

# For Lease

# NA 1st Valley

Commercial Real Estate Services, Worldwide.

## Industrial Space



## 2321 Westgate Ct

Las Cruces, NM 88001

### Offering Summary

Lease Rate	\$8.50 PSF (NNN)
Available Space	3,000 - 6,000 ± SF
Lot Size	1.17 ± AC

For more information:

**Jacob Slavec, SIOR**

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[jacob@1stvalley.com](mailto:jacob@1stvalley.com)

### Property Highlights

- 3,000 - 6,000 ± SF available
- Zoning: M-2
- Fenced yard
- Great parking and access
- 16' - 20' Clear Height
- Four (4) Ground Level Roll-up Doors
- Heating and cooling includes evaporative air for the shop environment and refrigerated air for office areas
- Exposure to Amador Avenue traffic
  - o Traffic count: 13,824 VPD
- Excellent access to Interstate 10
- Owner/Broker

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd  
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(575) 521 - 1535  
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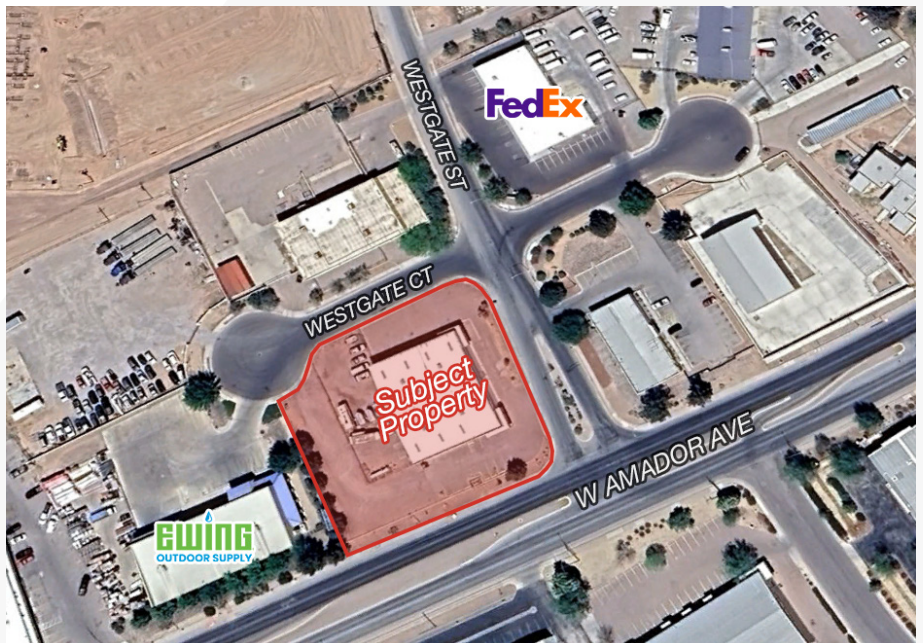
## Available Spaces



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