

For Lease | New Spec Industrial Development

300 Rea Blvd, Las Cruces NM 88007



For more information:

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NAI 1st Valley
Commercial Real Estate Services, Worldwide.

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.

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Listing Overview

Lease Rate	Contact Broker
Building Size	± 250,000 Sq. Ft.
Lot Size	± 15.30 Acres

Property Features

- Up to ±250,000 Sq. Ft. (divisible for single or multi-tenant use)
- Concrete tilt-wall construction with modern design
- Cross-dock or single-load configurations available
- 32'–36' clear height | 40' eave height
- 50' x 54' column spacing with 60' speed bays
- 7" reinforced concrete slab
- ESFR sprinkler system
- LED high-bay lighting with daylight & occupancy controls



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Loading & Access

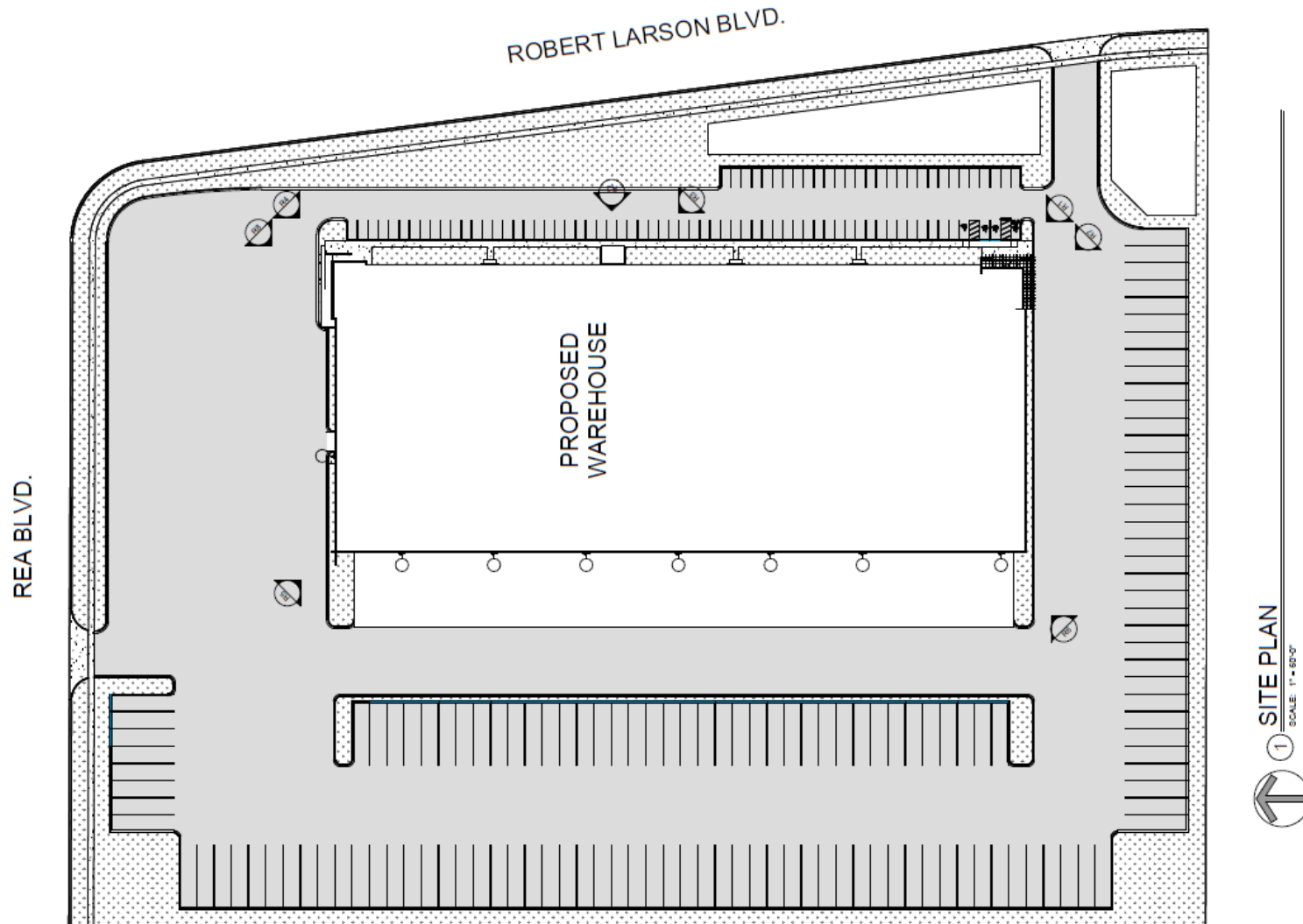
- 40–50 dock-high doors (9'x10', expandable to 10'x10')
- 4–6 drive-in bays (12'x14'+) for oversized vehicles
- 48" dock height with levelers, seals & restraints
- 150–185 ft truck courts for efficient trailer maneuvering
- Dedicated trailer & auto parking with room for expansion

Power & Utilities

- Up to 4,000A, 277/480V, 3-phase service
- 600A per tenant bay (demisable)
- Step-down transformers to 120/208V for office use
- Supports distribution, light manufacturing, e-commerce fulfillment, logistics
- Solar-ready roof & EV-charging capability

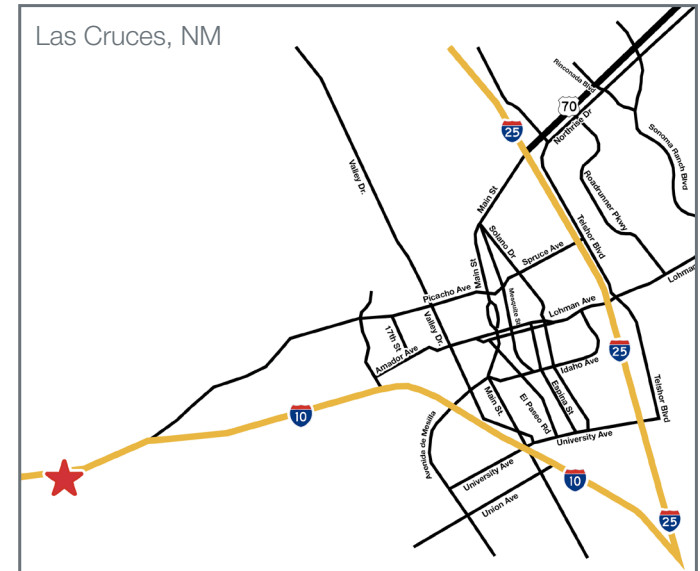


Site Plan



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Location Highlights

- Prime frontage road visibility with direct I-10 access
- Located in Las Cruces Industrial Park, adjacent to Las Cruces International Airport
- Regional connectivity:
 - El Paso – 40 min
 - Tucson – 3.5 hrs
 - Phoenix – 5 hrs
- Access to a deep labor pool across Southern NM & West Texas

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Regional Overview

The Borderplex region—encompassing Las Cruces, El Paso, and Ciudad Juárez—is a premier logistics and manufacturing hub, strategically positioned along one of North America's most active trade corridors. With direct access to Interstate 10, Union Pacific rail, and multiple international ports of entry, the market offers unparalleled connectivity for industrial users. The region's pro-business climate, skilled workforce, and competitive operating costs make it a compelling location for companies seeking distribution or manufacturing operations.



Borderplex Region Highlights

- Population of 2.7 million across the region
- 7 regional universities and over 150,000 post-secondary students
- 5th largest manufacturing region in North America
- Workforce includes 569,000 industrial, 295,000 manufacturing, and 27,000 advanced manufacturing professionals
- 6 established industrial parks with access to major transportation corridors

Las Cruces Innovation & Industrial Park (LCIIP)



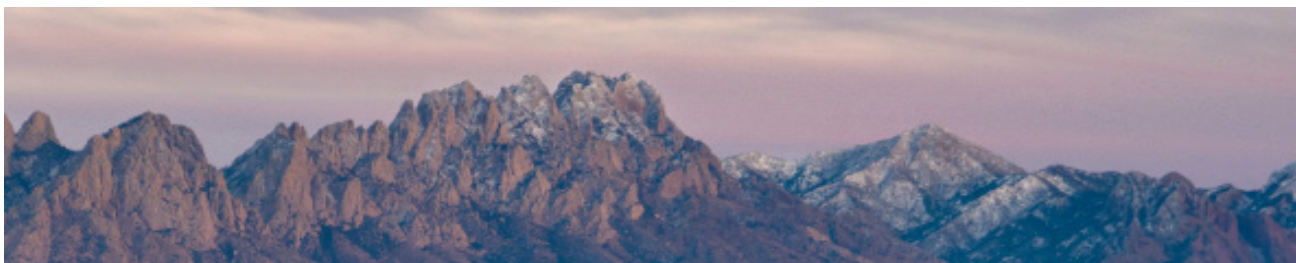
LAS CRUCES INNOVATION AND INDUSTRIAL PARK

- 1,800 Total Acres: 486.5 Certified
- Utilities within the park
- Zoned for industrial purposes
- Direct adjacency to Las Cruces International Airport
- FTZ / Opportunity Zone

Source: Mesilla Valley Economic Development Alliance (www.MVEDA.com)

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

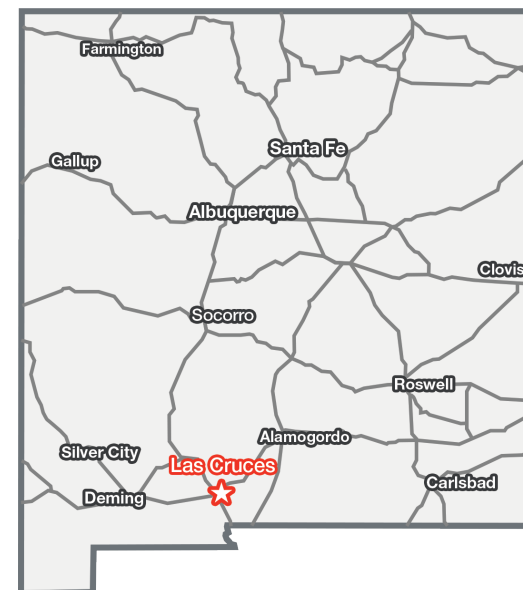
- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: www.visitlascruces.com

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.mvmeda.com



Doña Ana County

Population	219,561
Total Households	87,688
Average HH Income	\$56,451

Source: US Census Bureau, 2022