

For Lease

Industrial Warehouse

+/-40,000 SF | May be subdivided into +/-20,000 SF Spaces



875 W. Amador Ave.

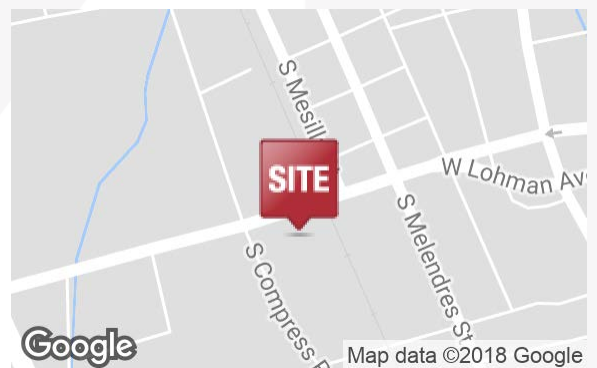
Las Cruces, New Mexico 88005

Property Highlights

- LAND SIZE: +/-2.1 Acres
- ZONING: M-1
- BUILDING SIZE: +/-40,000 SF
- CEILING HEIGHT: 20' - 26'
- May be sub-divided into 20,000 SF lease spaces
- Tilt-up Concrete Construction
- New Insulation | New Concrete Flooring | New Roof | New Landscaping
- New ESFR Fire Suppression System
- Multiple roll up doors
- Multiple new truck docks
- New large parking area under construction | Potential Fenced Yard Available
- Underground ponding has been installed to increase parking spaces and allow for a more efficient truck traffic pattern for loading and unloading
- Rail Spur Service (currently inactive) with adjacent Loading Dock (4'x160')
- Traffic Count: 16,909 VPD | Amador Ave. & Compress Rd.

OFFERING SUMMARY

Lease Price	\$6.00 PSF/yr. (NNN)
Land Size	2.1 Acres
Building Size	+/-40,000 SF



For more information

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Additional Photos

