

# For Sale or Lease



## Office/Warehouse/Distribution Center



505 Venture Drive  
Las Cruces, NM 88007

## Property Features

Warehouse Size	40,020 ± SF
Office Size	5,030 ± SF
Lot Size	15 ± Acres

- Clear Height - 26' to 27'
- Two (2) 5-ton cranes
- Four (4) drive through roll up doors on the North and South side of the warehouse
- Nine (9) total grade level doors
- 800-amp, 3-Phase-4-wire, 480-Volt electrical service
- 2500 KVA Transformer
- HVAC in office

For more information:

**Jacob Slavec, SIOR**

C: 575.644.8529

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

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  
Las Cruces, NM 88011  
(575) 521 - 1535  
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# Additional Information

- Steel building constructed in 2009 containing a total of 45,050 sq.ft. of space
- Strategically located in the Las Cruces Innovation & Industrial Park
- 0.5 miles for 1-10, Highway 70, and easy access to I-25
- Approx. 50 miles to the San Jeronimo / Santa Teresa Port of Entry

## For Sale

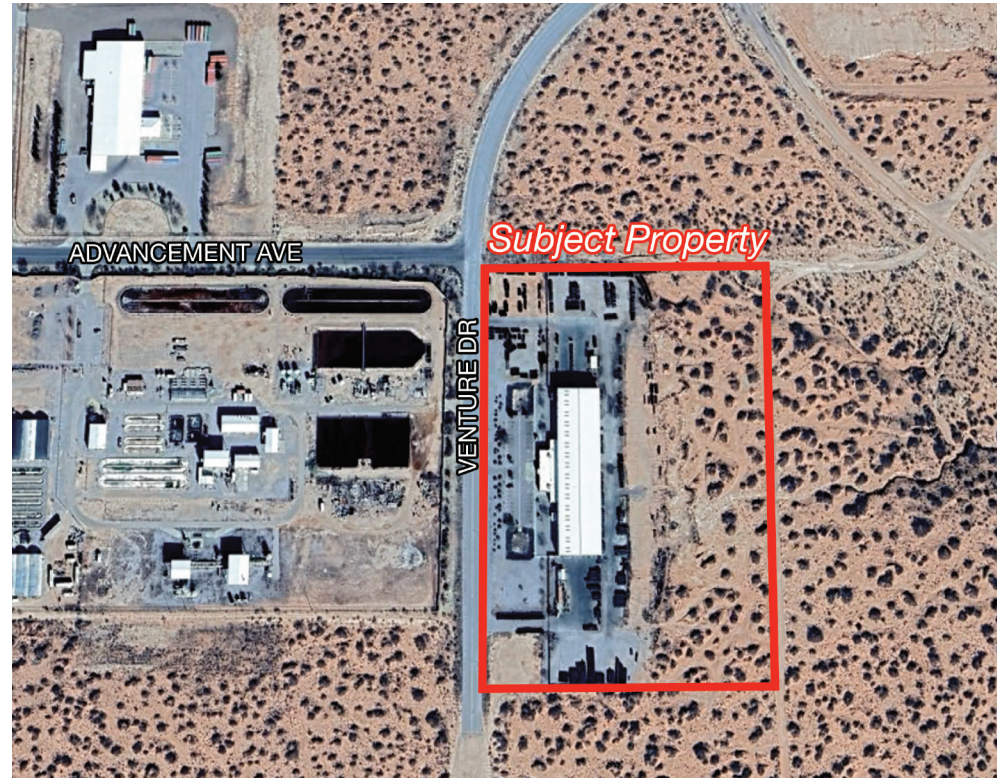
Sale Price	\$3,900,000.00
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## For Lease

Office Lease Rate	\$12 psf/yr
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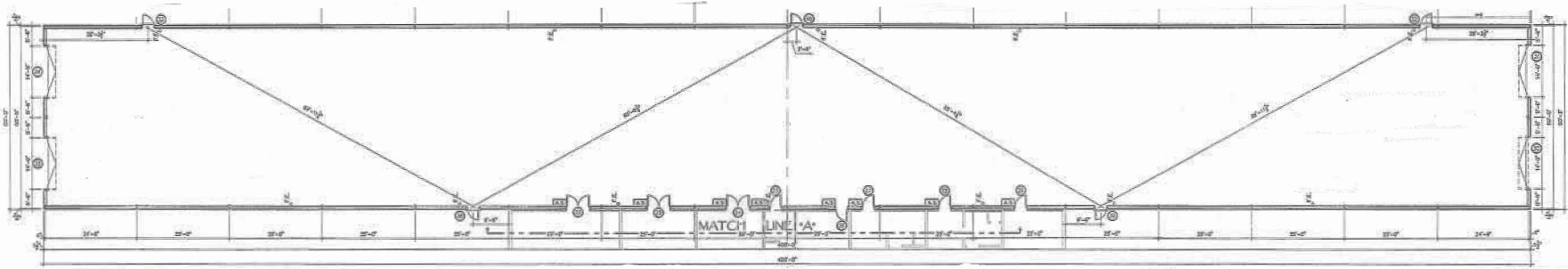
Warehouse Lease Rate	\$5.50 psf/yr
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Lease Type	NNN
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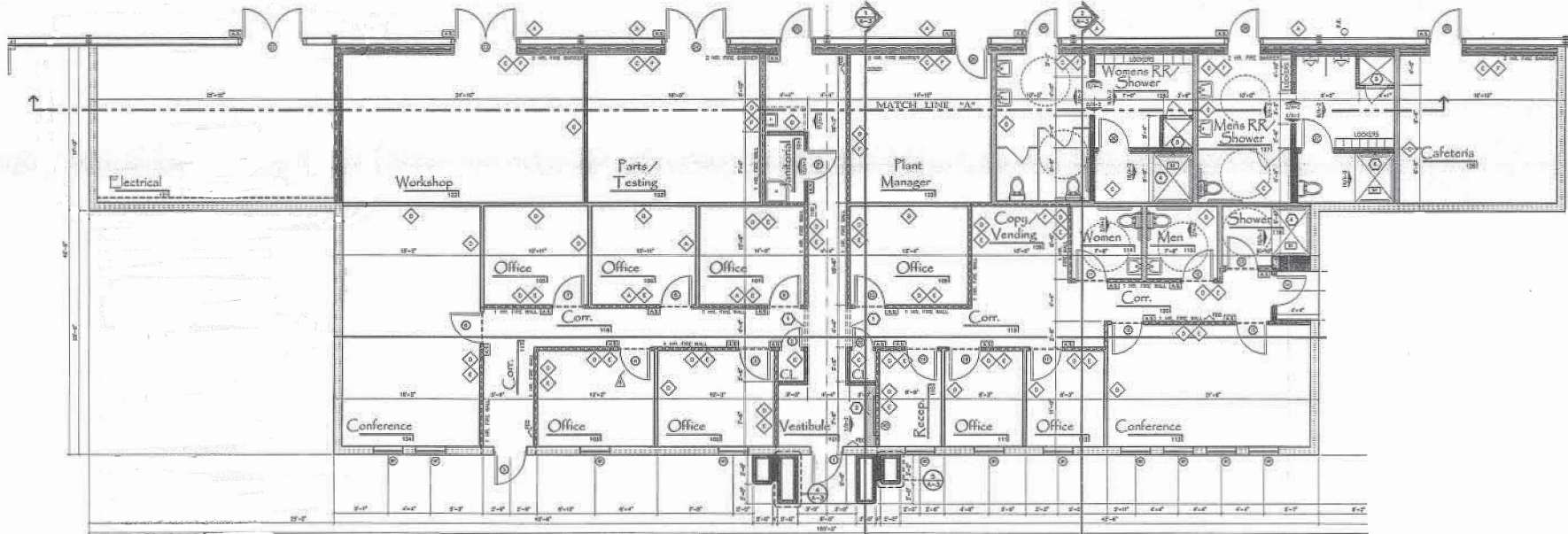


# Building Floor Plan

Warehouse - 40,020 ± SF



Office - 5,030 ± SF

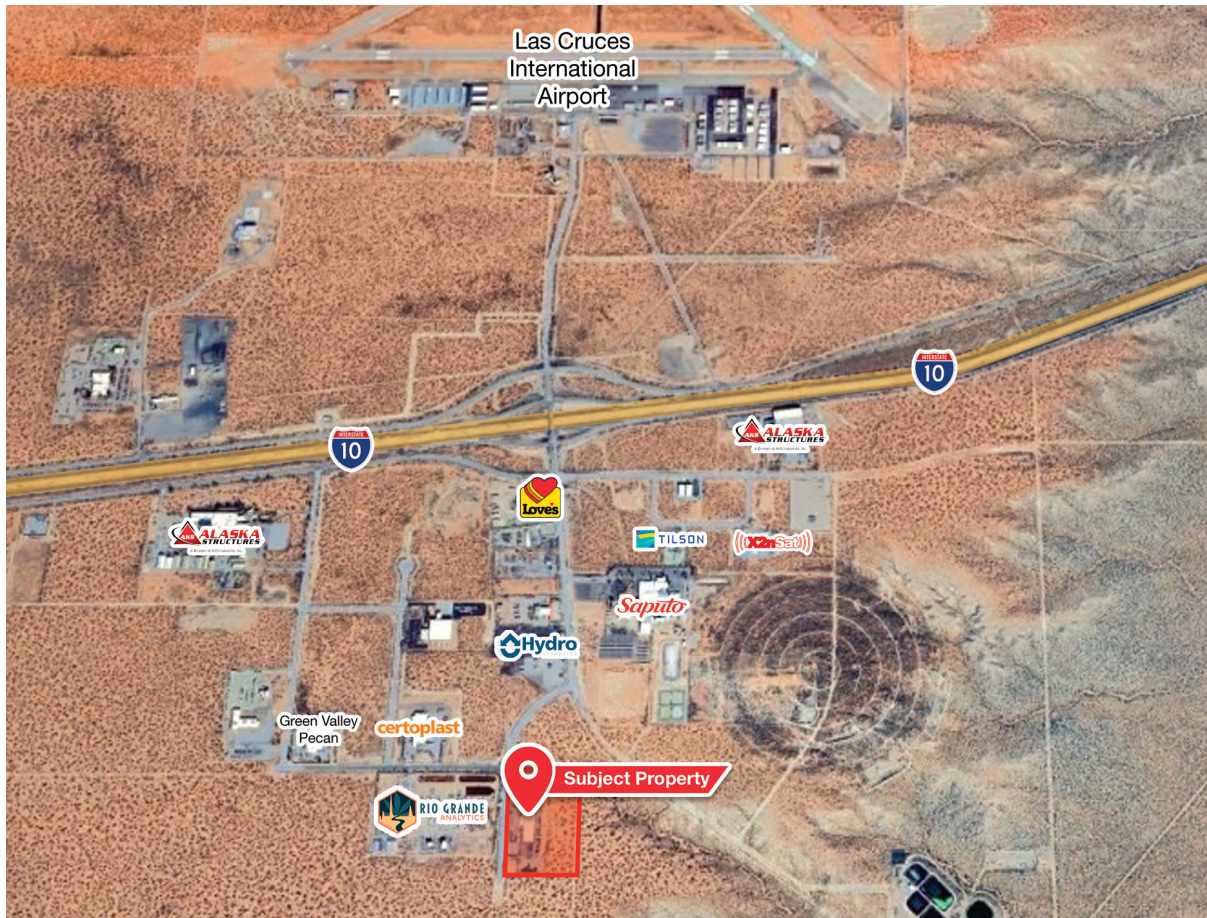


*\* Images are not to scale; for visual representation only*

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# Location



## Las Cruces Demographics

Population	113,888
Total Households	45,297
Average HH Income	\$51,013

Source: US Census Bureau, 2022

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