

For Sale/Lease | Industrial Space

NAI 1st Valley



911 W Amador Ave | Las Cruces, NM 88005

Listing Overview

Sale Price	\$720,000
Lease Rate	\$8.00/SF/Yr (NNN)
Building Size	± 8,484 SF
Lot Size	± 0.98 Acres

Jacob Slavec, SIOR

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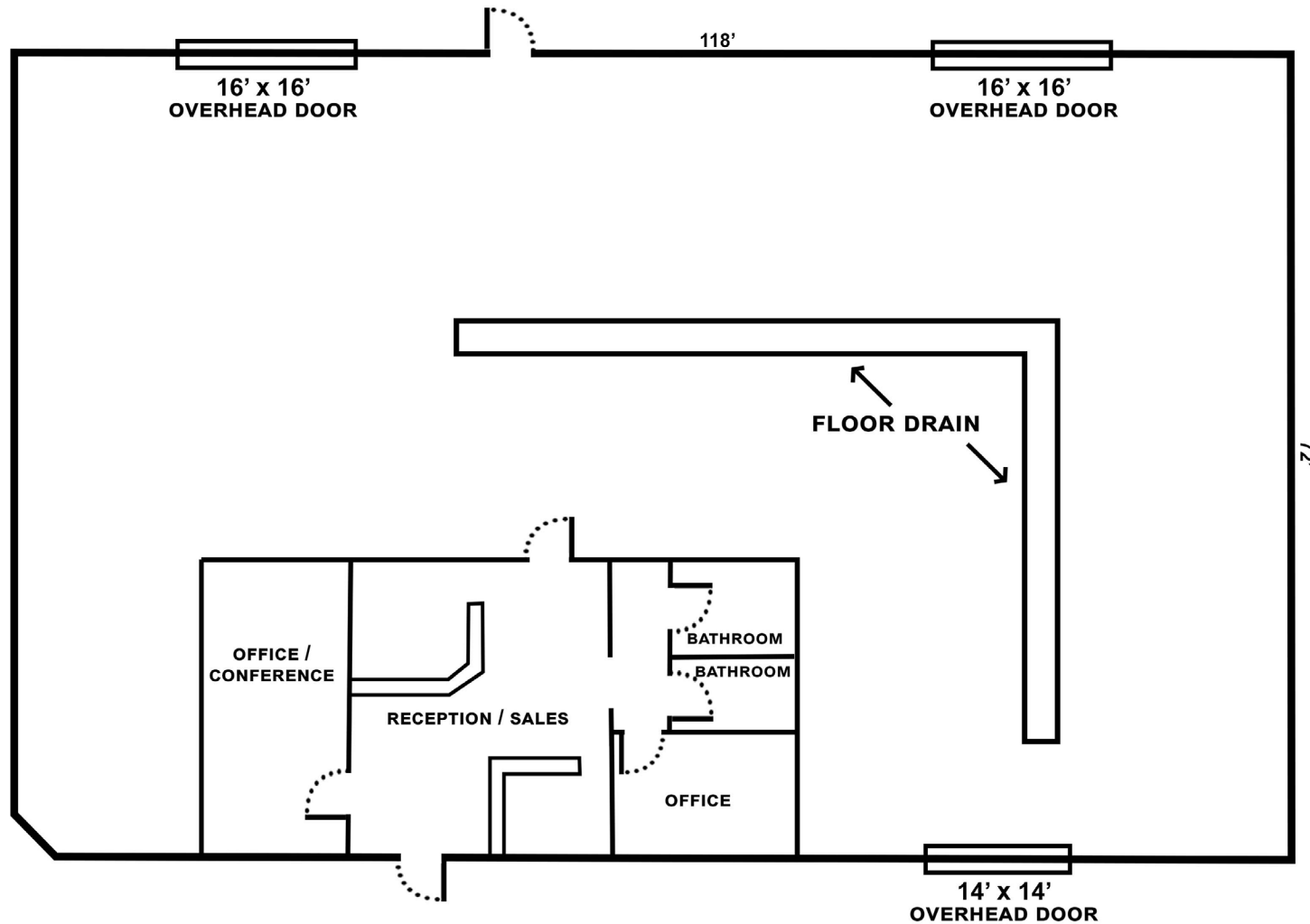
- Building includes large open warehouse, sales area, one private office, and a conference room
- Three (3) drive through overhead doors - one in front and two in rear
- Overhead doors: One (1) 14' x 14', Two (2) 16' x 16'
- Warehouse has floor drains and multiple water spigots
- Clear height: 17'
- Large fenced yard behind warehouse
- Available December 1st, 2025

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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Floor Plan

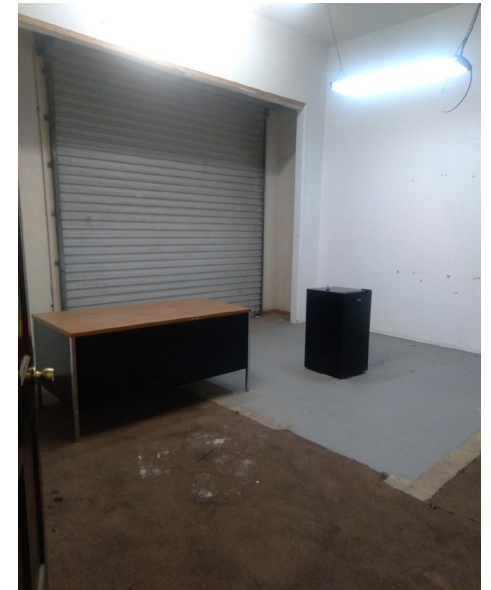
Floor plan not to scale; for visual aid only.



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Interior Photos



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Map



Nearby Traffic Counts:

Amador Rd	13,907 AADT
S Valley Dr	20,979 AADT

Source: NMDOT, 2024

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