



## 124 Westgate Street

Las Cruces, New Mexico 88005

### Property Highlights

- 1.89 +/- acre lot
- Fully fenced yard
- Zoning: M1
- 14' Clear Height
- Twelve (12) 10x10 Roll Up Doors: six on each side for drive through access
- Two (2) 16x12 Roll Up Doors (Drive Through Bays)
- Two (2) 10x12 Roll Up Doors (Drive Through Bays)
- Additional 1.5 +/- acres for Lease adjacent to property (approx. highlighted in yellow)

### Offering Summary

<b>Lease Rate:</b>	\$8.50 NNN
<b>Building Size:</b>	8,500 +/- SF

### For More Information

**Randy McMillan, CCIM, SIOR**

O: 575 521 1535  
randy@1stvalley.com

**Jacob Slavec, SIOR**

O: 575 521 1535  
jacob@1stvalley.com

**Jay Hill**

O: 575 644 5570  
jay@1stvalley.com | NM #REC-2022-1237











