

# For Lease | Office/Warehouse Space

# 1st Valley



## 955 S Valley Drive Las Cruces, NM 88005

### Property Features

Lease Rate	\$4,500/month (MG)
Warehouse Space	1,150 ± SF
Office Space	1,150 ± SF

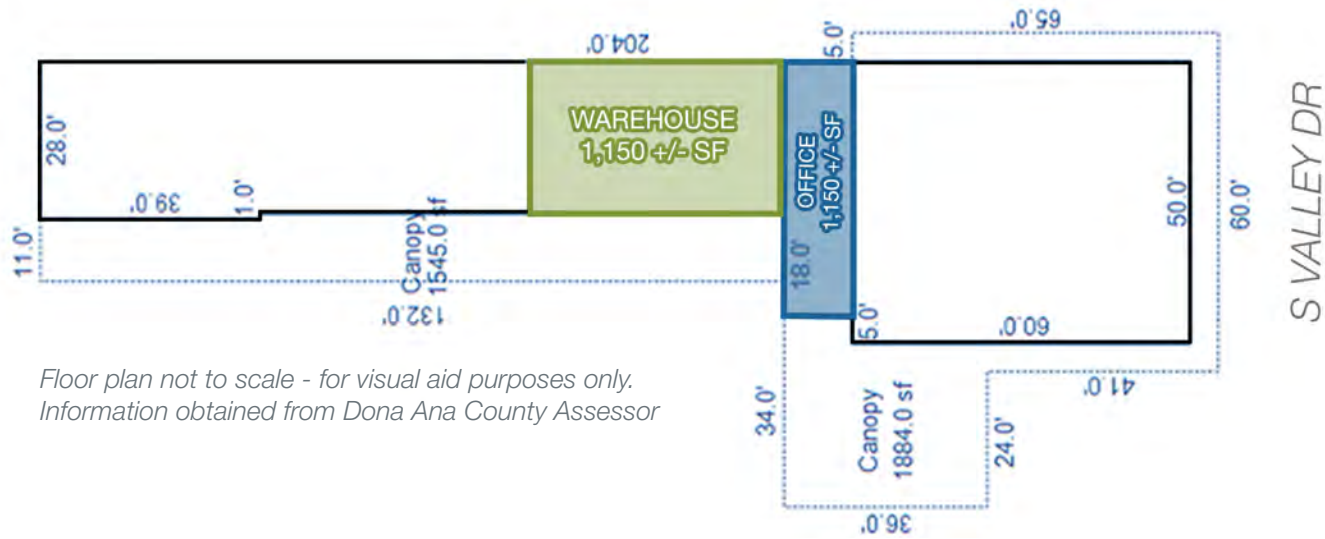
- Total available space: 2,300 ± SF
- 4 (four) bays
- 3 (three) lifts
- 2 (two) offices
- Waiting room
- Located behind Cornerstone Auto Sales

**Jessie Carreon**  
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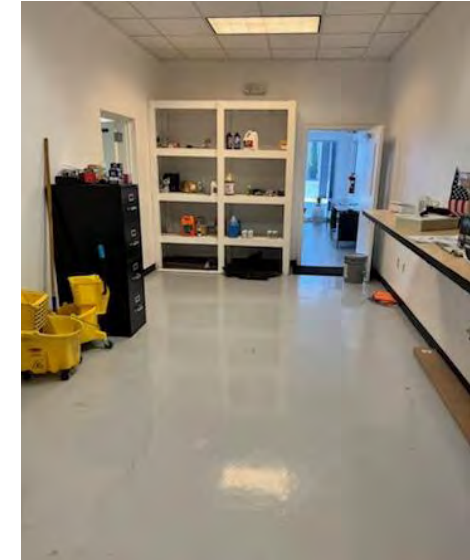
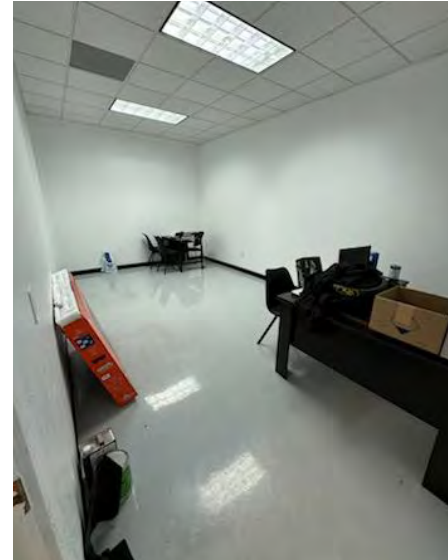
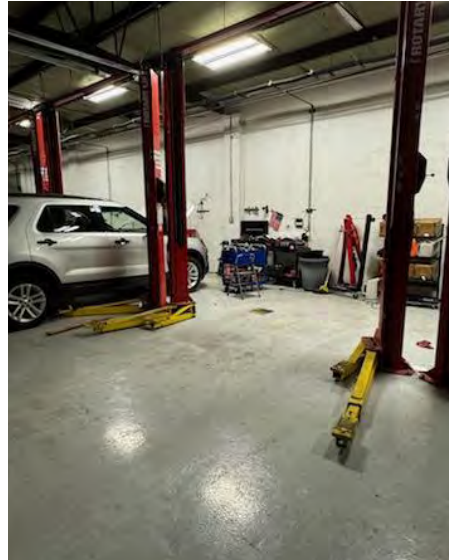
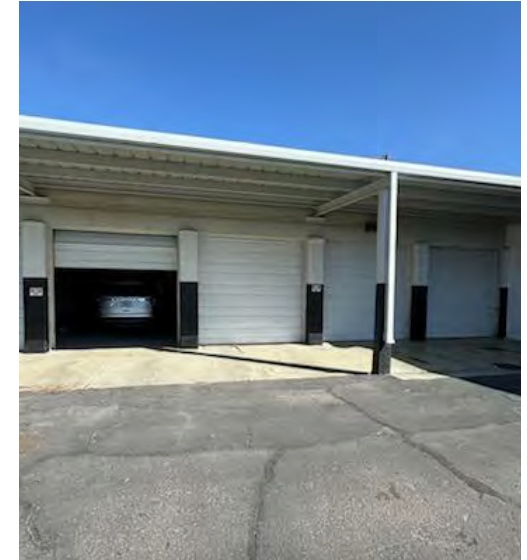
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1155 S Telshor Blvd  
Las Cruces, NM 88011  
575.521.1535  
[1stvalley.com](http://1stvalley.com)

# Additional Photos



Floor plan not to scale - for visual aid purposes only.  
Information obtained from Dona Ana County Assessor



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# Location



## Las Cruces Demographics

Population	113,881
Total Households	47,379
Average HH Income	\$50,372

Source: US Census Bureau, 2022

## Nearby Traffic Counts:

S Valley Dr - 20,854 VPD

Source: NMDOT, 2023

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

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