

**9.8 ACRE / M-1
IMPROVED PARCEL**

**300 S. Compress Road
Las Cruces New Mexico**



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300 S. Compress Road

project overview

- 9.8 ± Acre Parcel
- M-1 Zoning
- All Public Utilities On-Site
- Six Foot Perimeter Security Fence
- 1 1/4 Mile To Interstate Access
- Rail-Spur
- 2,880 SF Office Building
- Various Warehouse Structures
- Annual Taxes: \$7,700. ±
- Antenna (Lease Income): \$1,000. Per Month

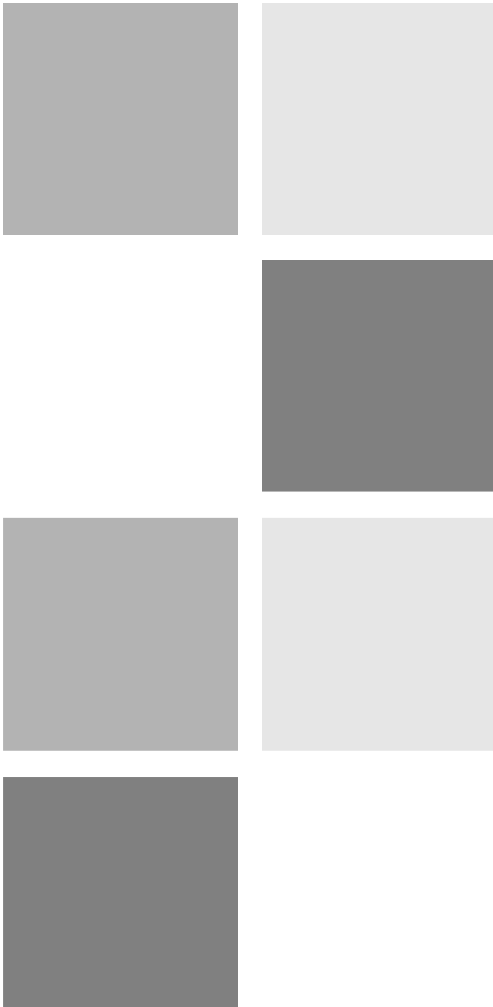
sales price:

\$1,600,000.

Additional information available upon request:

- Preliminary Title Commitment
- Las Cruces Economic Profile

300 S. Compress Road
 9.84 ± Acre Parcel Site Plan
 w/ Improvements

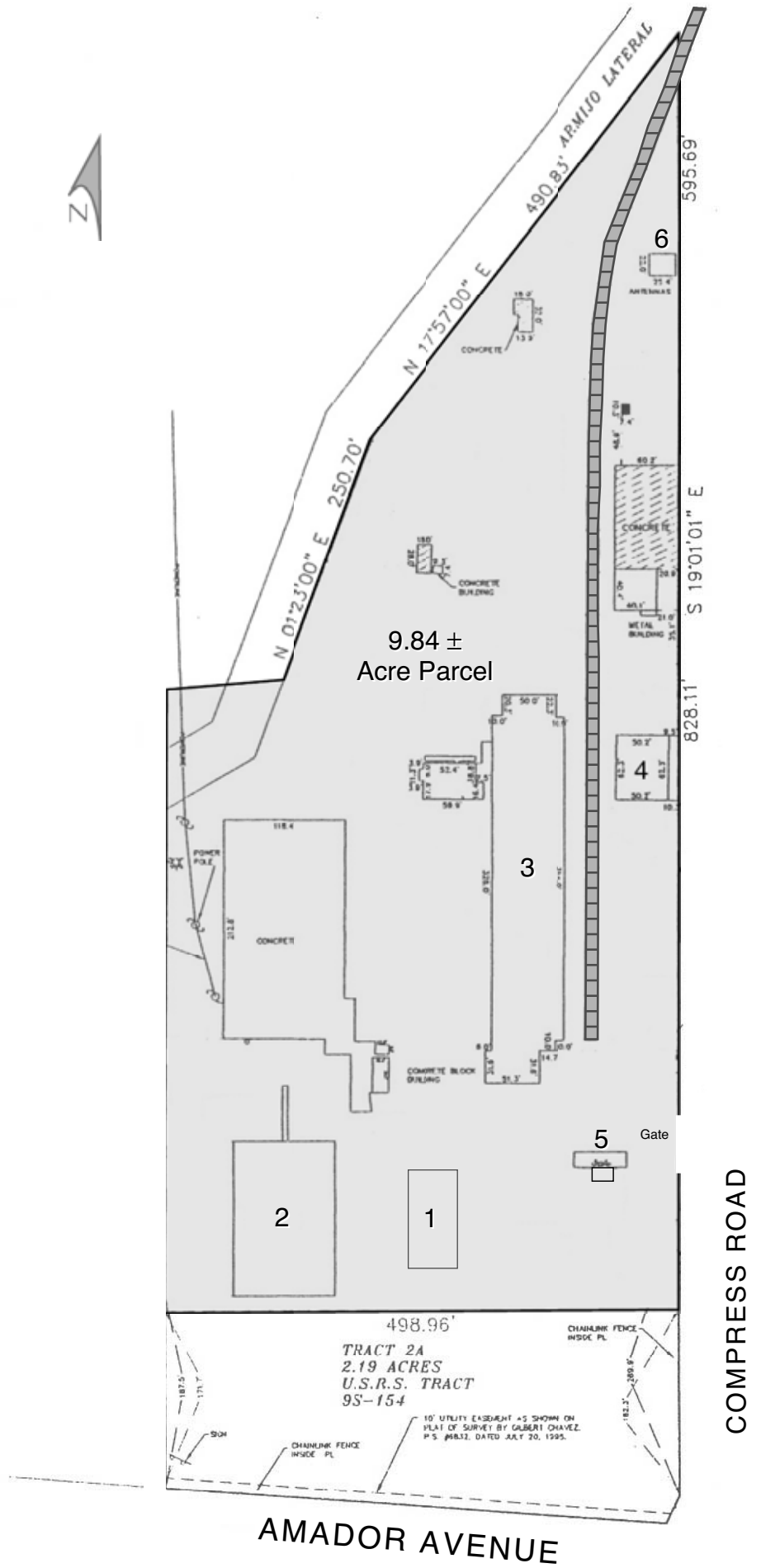


Legend

- 1 - Office 2,900 ± SF
- 2 - Warehouse 15,000 ± SF
- 3 - Covered Shed 25,300 ± SF
- 4 - Metal Building 3,100 ± SF
- 5 - 60' Truck Scale
- 6 - Antenna (Lease)

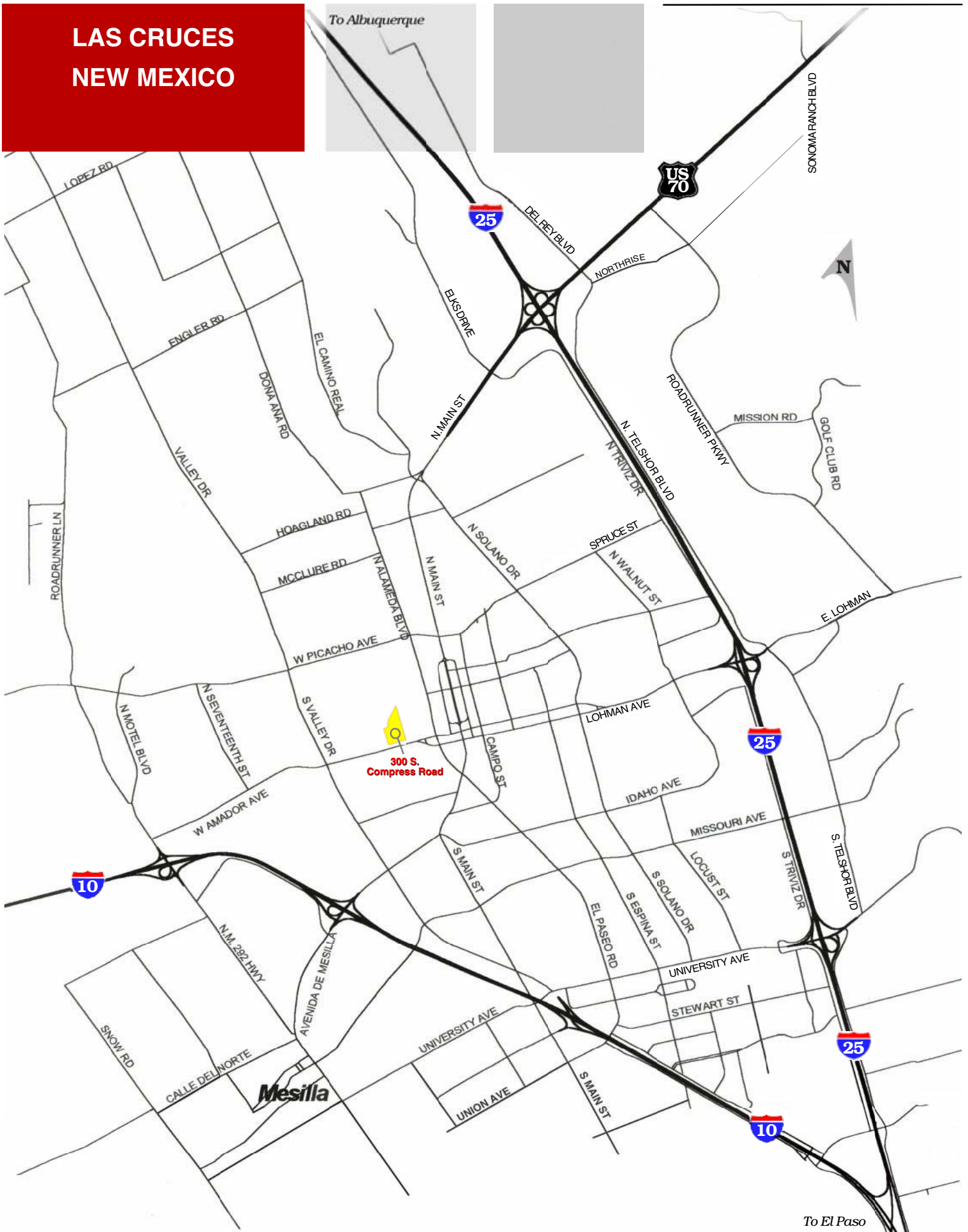


Rail Spur



LAS CRUCES NEW MEXICO

To Albuquerque



To El Paso

WEST-CENTRAL LAS CRUCES

