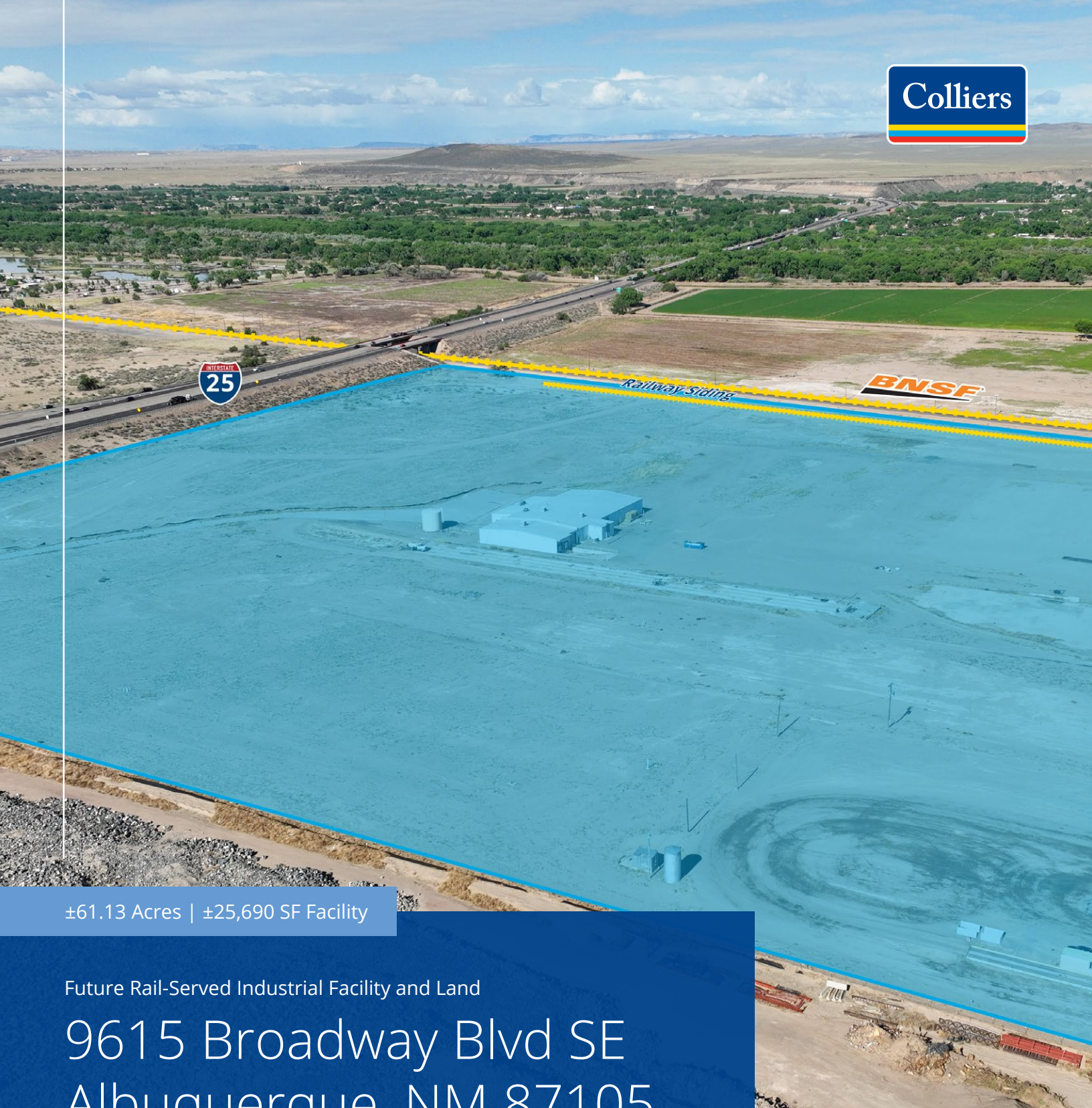




±61.13 Acres | ±25,690 SF Facility

Future Rail-Served Industrial Facility and Land

9615 Broadway Blvd SE
Albuquerque, NM 87105

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Property Summary



9615 Broadway Blvd SE

Available for Sale: The premier industrial, future rail-served site located in Albuquerque, New Mexico.

Strategically located adjacent to Interstate 25, the property benefits from a lit intersection and two ingress/egress points providing for excellent highway connectivity, allowing easy access for transportation of goods to regional and international markets. The NMDOT/Rail Runner recently completed the 1.4-mile Broadway Siding improvements along the New Mexico Rail Runner Express fronting the subject property. Two number eleven switches (north and south) serving the subject site are approved and engineered.

The Special Use Industrial Park zoning is suitable for a wide range of transloading, warehousing, distribution, office and other industrial operations. The existing ±25,690 SF office/warehouse building provides the infrastructure for immediate occupancy.

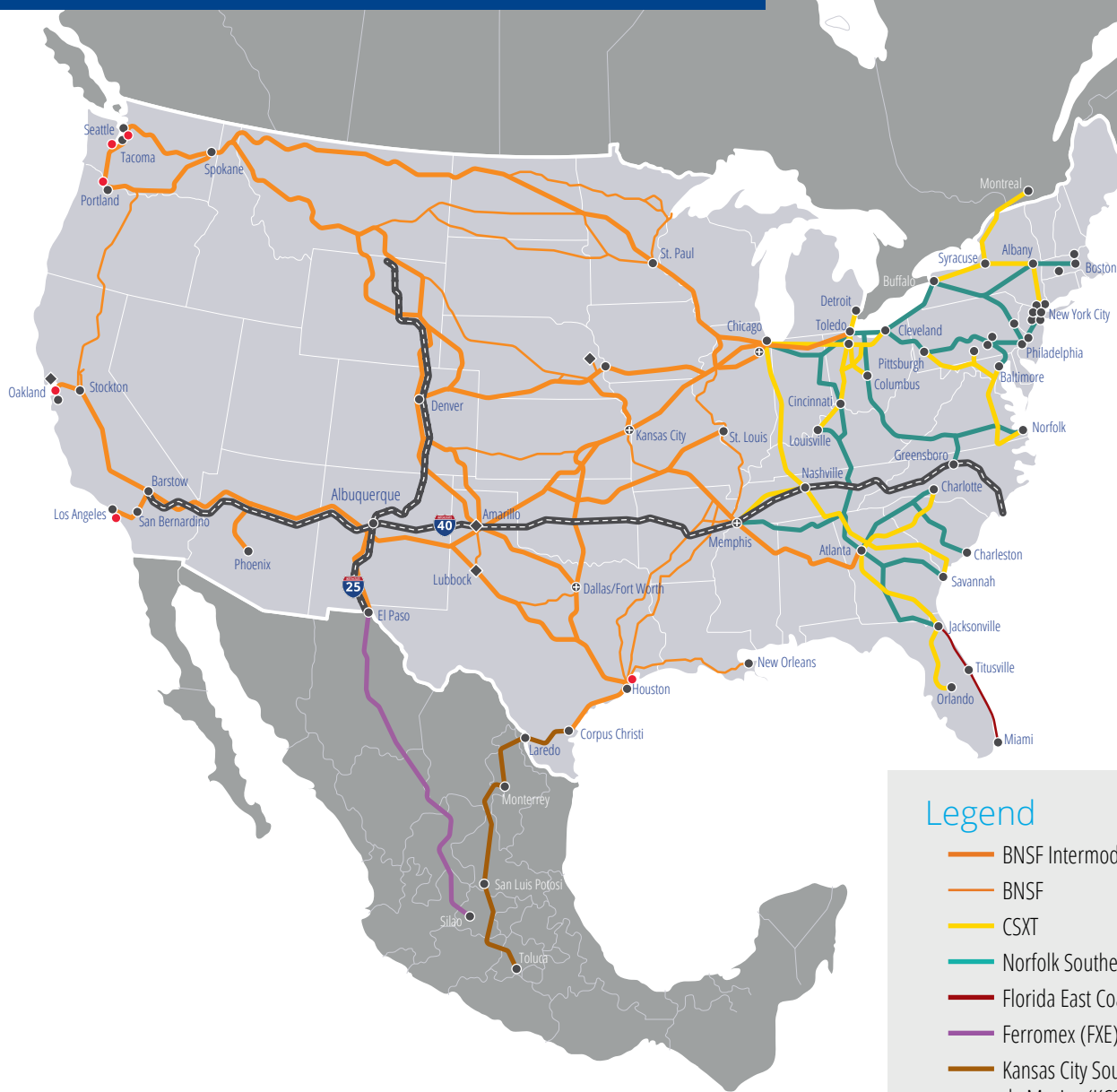
The ±61.13 acre site offers ample laydown area and space for future expansion for businesses that have long-term development plans or anticipate scaling up their operations over time.



Property Highlights

- ±61.13 acres – Rail Site
- Two #11, 136-lb rail switches approved and engineered
- Zoned [SU-IP Industrial Park](#)
- Opportunity Zone, HUB Zone & Free Trade Zone
- Lit Intersection and two points of ingress/egress
- Interstate 25 frontage
- Commercial wells, septic and water rights
- 60,000 Gallon tank
- ±25,690 SF office/warehouse building
- Reception, private and open offices, conference, and break rooms
- 3 separated warehouses, heated and cooled
- Peak roof height ±20'
Eave height ±16'
- 6 dock high with seals and levelers
- Fork lift borders
- 2 oversized grade level doors
- 150 KVA
- 277/480 3-Phase

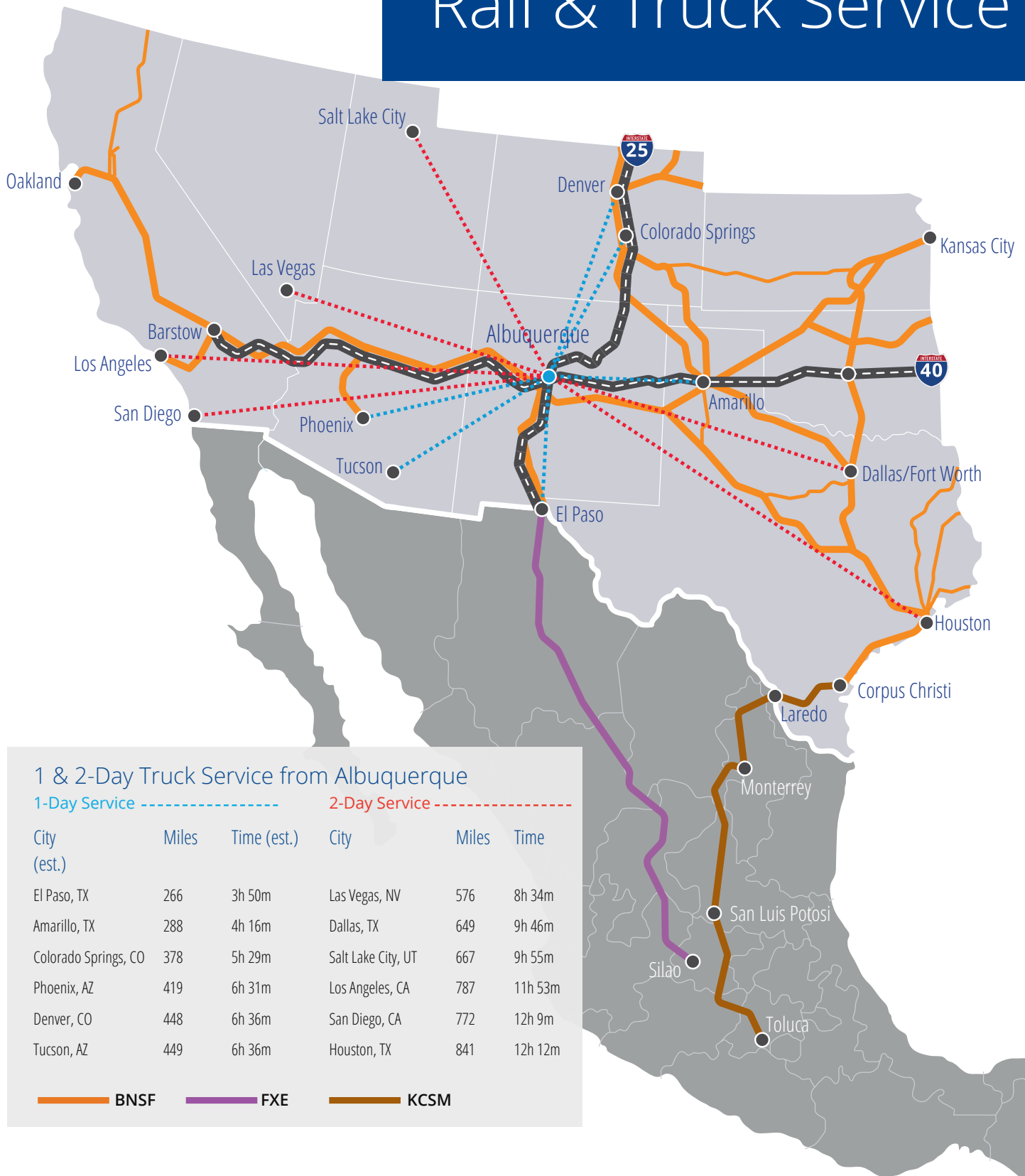
BNSF U.S. Rail Map



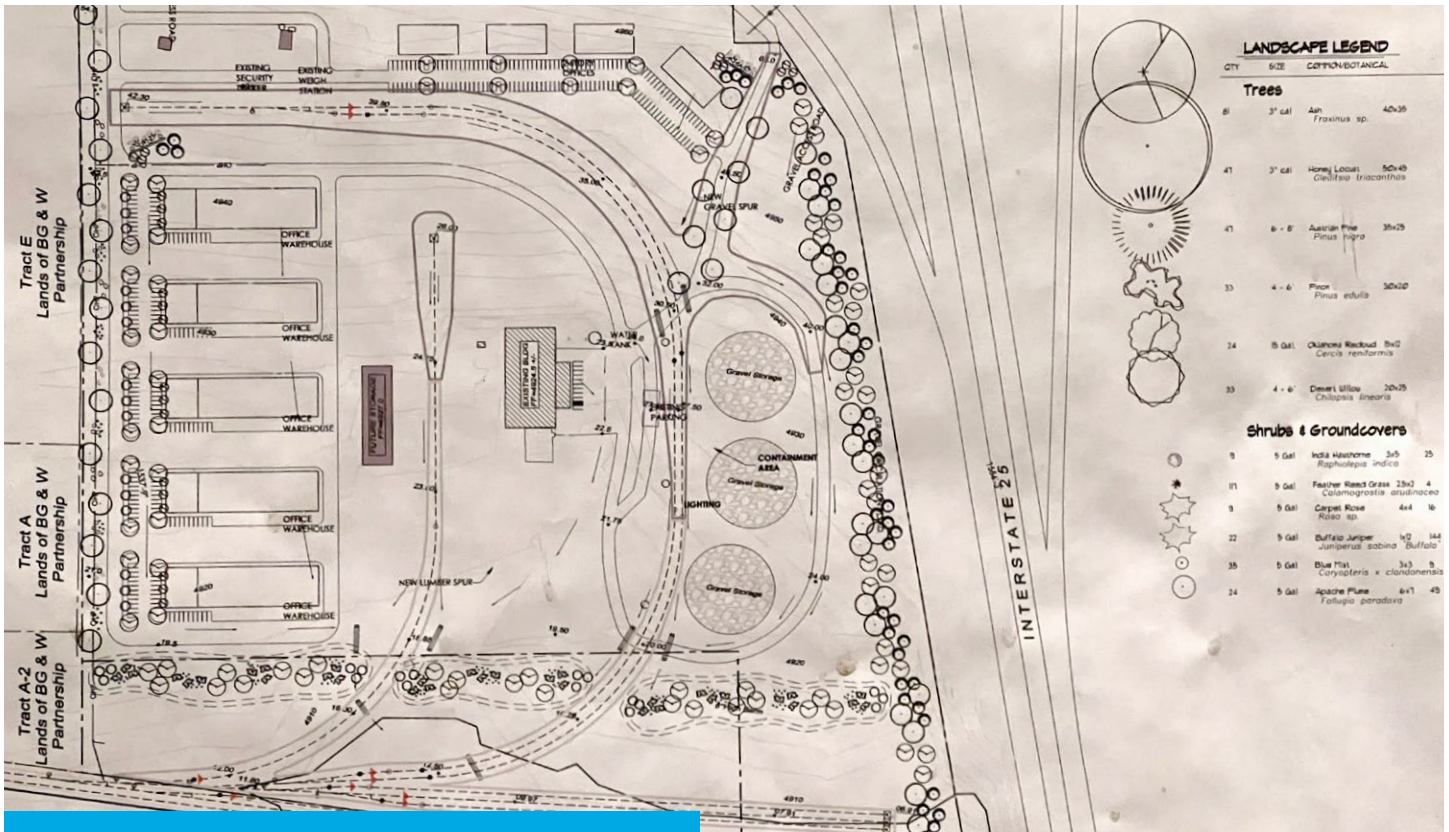
Legend

- BNSF Intermodal
- BNSF
- CSXT
- Norfolk Southern (NS)
- Florida East Coast (FEC)
- Ferromex (FEX)
- Kansas City Southern de Mexico (KCSM)
- Interstate Highway
- Intermodal Facility
- Logistics Park Facility
- Private Intermodal Facility
- Port Facility

Rail & Truck Service

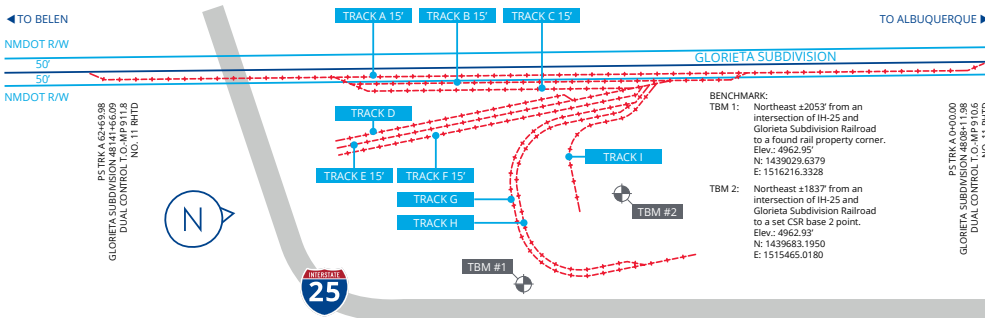


Proposed Rail Developments



Possible Transload Facility
Track, industrial buildings, storage/laydown area and offices

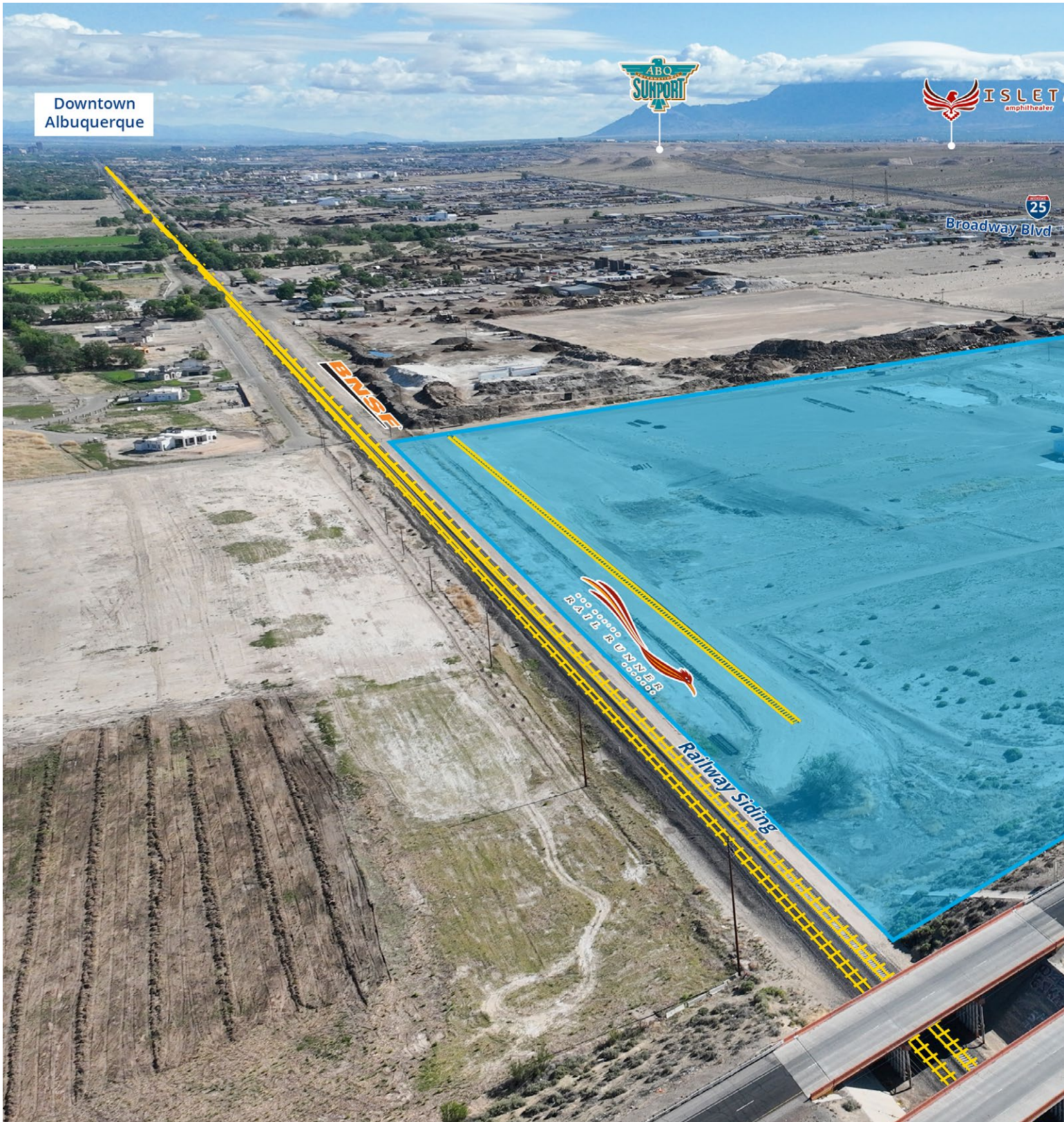




Track Information & Quantities			
Track	Total T.F.	Clear Length	Information
Track A	6269.98	5875.15	NMDOT Siding
Track B	3118.31	2734.11	Interchange/Storage
Track C	1782.94	1236.08	Interchange/Storage
Track D	1138.31	967.50	Transload/Storage
Track E	1659.92	967.49	Transload/Storage
Track F	1243.79	1072.99	Transload
Track G	2996.83	2199.72	Transload
Track H	2522.18	2140.70	Transload
Track I	1492.58	1334.49	Transload

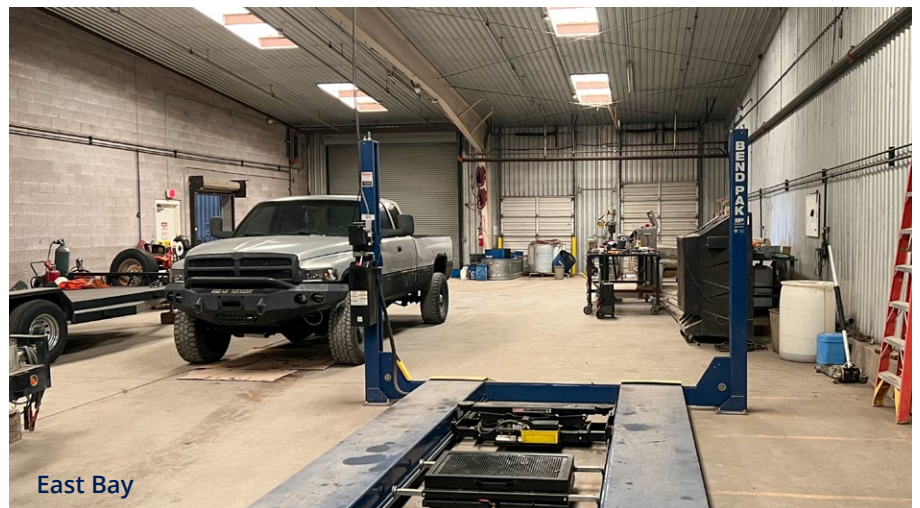
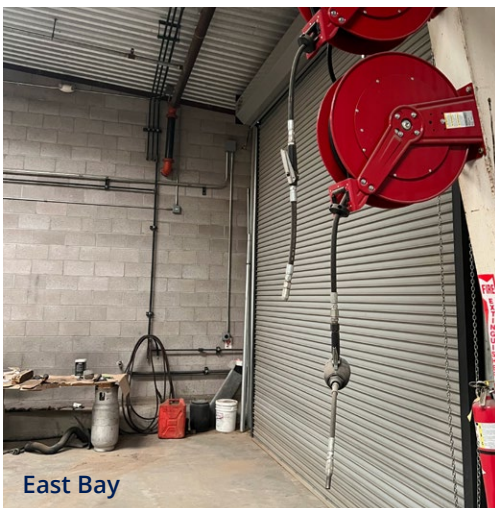


Oblique



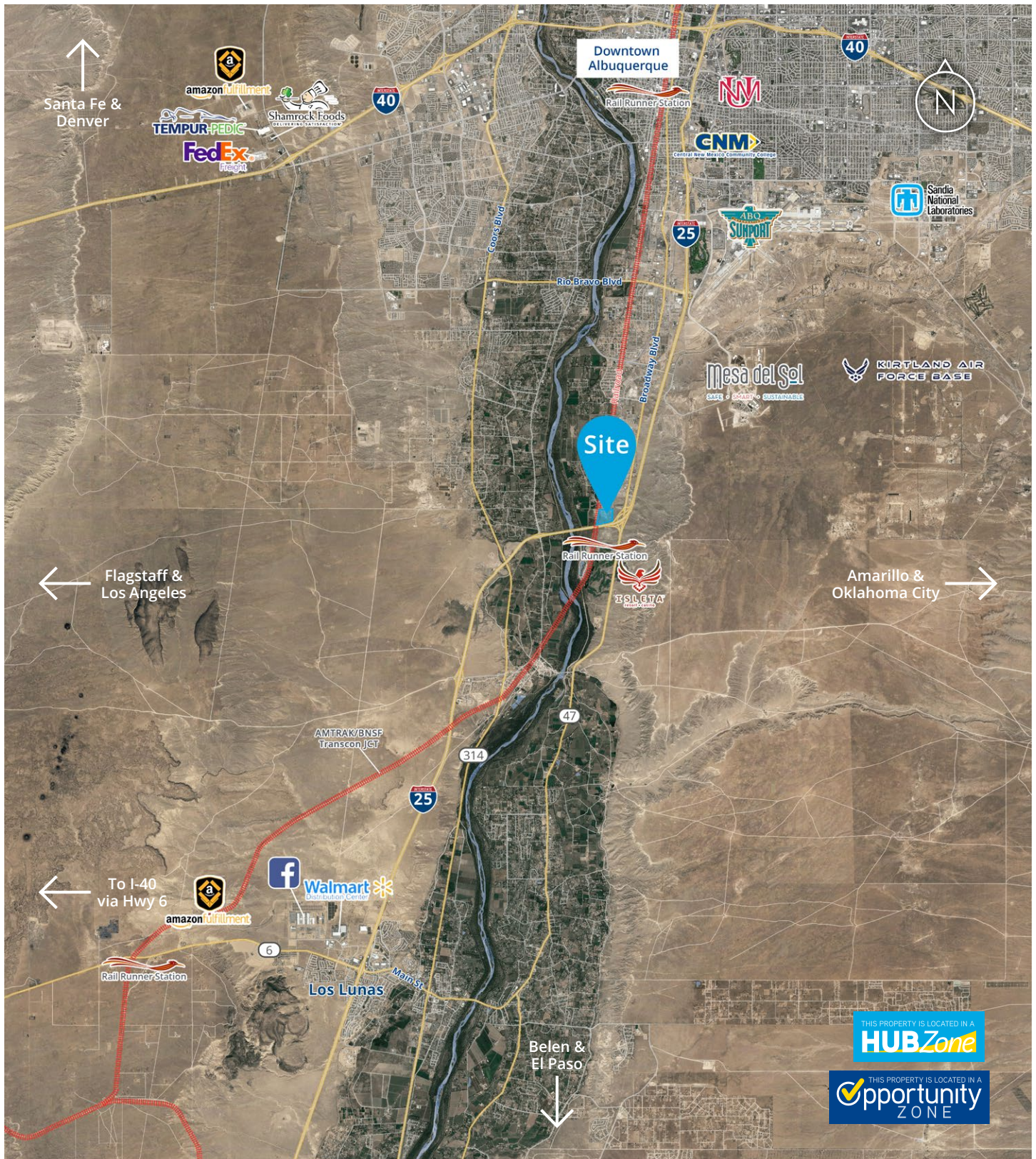


Property Photos

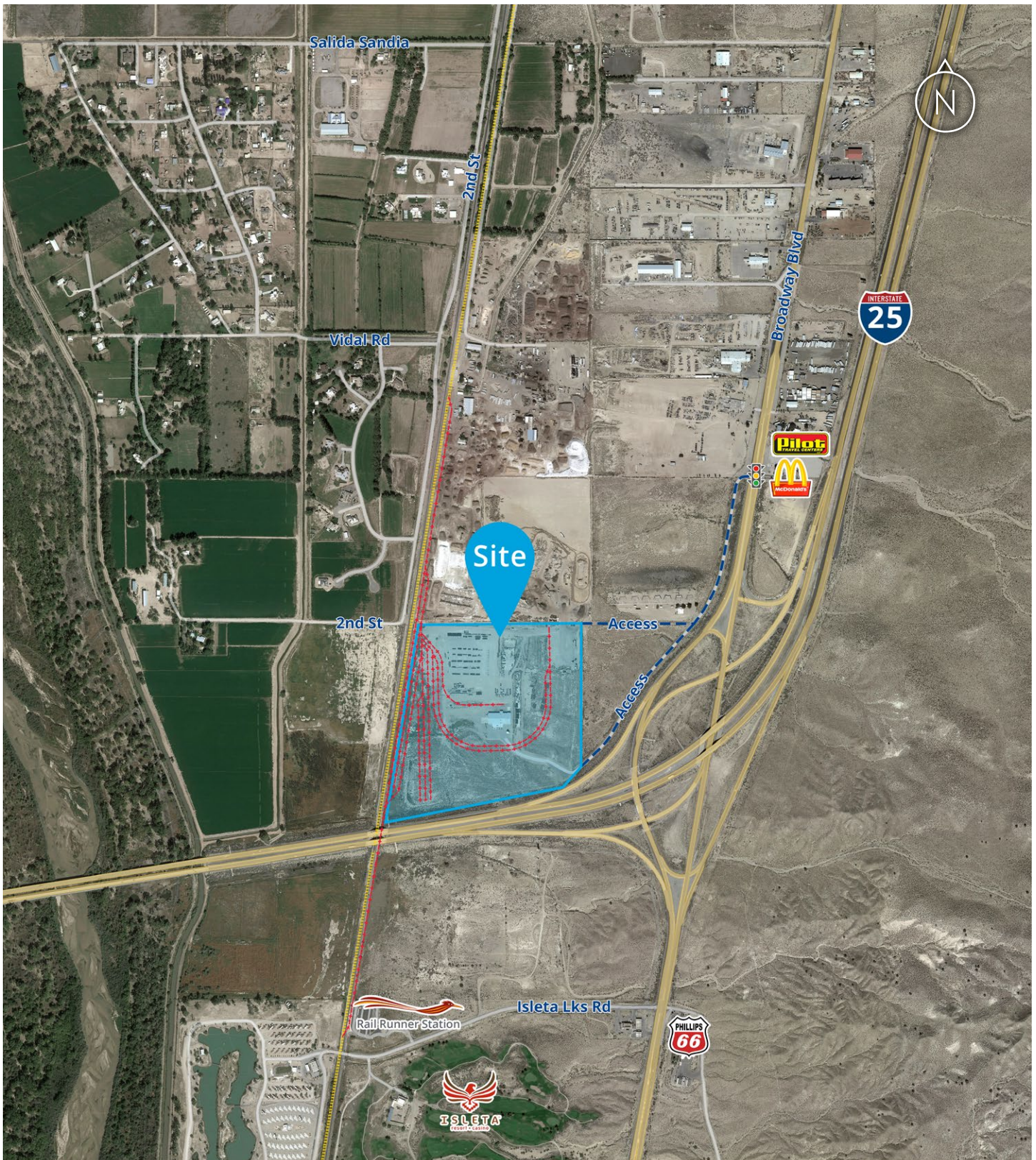




Trade Aerial



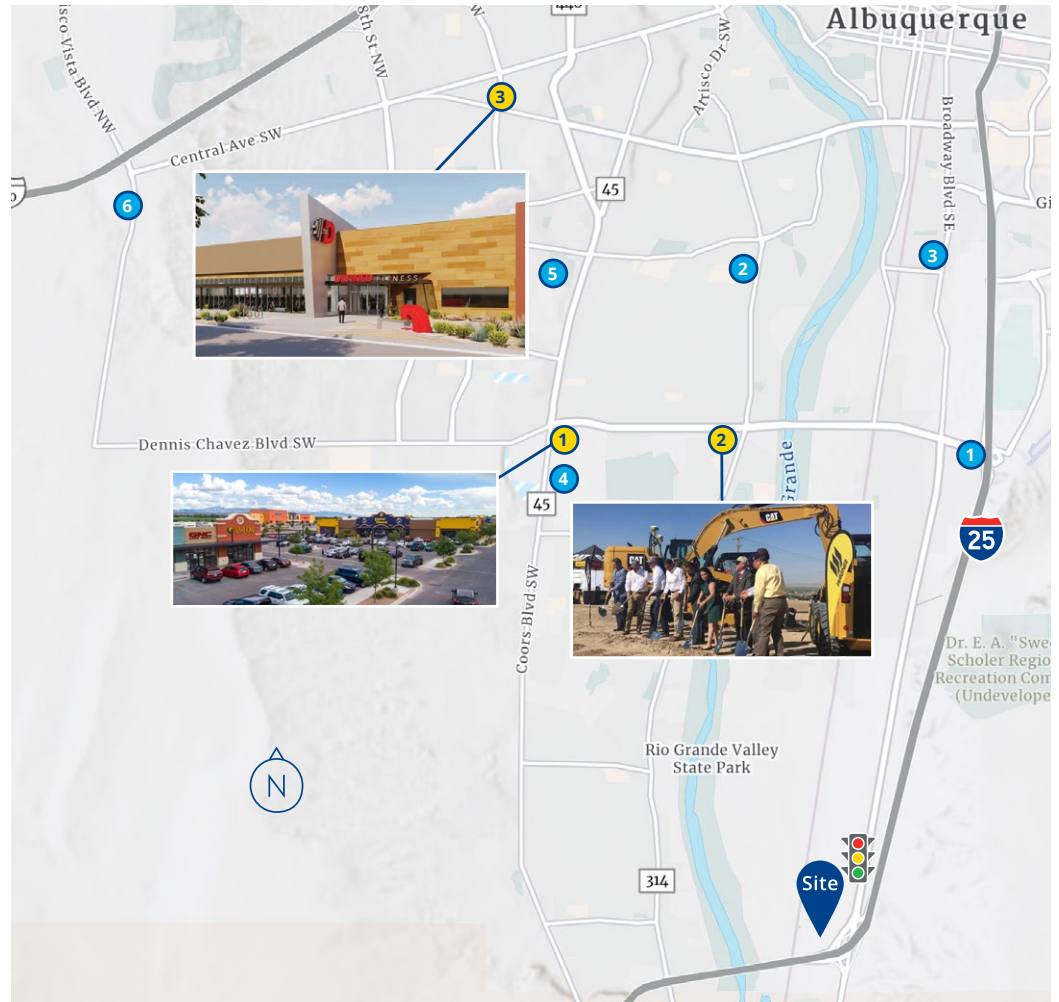
Intersection Aerial



Albuquerque South Valley

Once an old-fashioned farming community,

that grew around the fertile land beside the Rio Grande river, the South Valley is a combination of modern industry, essential development, and cultural tradition. Entertainment centers, rural farmland, 400-year-old adobes and newly built subdivisions blend together throughout the area, which is home to the nationally recognized conservation programs like the Valle de Oro National Wildlife Refuge, and internationally recognized cultural hubs like the National Hispanic Cultural Center.



Traditional Mexican and New Mexican restaurants make popular eateries, but the area of nearly 120,000 residents is underserved by restaurants and retail in general. Small businesses can take advantage of the South Valley Economic Development Center, which offers incubation and support programs for entrepreneurs in the area. An abundance of undeveloped vacant land makes this submarket a unique opportunity for industrial and manufacturing businesses looking to enter the Albuquerque market.

New and Exciting

- ① **Las Estancia Shopping Center**
Coors Blvd. & Rio Bravo Blvd. Includes a new theater, Presbyterian Hospital, and retail.
- ② **Wagner Equipment Co.,**
Rio Bravo Boulevard and I-25. Caterpillar equipment supplier building a 200,000 SF industrial facility.
- ③ **Unser Crossing,** Central Ave, Bridge Blvd & Unser Blvd. Retail business park featuring a Defined Fitness, CVS and McDonalds.

Recently Completed

- ① **I-25 and Rio Bravo Interchange,**
New interchange to reduce congestion and improve traffic flow.
- ② **South Valley Farm Hub,** 1925 Citation Dr SW.
A nonprofit farm and greenhouse teaching about sustainable farming.
- ③ **Rio Grande Service Center Pet Food and Supply Distributor,** 3005 Broadway Blvd SE. Family owned pet food and pet supply distributor.

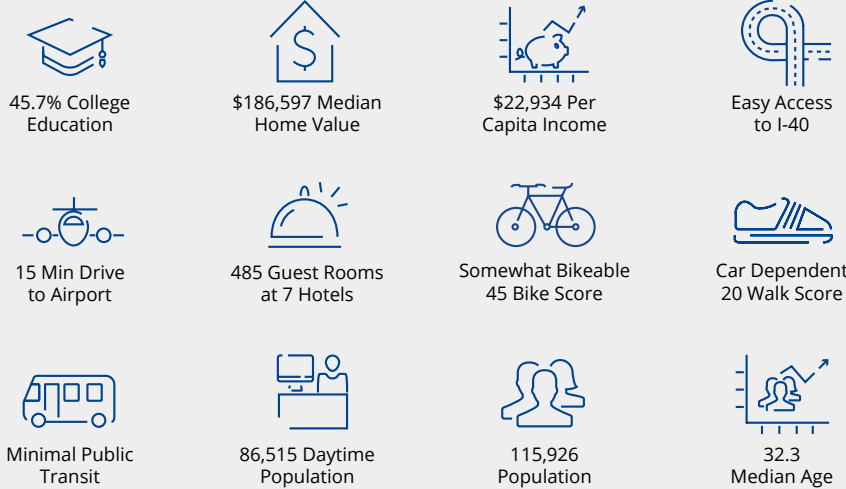
Projects Underway

- ④ **Blue Cross and Blue Shield of New Mexico,** 3925 Estancias Way. Health and wellness center. Construction to begin in January 2024.
- ⑤ **Tom Tenorio Park,** 2900 Arenal Rd SW. Phase II of renovations to construct additional parking lots and improvements to lighting, fencing, and fields.

Proposed Projects

- ⑥ **Santolina,** SW of I-40 and 118th Street. Master-planned community spanning 13,700 acres. Including retail, restaurants, and residential.

South Valley Demographics



Albuquerque Total Square Feet
109.6 Million



Top 5 Biggest South Valley Employers



Bueno Foods Inc.
400 Employees



Long Beach Engineering
380 Employees



Aui Inc.
308 Employees



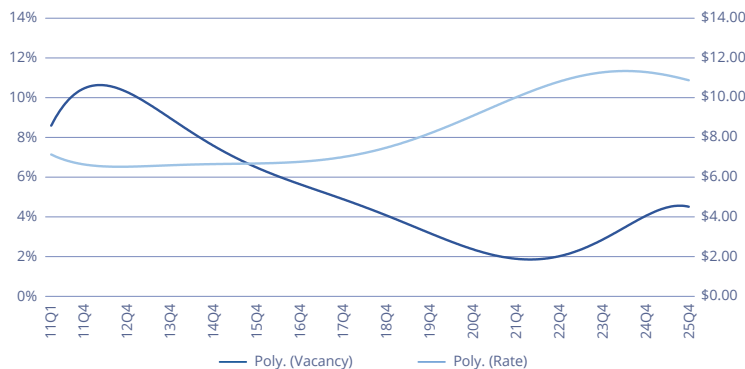
Walmart
300 Employees



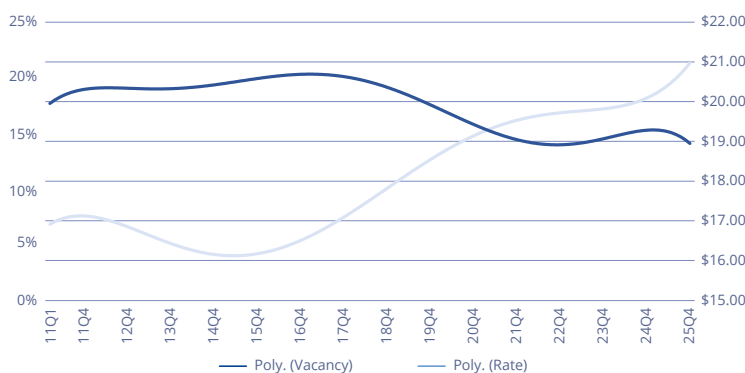
US Foods Distribution
280 Employees

Albuquerque Trend Lines for Vacancy & Rates

Industrial Vacancy and Rates



Office Vacancy and Rates



South Valley Recent Development

- Aspire**, DR Horton. Actively building.
- Sage Park**, Stillbrooke Homes. Coming soon.
- Joya Escondida Community**, Twilight Homes. Completed.
- Santolina**, Master Planned. Coming soon.



Court Directed Sale. Seller is a Debtor in Possession

- 1. Notice to Creditors.** This sale is expressly contingent upon notice to all creditors and parties in interest of this proposed private sale pursuant to Fed. R. Bankr. P. 6004(a).
- 2. Bankruptcy Code.** This sale is expressly subject to the terms and provisions of the Bankruptcy Code, is subject to higher and better offers as provided therein and is contingent upon entry of an order pursuant to 11 U.S.C. §363 authorizing the sale to Buyer. Seller shall seek Bankruptcy Court approval when this Contract and any related Contracts, if applicable, have been fully executed and the deposit has been paid. If the Bankruptcy Court does not approve the sale to Buyer by entry of an order approving the sale, this Contract shall terminate, Buyer shall not be obligated to proceed with the purchase, and Seller shall refund the deposit to Buyer. Thereafter, the parties shall be relieved and discharged of any further liability hereunder. Buyer understands that other parties may present higher or better offers for the Property until the court hearing on the proposed sale takes place. If a higher offer is presented, Buyer shall be given the opportunity to present a new offer for the Property with the understanding that the Bankruptcy Court will approve the highest and best offer presented.
- 3. Bankruptcy Court Jurisdiction.** Buyer submits to the personal jurisdiction of the United States Bankruptcy Court for the District of New Mexico to resolve any dispute that may arise under this agreement and further agree that this agreement and any related documents effecting the contemplated transactions are, and shall be deemed to be, a contract entered into under and pursuant to the laws of the State of New Mexico, and shall be governed, construed applied, and enforced in accordance with the laws of that state, the approval order and applicable provisions of the Bankruptcy Code.
- 4. Terms of Sale.** This sale will be made free and clear of all liens, claims, interests and encumbrances, with valid liens, claims, interests and encumbrances, if any, to attach to proceeds pursuant to 11 U.S.C. §363(f).
- 5. Quality of Title.** This sale will be made pursuant to an order of the Bankruptcy Court authorizing the sale free and clear of all liens and ownership interest pursuant to 11 U.S.C. § 363.

For more information, please contact:

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Accelerating success.

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