

For Lease | Office/Warehouse

NAI 1st Valley



Offering Summary

300-B N 17th Street
Las Cruces, NM 88005

Lease Rate \$2,700/month (MG)

Available Space 2,900 ± SF

Available January 1st, 2025

- Fenced and secured lot
- Office - 900 ± SF
- Warehouse - 2,000 ± SF
- 16' x 20' overhead door in warehouse
- 20' clear height in warehouse

For more information:

Jessie Carreon

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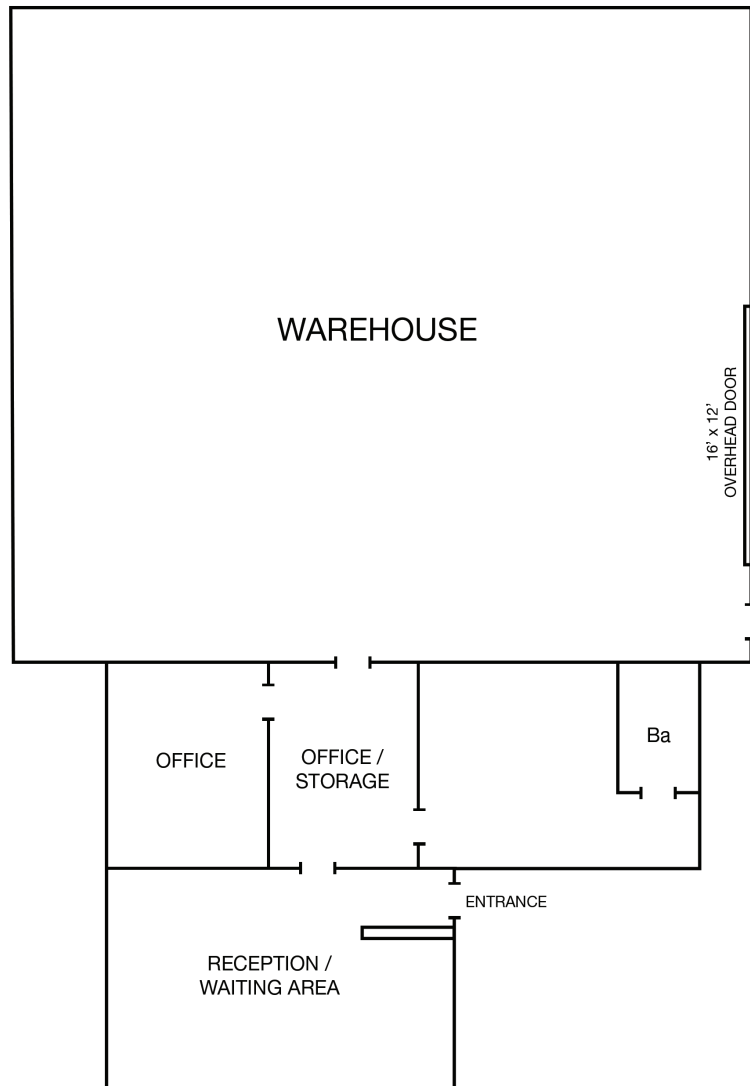
Cheryl Reome

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300-B N 17th St



** Floor plan not to scale, for visual aid purposes only.*

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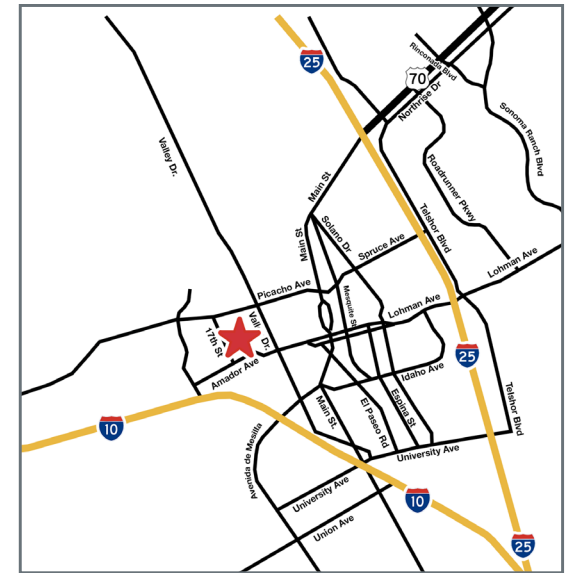
Additional Photos



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Location Overview



Nearby Traffic Counts:

| | |
|--------------|------------|
| N 17th St | 4,331 VPD |
| W Amador Ave | 13,824 VPD |

Source: NMDOT, 2023

Las Cruces Demographics

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

Source: US Census Bureau, 2022

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