

# For Sale

**NAI 1st Valley**  
Commercial Real Estate Services, Worldwide.

Office/Warehouse

8 ± Acres



## 533 N 17th St

Las Cruces, NM 88005

### Offering Summary

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**Sale Price** \$2,500,000

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**Lot Size** 8 ± Acres

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**Building Size** 19,418 ± SF

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### Property Highlights

- Zoning: M-1
- Located in the heart of the industrial market
- Fully fenced (razor-wire)
- Good access from Interstate 10
- Clear height: 14' - 18'
- Three (3) 12' x 14' drive-through grade level roll up doors
- Ten (10) 12' x 14' grade level roll up doors
- Includes a single bay truck wash

For more information:

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1155 S Telshor Blvd  
Las Cruces, NM 88011  
(575) 521 - 1535  
[1stvalley.com](http://1stvalley.com)

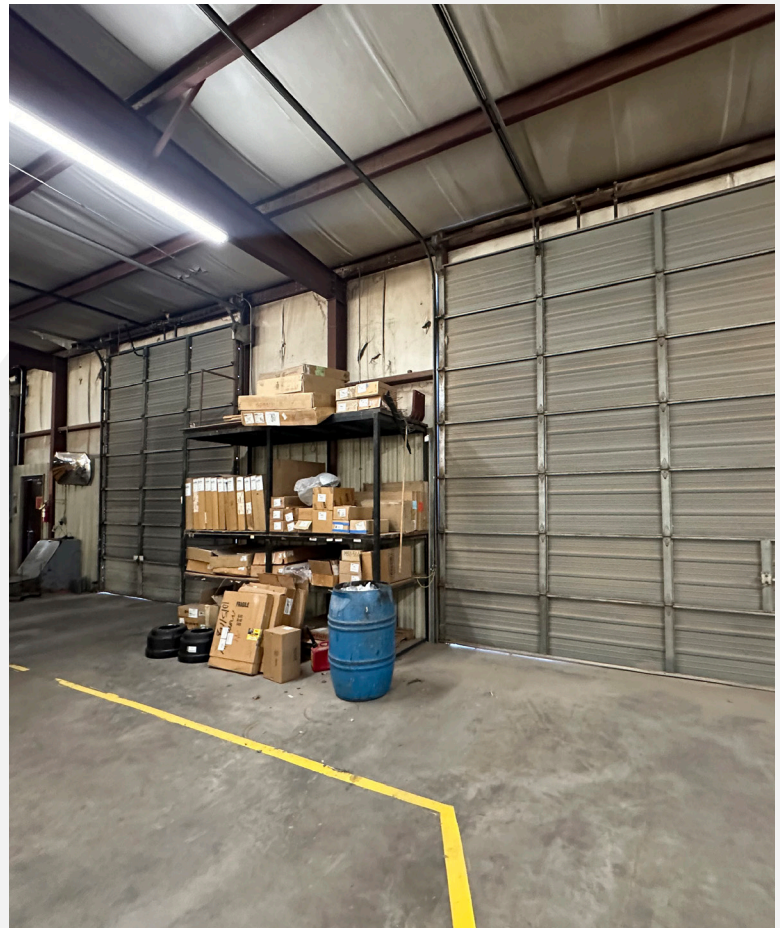
## Additional Photos



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## Additional Photos

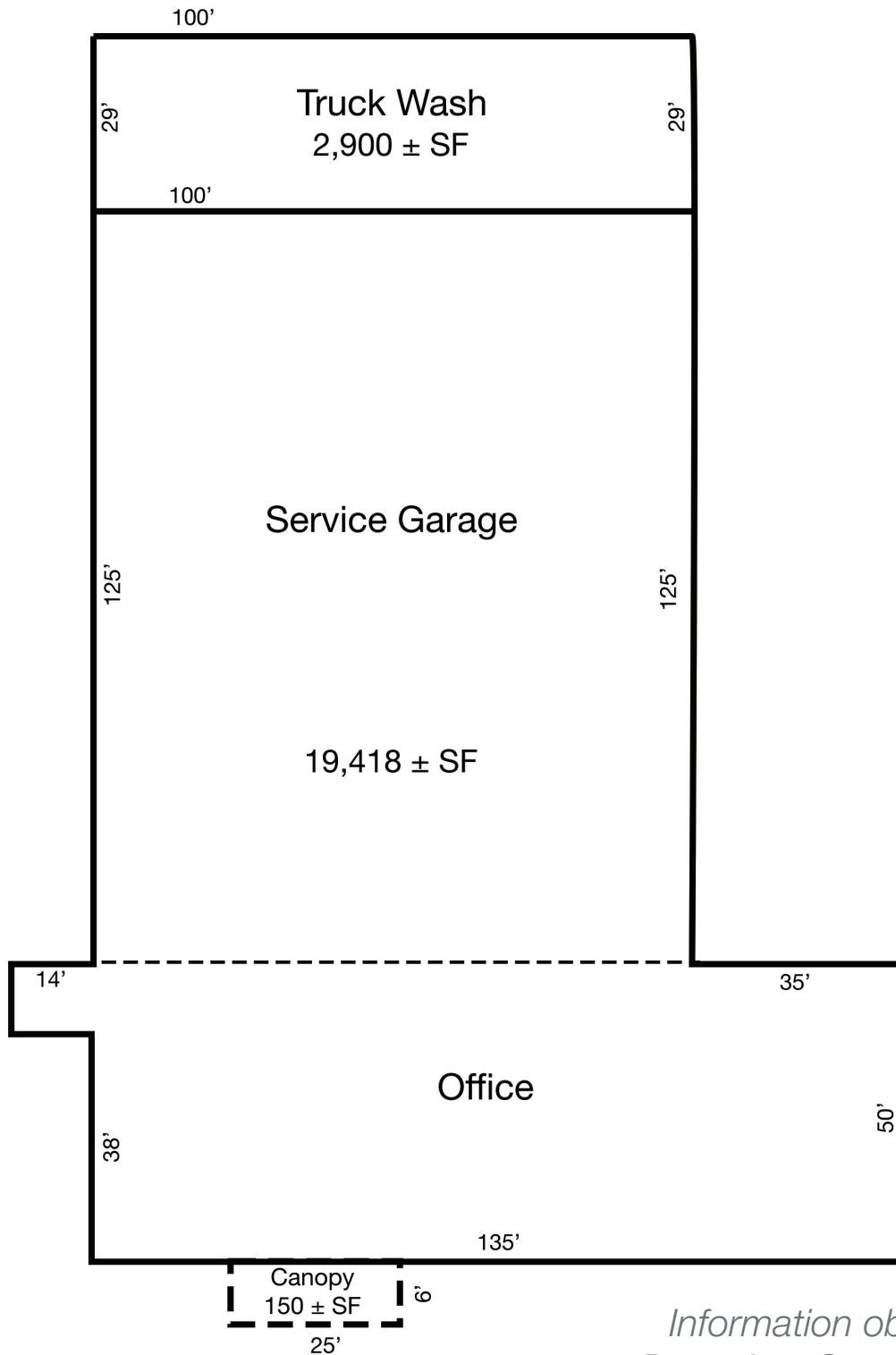


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## Building Floor Plan

*\* Not to scale. For visual aid purposes only.*



*Information obtained from  
Dona Ana County Assessor*

## Aerial View



## Demographics

1 Mile    10 Miles    30 Miles

	1 Mile	10 Miles	30 Miles
Population	5,600	136,235	204,393
Total Households	2,092	58,727	83,440
Average HH Income	\$35,877	\$57,633	\$54,728



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