

Broadway Industrial Center

2810 KARSTEN CT. SE
ALBUQUERQUE, NM 87102



Office/Warehouse/Manufacturing
±51,785 for Lease



Former manufacturing facility with temperature control throughout and excellent I-25 visibility and access

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CBRE

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

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CBRE

Property Overview

Available

- 51,785 SF Total
 - ±44,186 SF Warehouse/Manufacturing
 - ±6,006 SF Office
 - ±1,593 SF Mezzanine
- ±3.4 Acres

Lease Rate

- Please contact Brokers

Highlights

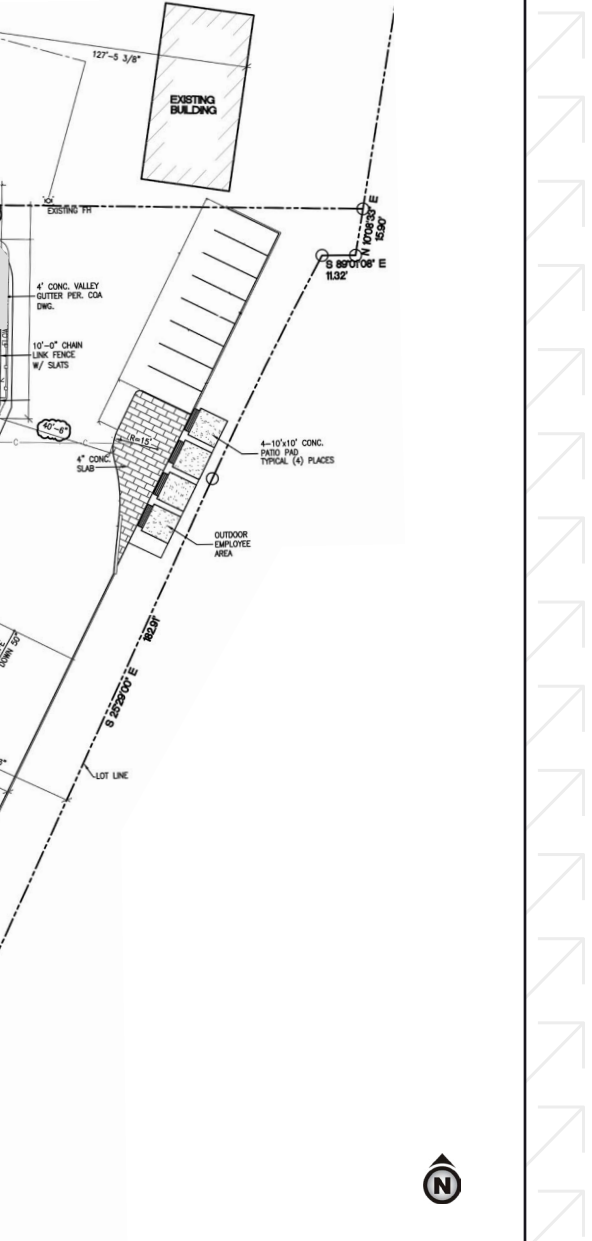
- Entire building is temperature controlled, HVAC throughout
- Clean facility, former FDA certified facility for food preparation
- Fully fenced, secure gate entry and paved lay-down yard area
- Ample parking and trailer parking available
- Heavy power, 480v, 3-phase, 2000 amp service
- Close proximity to Albuquerque International Airport and 1.2 miles to Interstate 25
- Security system with card readers
- HUBZone qualified (2028) - Qualified Census Tract
- Large AV ready conference room, warehouse/shop office and outdoor area



Building Specifications

Type	Details
Total Available SF	±51,785 SF
Warehouse SF	±44,186 SF
Office SF	±6,006 SF and ±1,593 SF Mezzanine
Zoning	NR-LM (Non-Residential/Light Manufacturing)
HubZone Qualified	Yes (2028)
Clear Height	30' Clear height to deck, finished acoustic ceiling with lay in fixtures at 24' (may be removed)
Electrical	3-phase, 480 volts, 2,000 amps
# of Dock Doors	Three (3) - 8'X8' with hydraulic edge of dock levelers and dock seals
# of Drive-In Doors	One (1) - 12'x16'
Heating and Cooling	HVAC in office and warehouse. Can accommodate a wide variety of uses.
Lighting	Fluorescent
Truck Court	Approximately 110'
Parking	129 parking spaces Parking Ratio 2.43 : 1,000 SF
Trailer Parking	Contact broker for more info
Yard/Outdoor Storage	Contact broker for more info
Sprinkler System	Wet
Security Systems	Existing security system with card readers Automatic key card scan gate entrance
Internet	Fiber available within 120 days. Contact broker for more info
Lot Size	±3.4 Acres
Total Building Size	±53,000 SF
Year Built	2006
Submarket	Airport

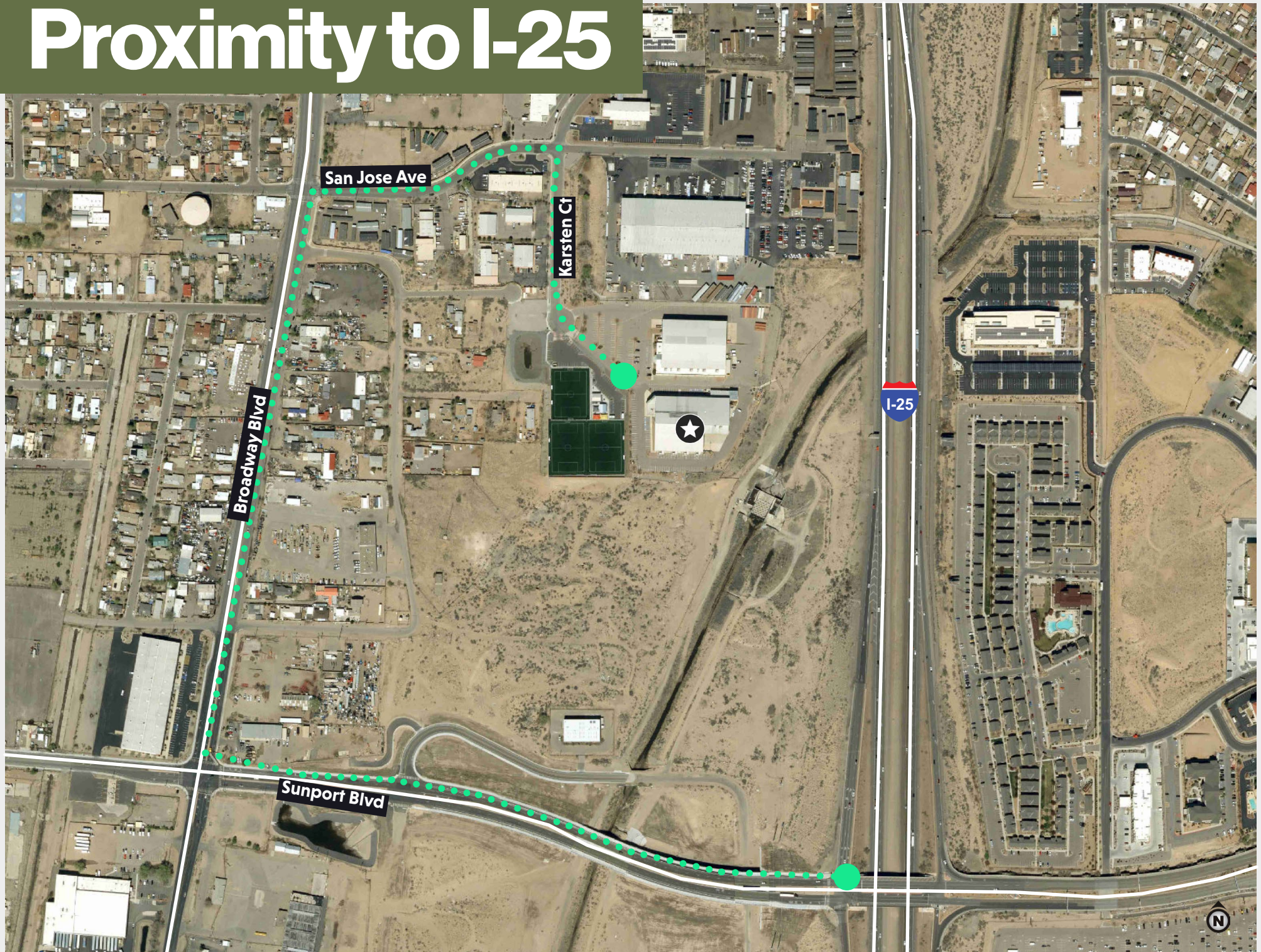




±51,785 SF



Proximity to I-25





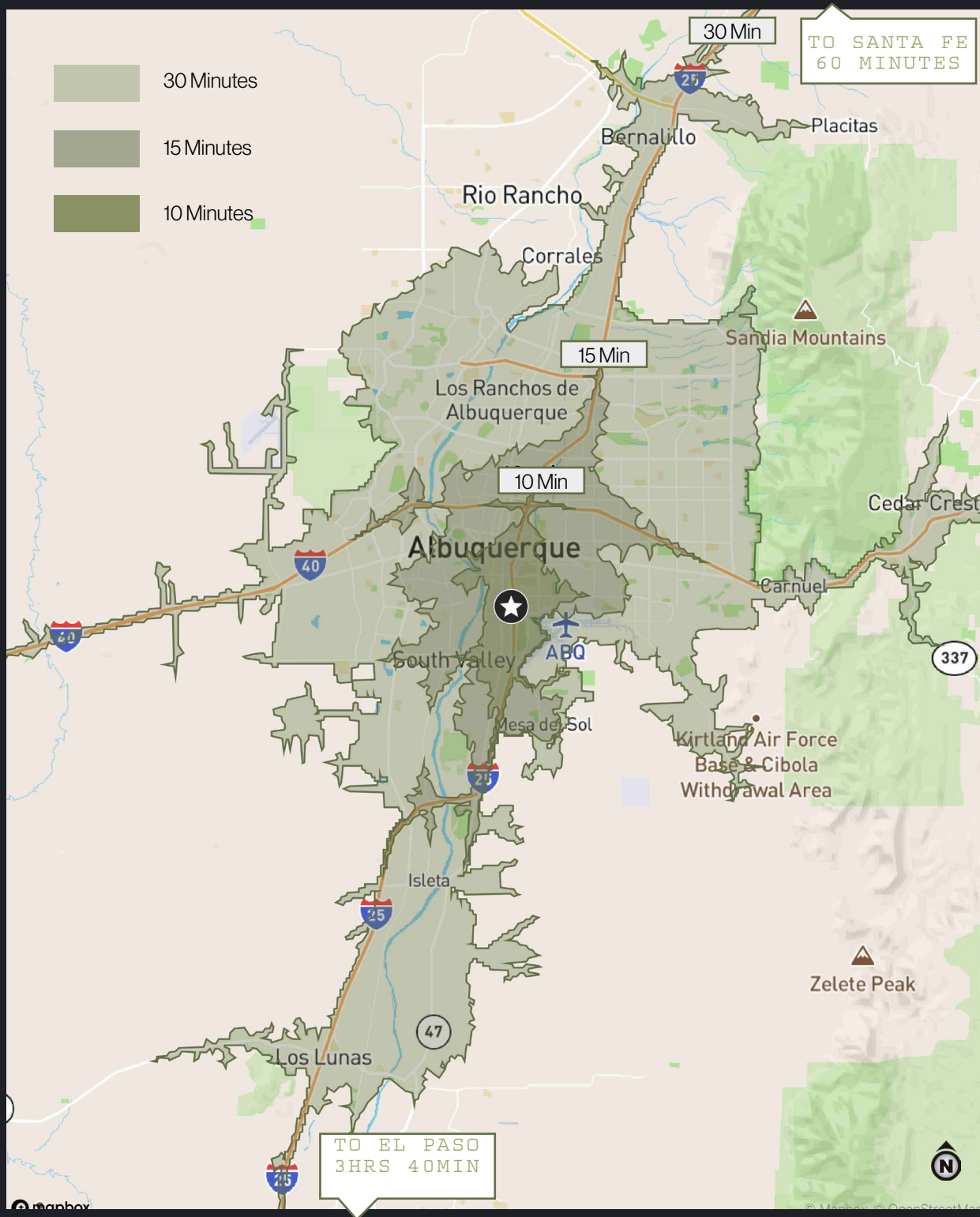
Major Employers

2810 Karsten is ideally located minutes from the Albuquerque International Sunport with easy access to I-25.

The site is also surrounded by some of Albuquerque's top employers including:

- Kirtland Air force Base
- Sandia National Labs
- US Foods
- Wagner
- Netflix
- University of New Mexico
- Presbyterian
- Lovelace Healthcare Systems
- Central NM Community College





Drive Time Map

INTERSTATE 25

2 Minutes

BIG I INTERCHANGE
I-25 / I-40

10 Minutes

ABQ INTERNATIONAL
AIRPORT & KIRTLAND AFB

6 Minutes

PASEO DEL NORTE
AND I-25

15 Minutes

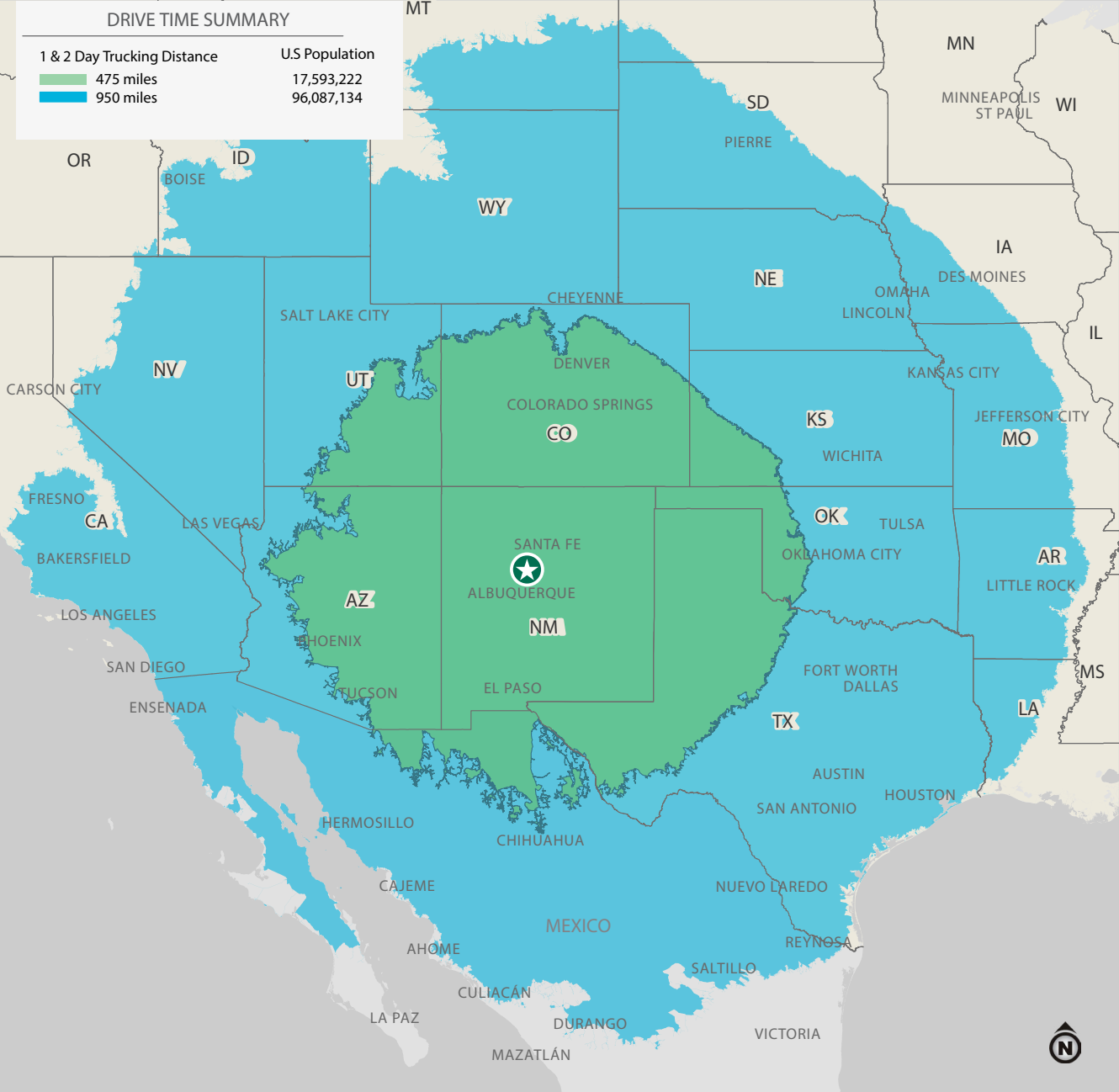
EL PASO, TX

3 hours and 40 minutes

SANTA FE, NM

60 Minutes

USA Map

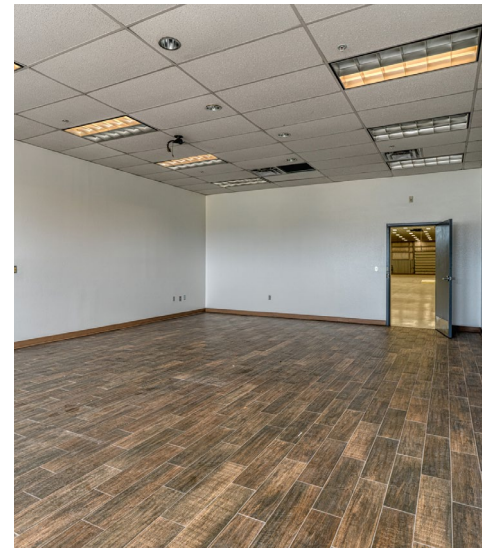


One-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
El Paso, TX	266	3 hr 50 min
Amarillo, TX	288	4 hr 16 min
Colorado Springs, CO	378	5 hr 29 min
Phoenix, AZ	419	6 hr 31 min
Denver, CO	448	6 hr 33 min
Tucson, AZ	449	6 hr 36 min

Two-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
Las Vegas, NV	576	8 hr 34 min
Dallas, TX	649	9 hr 46 min
Salt Lake City, UT	667	9 hr 55 min
Los Angeles, CA	787	11 hr 53 min
San Diego, CA	772	12 hr 9 min
Little Rock, AR	882	13 hr 9 min
Houston, TX	841	13 hr 12 min





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