

For Sale | Call Center Building

NAI 1st Valley



2111 N Florida Ave | Alamogordo, NM 88310

Listing Overview

Price	Contact Broker
Building Size	± 21,424 SF
Lot Size	± 3.10 Acres

- Features a conference room with multiple executive office spaces
- Existing cubicles, furniture, and equipment available (negotiable)
- Equipped with backup generators and a security system
- Ample on-site parking for staff and visitors
- Convenient access with a Z-Tran bus stop in front of the property

Jake Redfearn

575.635.5895 | jake@1stvalley.com

Jacob Slavec, SIOR

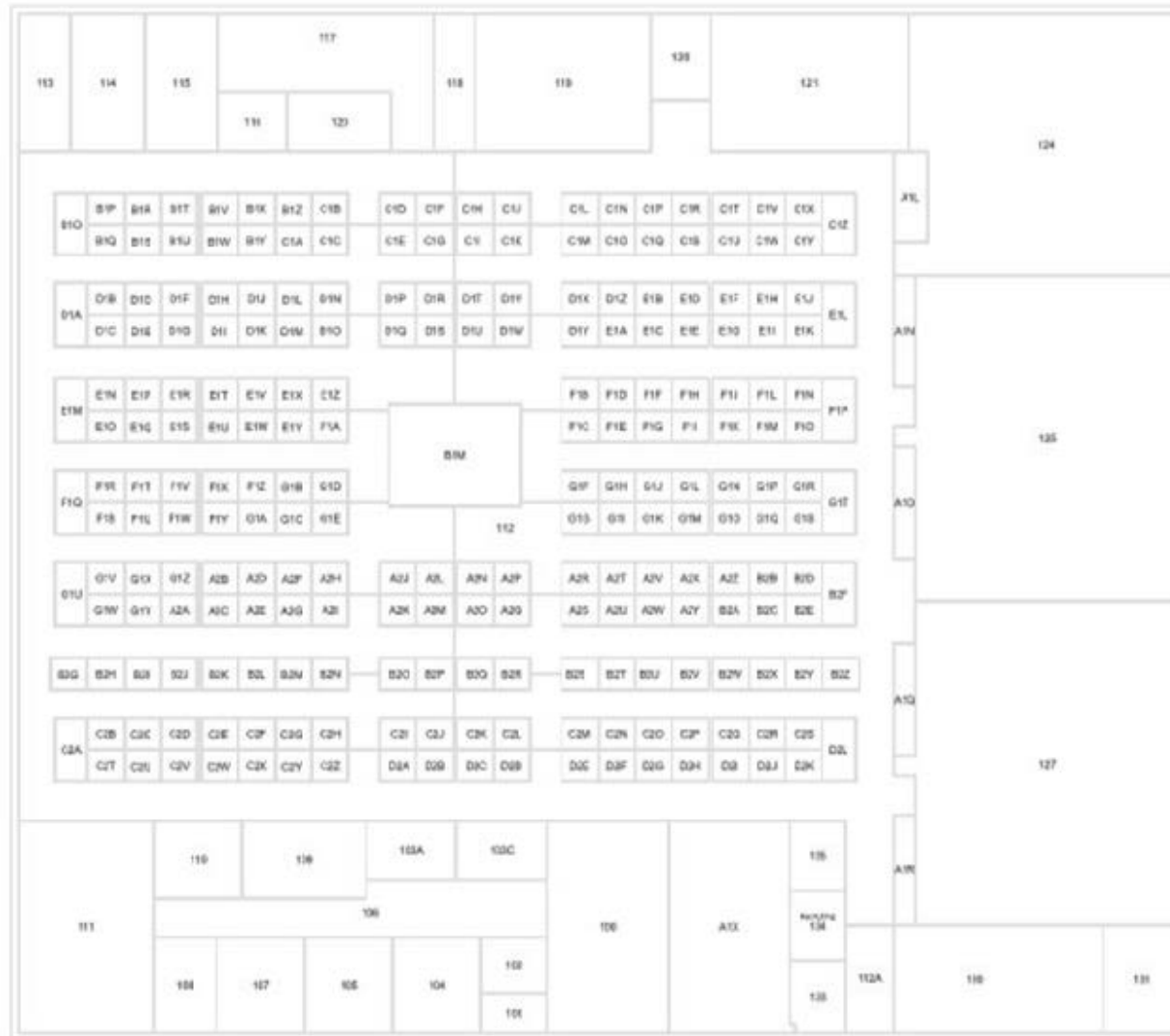
575.644.8529 | jacob@1stvalley.com

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Floor Plan

Floor plan not to scale; for visual aid only.



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Location Overview

Alamogordo, New Mexico

Alamogordo is a city in southern New Mexico, serving as the county seat of Otero County. Located in the Tularosa Basin, the city is bordered by the Sacramento Mountains to the east and the famous White Sands National Park to the west. Alamogordo enjoys a warm desert climate, with over 285 sunny days per year, low humidity, and minimal rainfall.

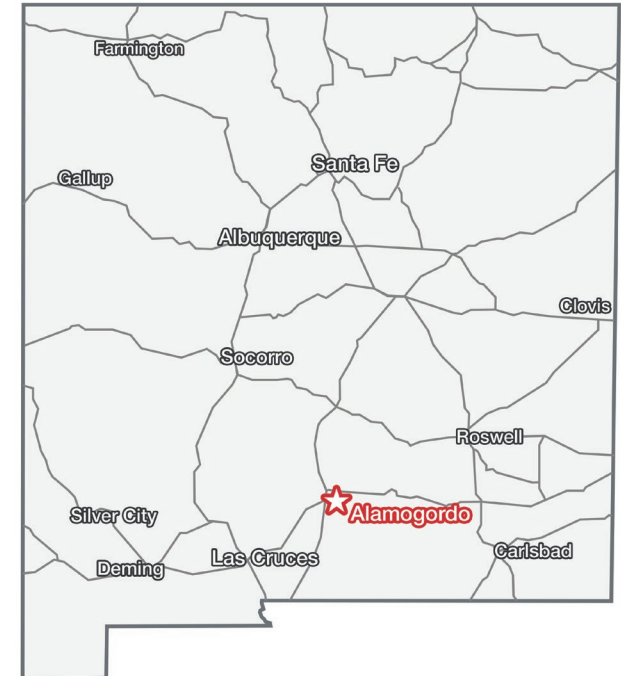
The city has a population of about 31,248 residents (Otero County Population: approx. 68,835). Alamogordo is 70 miles northeast of Las Cruces, NM, 85 miles north of El Paso, TX, and 210 miles south of Albuquerque, NM.

Key Attractions & Landmarks

- **White Sands National Park** - stunning gypsum sand dunes, welcoming 600,000+ visitors annually
- **New Mexico Museum of Space History** - features astronaut exhibits and the International Space Hall of Fame
- **Alameda Park Zoo** - oldest zoo in the southwest, spanning 13 acres
- **Cloudcroft & Ruidoso** - nearby mountain towns offering outdoor recreation, skiing, and scenic drives; major contributor to Otero County's multi-million dollar tourism industry

Major Employers

- Holloman Air Force Base
- Gerald Champion Regional Medical Ctr
- Alamogordo Public Schools
- White Sands National Park & Missile Range
- New Mexico State University - Alamogordo Branch



Otero County Demographics

Population	68,835
Total Households	24,285
Average HH Income	\$52,717

Source: US Census Bureau, 2023