



432 Pioneer Pl, Bldg 3A

Las Cruces, New Mexico 88005

LEASE RATE

\$9.16/SF/Yr (NNN)

AVAILABLE SPACE

± 11,800 SF

432 Pioneer Place is a ±20,000 SF industrial facility, a portion of which (±11,800) is available for sublease. The space features a ±1,000 SF office/showroom paired with a spacious ±10,800 SF warehouse. Equipped with 20' clear heights, multiple grade-level doors, and a dock-high door, this well-appointed space is designed for efficient distribution, manufacturing, or showroom operations.

PROPERTY HIGHLIGHTS

- Space includes ±10,800 warehouse with ±1,000 SF office/showroom
- 20' clear height and 24' eave height
- Overhead Doors:
 - (3) 12' x 16' - Grade Level
 - (1) 10' x 12' - Dock High
- 3-phase power (120/208V)

For more information:

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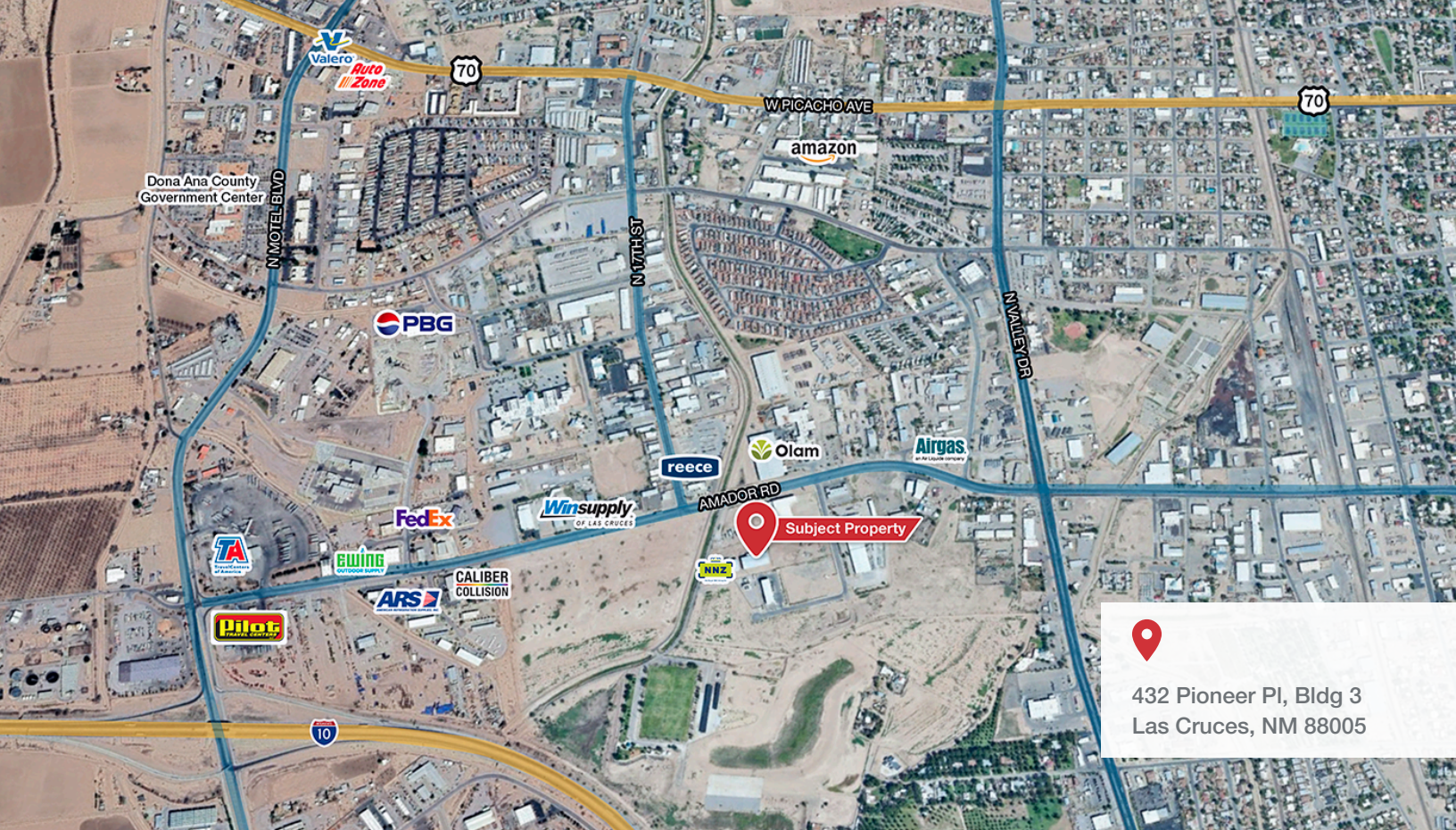
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Interior Floorplan



Floorplan not to scale; for illustrative purposes only.

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NEARBY TRAFFIC COUNTS

| | |
|--------------|-------------|
| W AMADOR AVE | 14,088 AADT |
| VALLEY DR | 21,252 AADT |
| I-10 | 26,647 AADT |

LAS CRUCES DEMOGRAPHICS

| | |
|-------------------------|----------|
| POPULATION | 116,998 |
| MEDIAN HOUSEHOLD INCOME | \$55,422 |
| NUMBER OF HOUSEHOLDS | 47,517 |

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