

For Sale | Office/Warehouse Space

**NAI 1st Valley**



2261 Copper Loop | Las Cruces, NM 88005

## Listing Overview

<b>Sale Price</b>	\$950,000.00
<b>Building Size</b>	6,000 ± SF
<b>Lot Size</b>	1.0 ± AC

- Located in the heart of Las Cruces' Industrial market with easy access to I-10
- Property is set up perfectly for many types of office/warehouse users
- Large fenced yard for storage
- Access gates on both sides of the property for drive-through capability

**Jacob Slavec, SIOR**

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# 2261 Copper Loop



## Property Highlights

- Zoning: M-1
- 2,000 ± SF of professional office space in great condition
- 4,000 ± SF of warehouse space
- Two (2) 10' x 12' grade level roll up doors
- Large gas heaters
- Master cool units
- 18' clear height at the eave



*Lot lines are approximate; for visual aid only*

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# Interior Photos



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# Location Overview



## Nearby Traffic Counts:

W Hadley Dr	1,396 VPD
N 17th St	4,331 VPD
N Motel Blvd	13,364 VPD

Source: NMDOT, 2023

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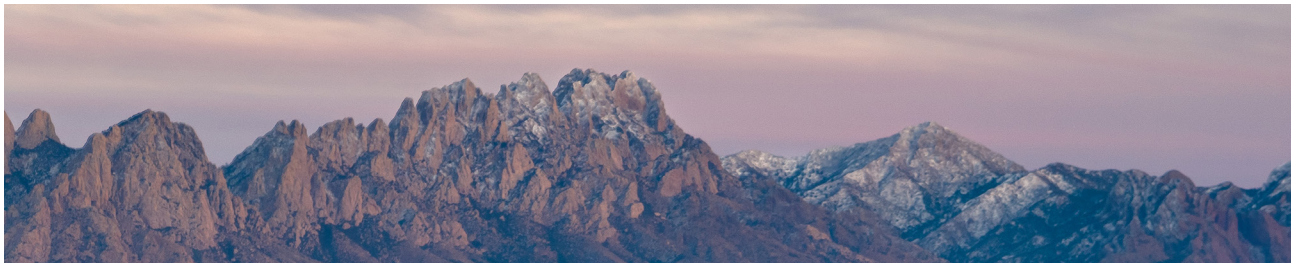
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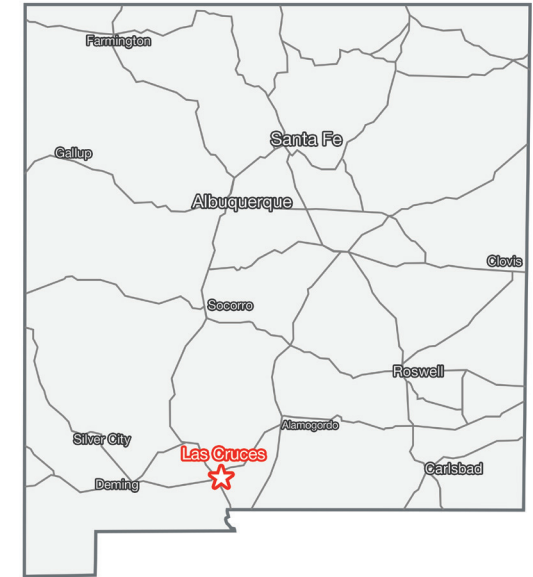
# Location Overview

## Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 219,561 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.



### Awards & Recognition

- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: [www.visitlascruces.com](http://www.visitlascruces.com)

### Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: [www.mveda.com](http://www.mveda.com)

### Doña Ana County

<b>Population</b>	219,561
<b>Total Households</b>	87,688
<b>Average HH Income</b>	\$56,451

Source: US Census Bureau, 2022

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