



Clean High Ceiling Flex Space

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

CALL FOR MORE INFORMATION



AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Located in the Broadway Industrial Center
- High Ceilings, Roll-Up Doors, Ample Power & Fenced Yard
- Landlord Improvements Planned for Heightened Security & Overall Look of the Property
- Very Clean Interior and Great Layout

TRAFFIC COUNT

Broadway Blvd: 12,849 VPD
Gibson Blvd: 40,767 VPD
(STDB 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



66,794
2020 POPULATION
3 MILE RADIUS



85,500
2020 DAYTIME POPULATION
3 MILE RADIUS



\$54,158
2020 AVERAGE INCOME
3 MILE RADIUS



12,849 VPD
BROADWAY BLVD

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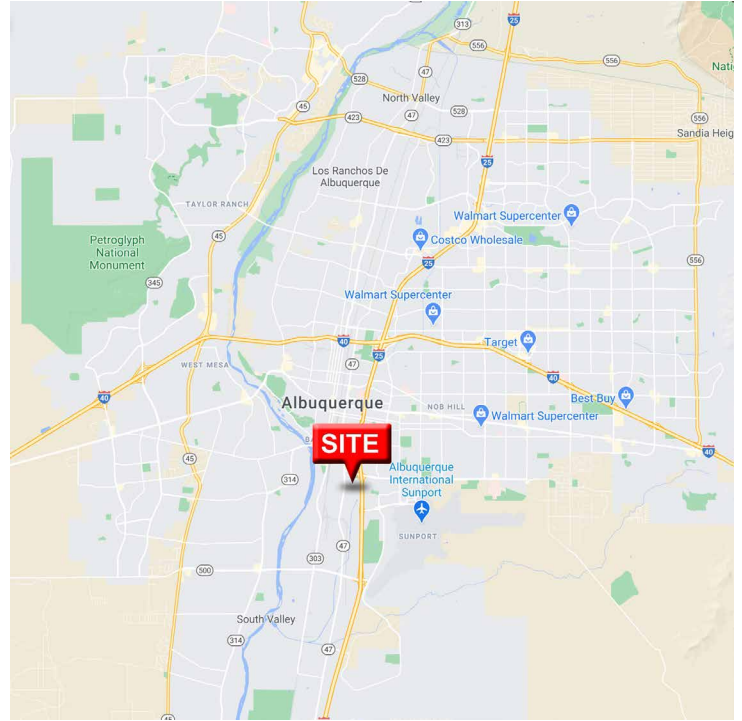
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PROPERTY OVERVIEW

Available SF:	100% Leased
Building Size:	12,650 SF
Lot Size:	1.1 Acres
Ceiling Height:	16'-18'
HVAC Type:	Evaporative/ Hanging Heater
Power:	225 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, two roll-up doors, ample power, a fenced yard and the right amount of front office space. The building has been well-maintained over the years and shows very nicely for a warehouse. The landlord intends to make some valuable improvements; including sealing and coating the parking lot, installing a new monument sign, improving the landscaping and upgrading exterior lighting to LED along with installing cameras for security.

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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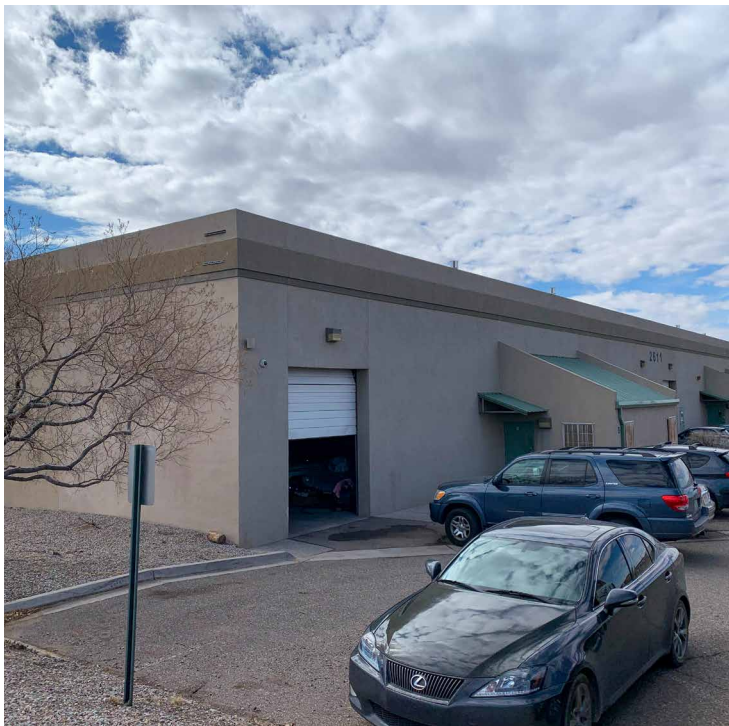
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Interior Photos



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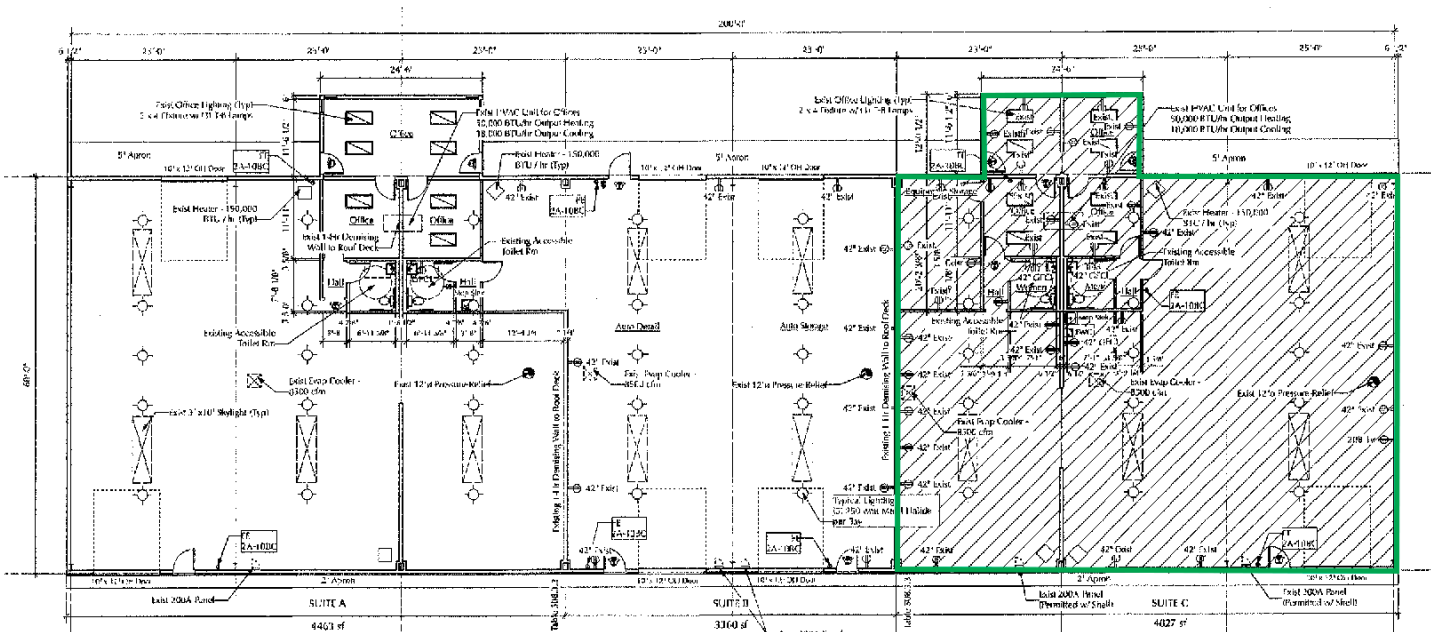
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Site Plan



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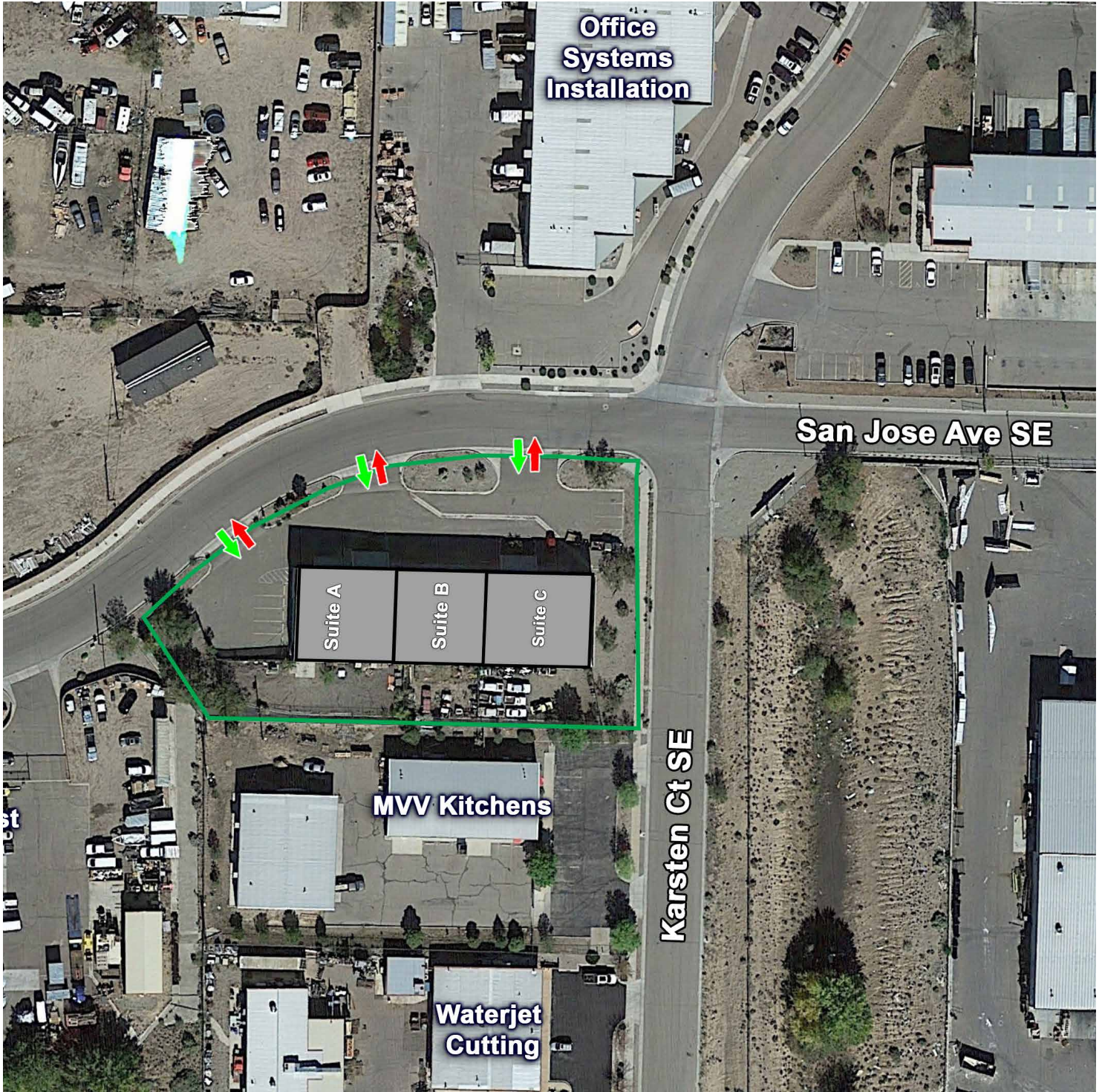
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