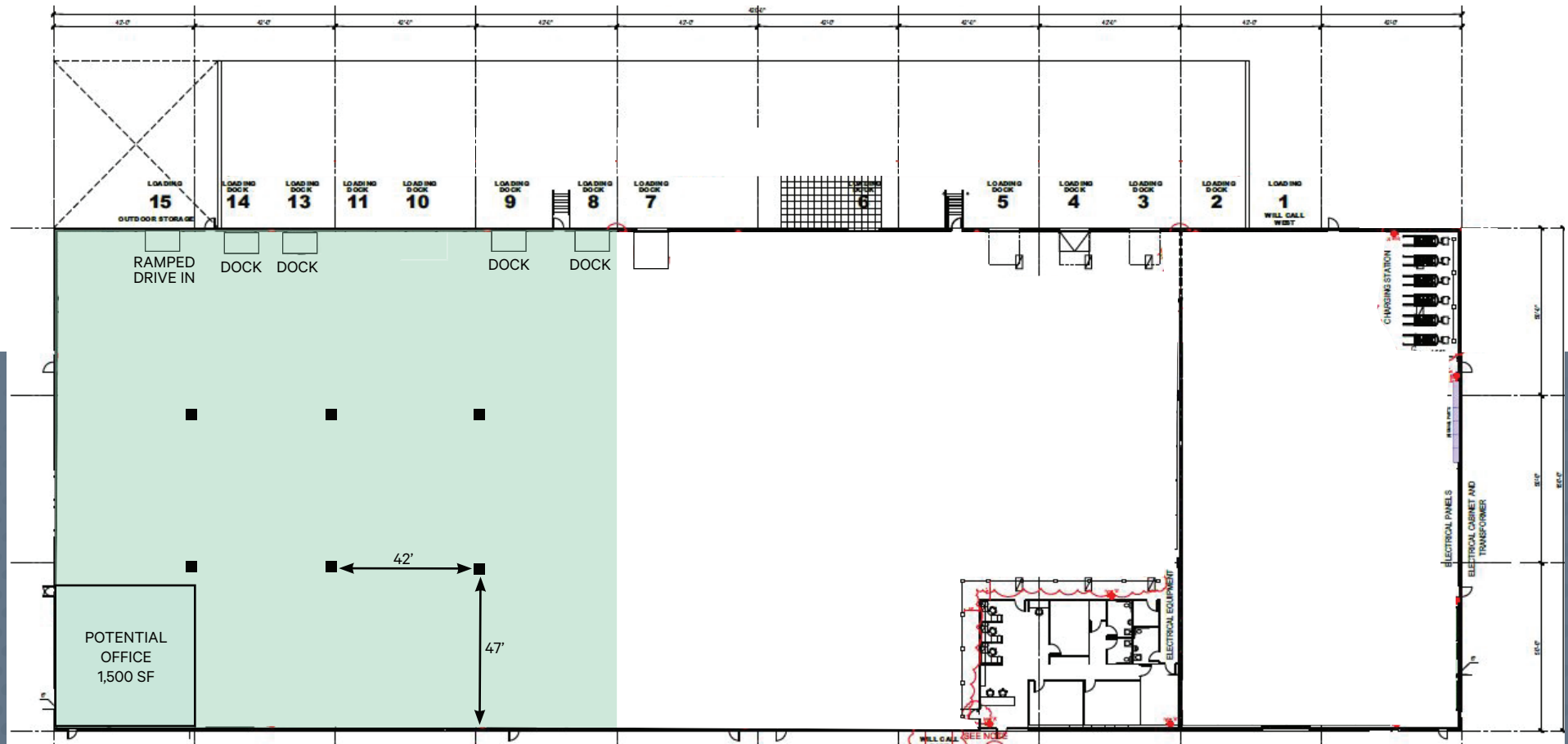
NR-LM

Zoning

Excellent South I-25 Corridor Industrial Property

- 4 Dock Doors
- 1 Ramped Drive in Door 14'x16'
- ESFR Sprinkle System
- Main building service is 3-phase 480/277V 2,000A
- 42' X 47' Column Spacing
- 32' Clear Ceiling Height
- Office Build to Suit - contact broker for more info
- Outdoor Storage area, or overflow trailer parking; up to 3/4 acre
- Easy access to major arterial Broadway Blvd & Interstate 25, right off **new Sunport extension**
- Minutes to ABQ International Airport
- Available Q3 2025 - Contact Broker for more info

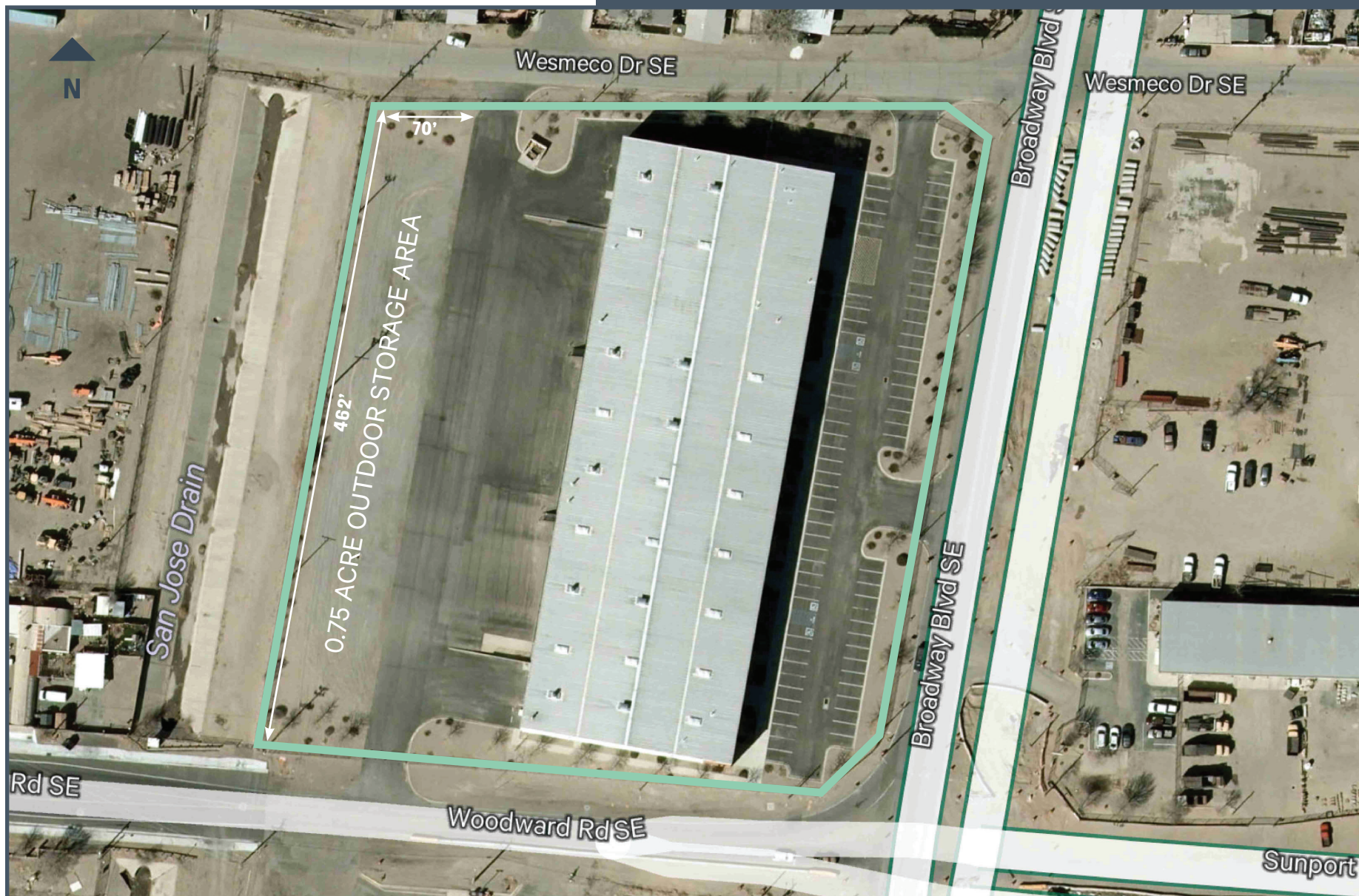
FLOOR PLAN



NOT TO SCALE
VISUAL REFERENCE ONLY

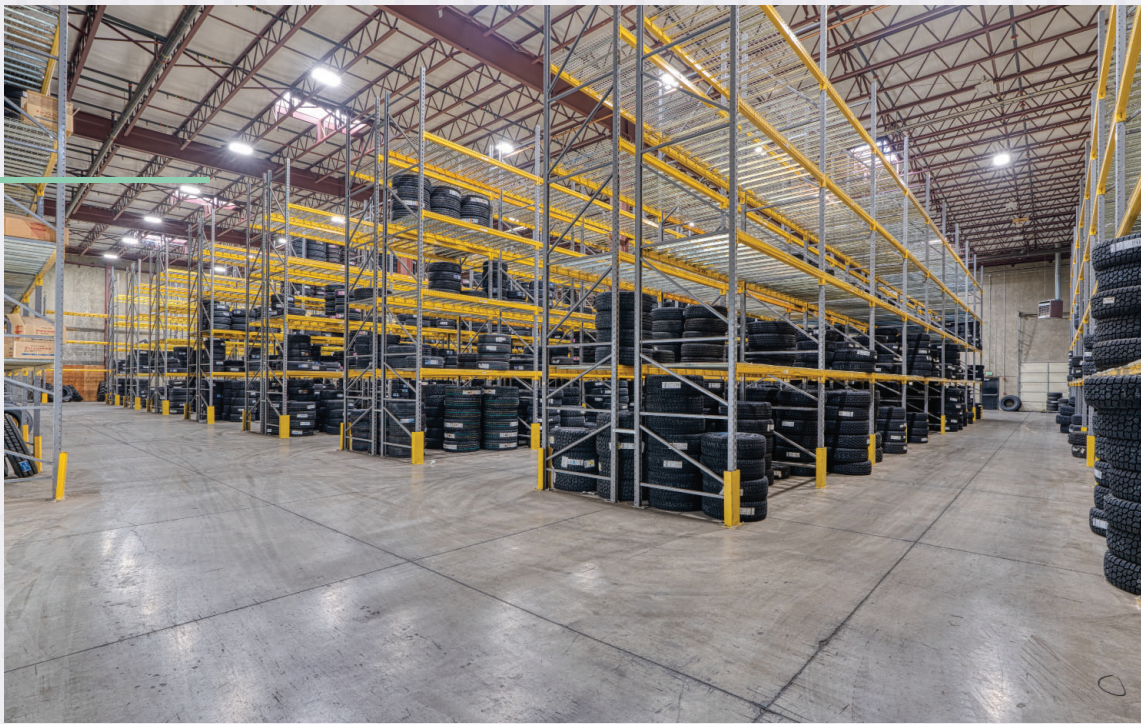


SITE PLAN



AERIAL MAP







LOCATION HIGHLIGHTS

PROPERTY LOCATED IN
**OPPORTUNITY
ZONE**

PROPERTY LOCATED IN
HUBZONE

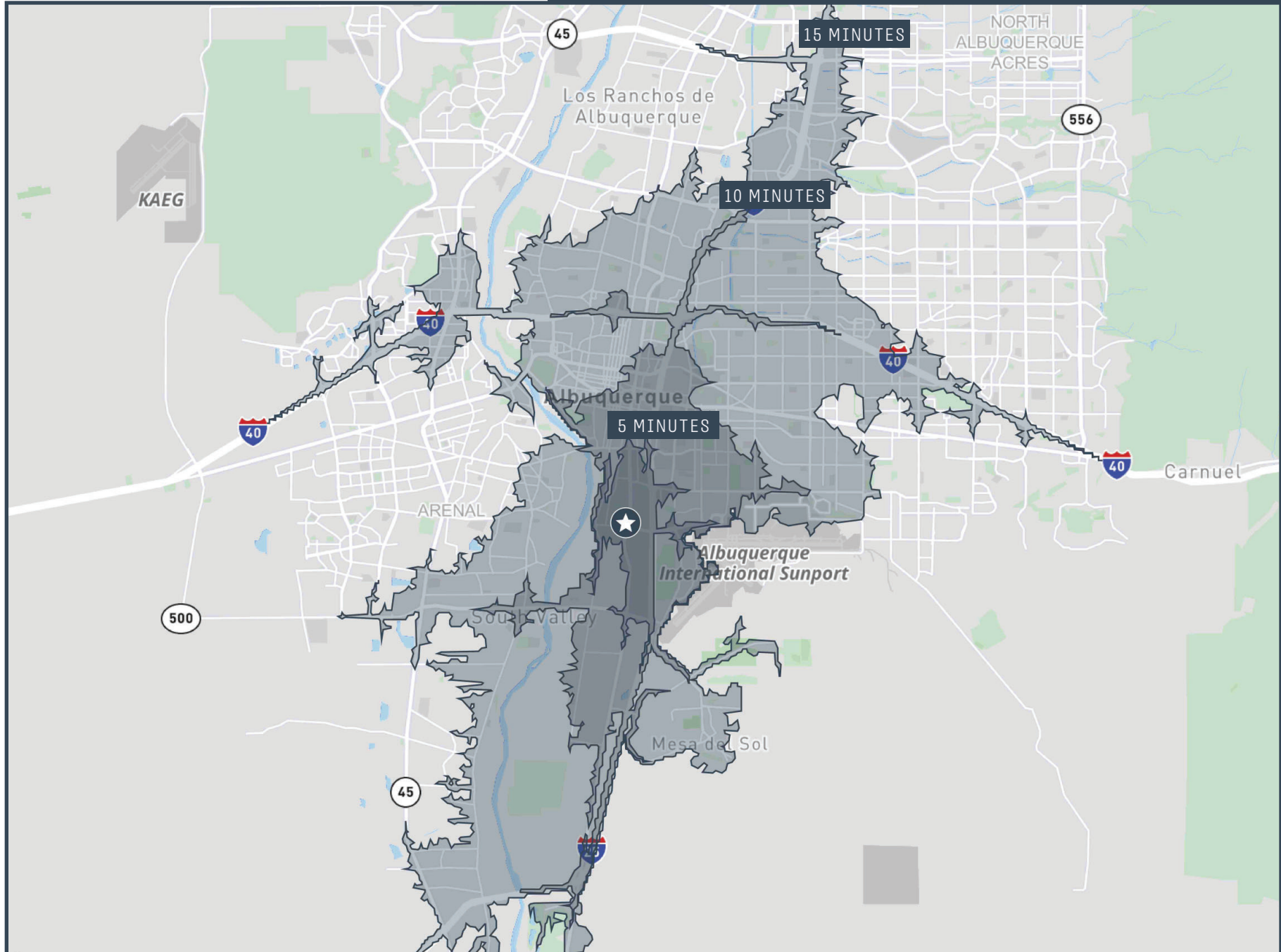
5 MINUTES FROM

- ALBUQUERQUE INTERNATIONAL AIRPORT (SUNPORT)
- KIRTLAND AIR FORCE BASE
- SANDIA NATIONAL LABORATORIES
- NETFLIX

2 MINUTES FROM

INTERSTATE 25

DRIVE TIMES





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BRECKEN MALLETT, SIOR

Vice President

+1 505 837 4914

brecken.mallette@cbre.com

CINDY CAMPOS

Associate

+1 505 837 4969

cindy.campos@cbre.com

JIM SMITH, CCIM, SIOR

First Vice President

+1 505 837 4923

jsmith@cbre.com

CBRE

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

+1 505 837 4999

www.cbre.com/abq

CBRE

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