

For Sale or Lease

NAI 1st Valley



750 W Palms | Las Cruces, NM 88007

Listing Overview

Sale Price	\$850,000
Lease Rate	\$14.00 - \$16.00 psf (MG)
Building Size	5,222 ± SF

Jessie Carreon

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Jay Hill

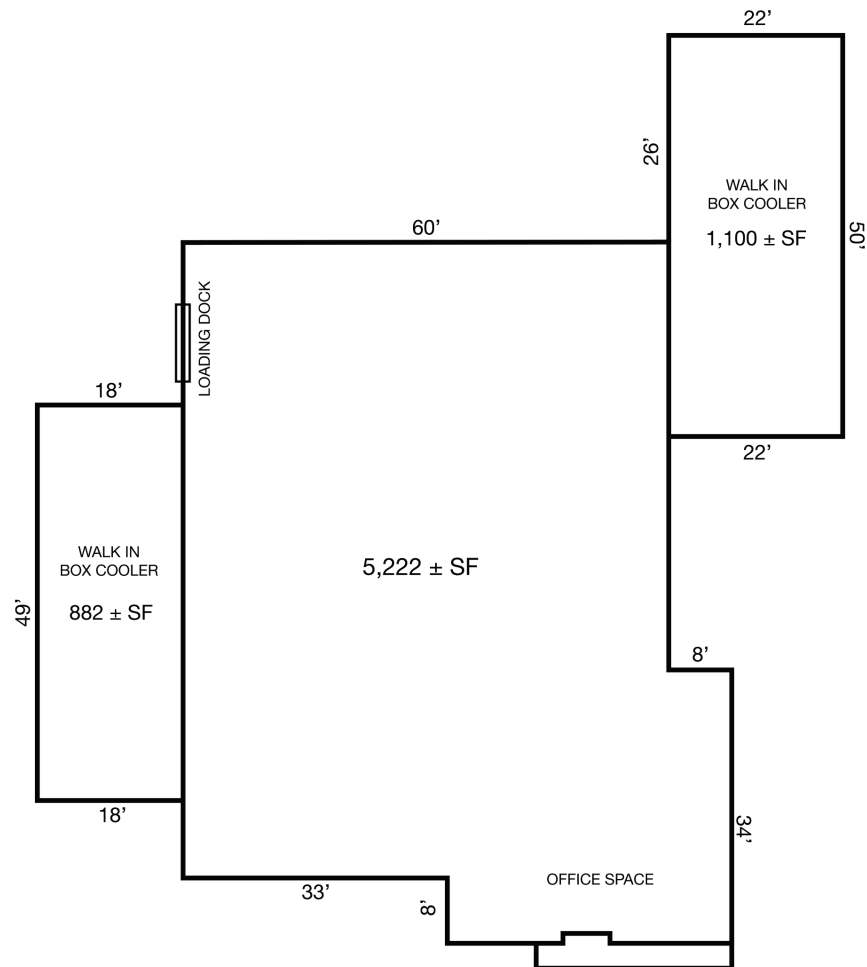
575.644.5570 | jay@1stvalley.com

- Large-scale cooking facility with industrial grade equipment
- Ideal for significant food preparation, such as catering events, high volume restaurants, food production facilities, businesses producing prepared meals for delivery or retail sale, grocery stores or large scale food manufacturers.
- Easy access to I-10 and HWY 70
- Located near the industrial district of Las Cruces
- One (1) loading dock
- Two (2) large walk-in coolers for storage
- Office space attached to warehouse

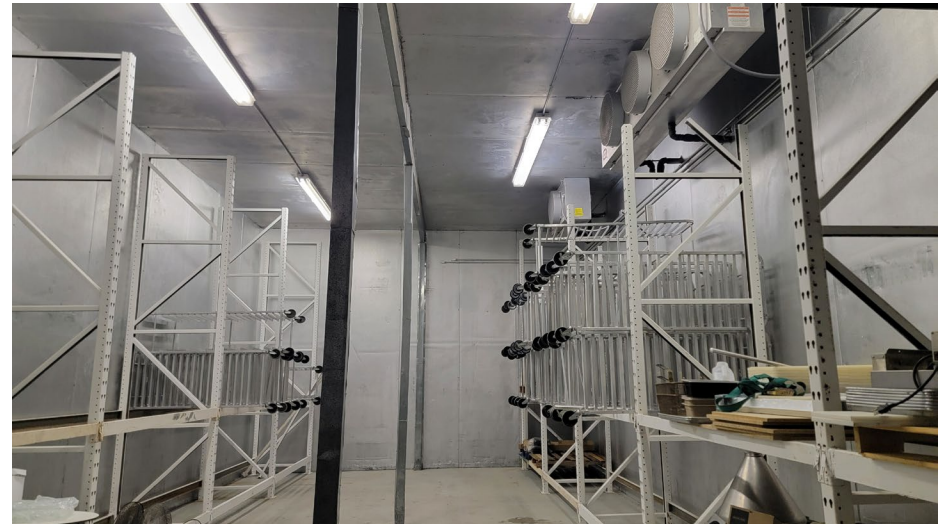
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Floor Plan & Photos



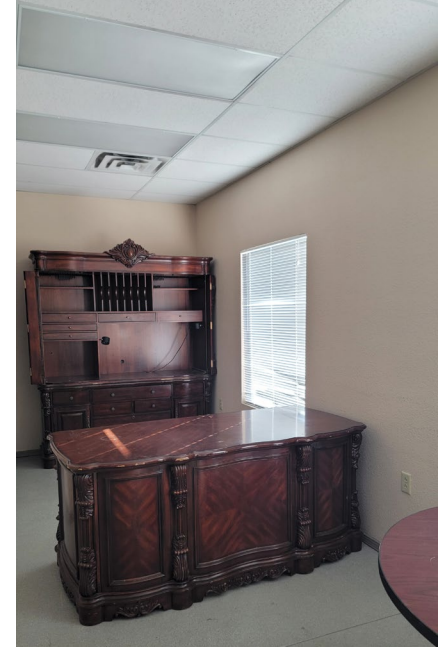
*Floor plan not to scale; for visual aid only.
Information obtained from Doña Ana County Assessor*



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Additional Photos



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Location Overview



Nearby Traffic Counts:

N Motel Blvd	14,562 VPD
W Picacho Ave	12,027 VPD
W Hadley Ave	1,396 VPD

Source: NMDOT, 2023

Las Cruces Demographics

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

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