



848 W Hadley Ave

Las Cruces, NM 88007

FOR LEASE

\$4500/month (NNN)

BUILDING SIZE

±6,750 SF

LOT SIZE

±0.4 Acres

848 W Hadley Ave is a ±6,750 SF office/warehouse facility offering a flexible layout for light industrial or service-oriented users. The property features a well-balanced mix of private offices, a functional reception area, and a large clear-span warehouse. A secured, fenced yard provides essential outdoor storage and vehicle parking in a convenient Las Cruces location.

PROPERTY HIGHLIGHTS

- ±6,750 SF versatile office/warehouse building
- Large clear-span garage ideal for light industrial or service operations
- Fully fenced and secured yard area for equipment or vehicle storage
- Functional office buildout including private offices and a dedicated breakroom
- Efficient interior flow between workspace and warehouse components
- Suited for contractors, service companies, or flex-space needs

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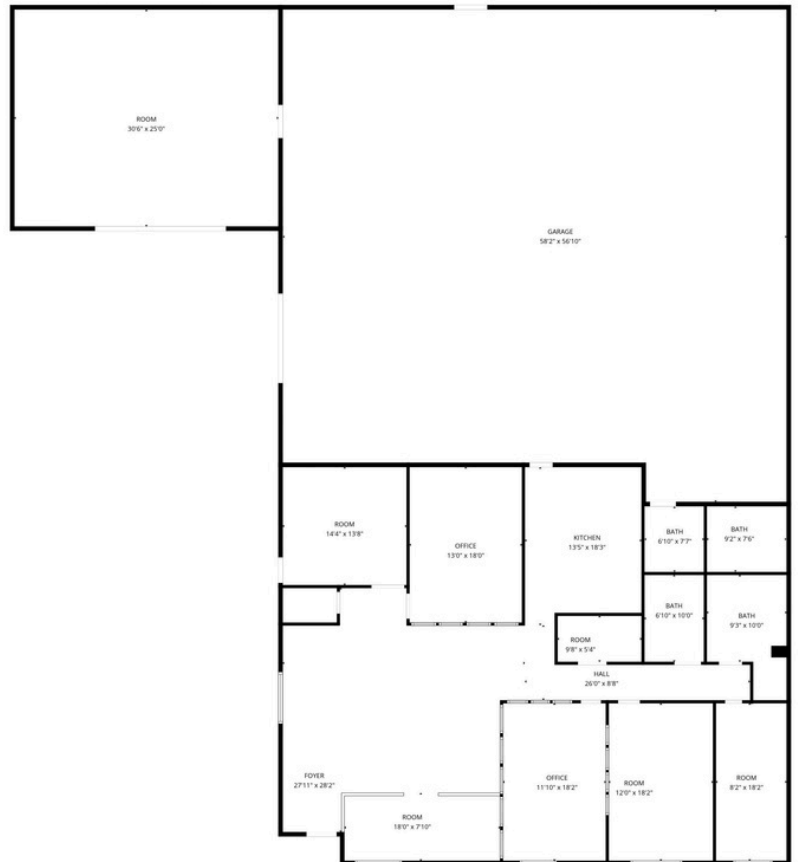
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Property Details



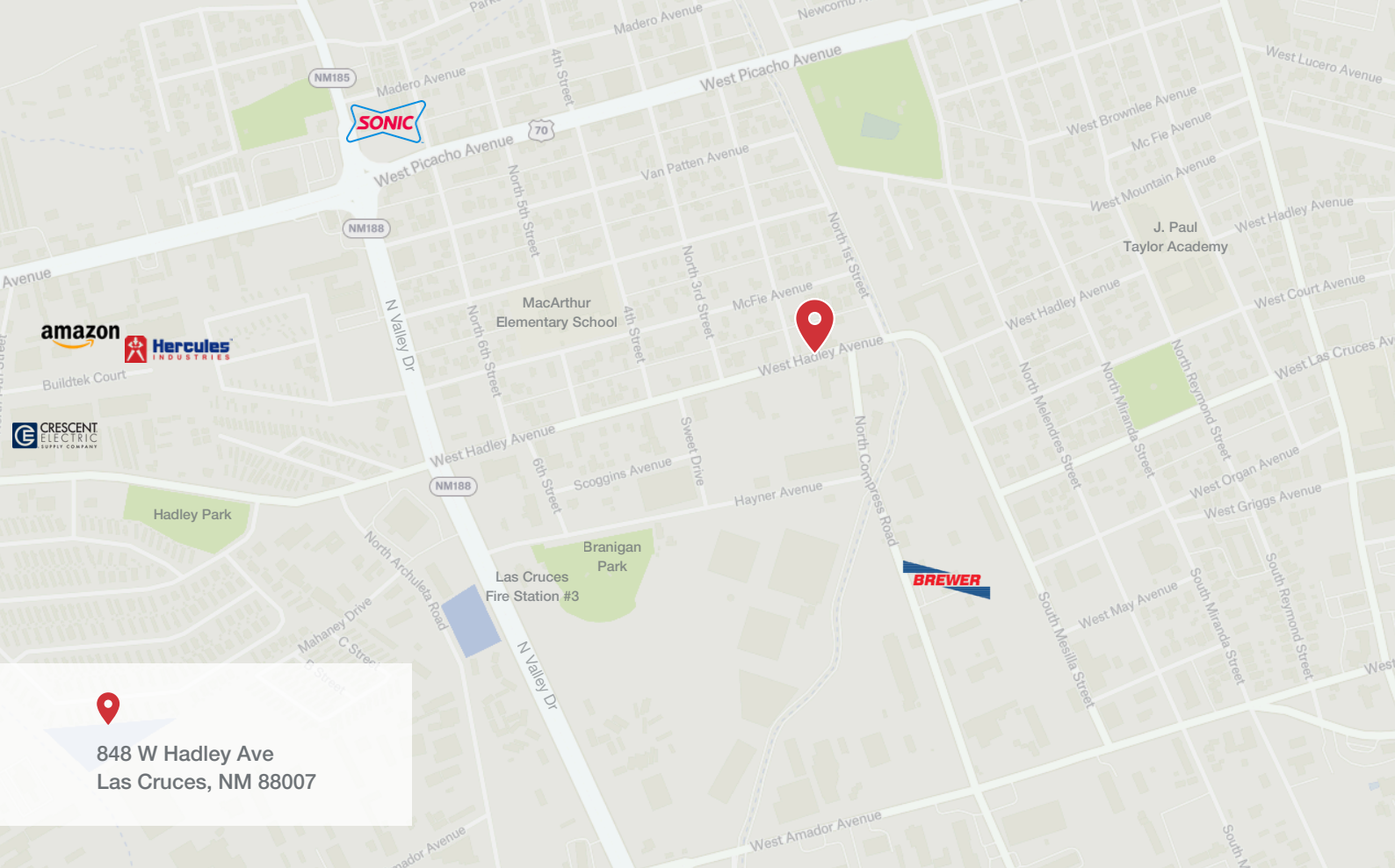
BUILDING DETAILS


- Office: ±3,300 SF
- Warehouse: ±3,450 SF
- Clear Height: ±9'7"
- Eave Height: ±13'6"
- Two (2) 10x10 Drive-In Bays
- Two (2) Grade Level Doors
- Fenced Yard
- Power: 3-phase / 200A / 120/240V



Floorplan not to scale; for illustrative purposes only.

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LOCATION HIGHLIGHTS

- Close proximity to I-10 and Highway 70, ensuring efficient logistics and regional connectivity
- Positioned in an established industrial/commercial corridor suitable for a wide variety of business operations
- Surrounded by a mix of light industrial, service, and trade businesses



NEARBY TRAFFIC COUNTS

N VALLEY DR	14,880 AADT
W PICACHO AVE	17,663 AADT
AMADOR AVE	13,907 AADT

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