

FOR LEASE | INDUSTRIAL SPACE

NAI 1st Valley
Commercial Real Estate Services, Worldwide.



3401 N. White Sands Blvd Alamogordo, NM 88310

FOR LEASE \$4.50 - \$6.50 SF/Yr (NNN)

**AVAILABLE
SPACE**

±9,171 SF

This versatile industrial warehouse offers 9,171± square feet of functional space, including 8,734 SF of warehouse and 437 SF of office. The building features a 70' x 130' clear-span design, providing an open layout ideal for warehousing, distribution, manufacturing, or light industrial operations. A 14' x 12' dock-high door allows for efficient loading and unloading, while the warehouse offers 17.5' to 22' clear heights, accommodating a variety of storage and operational needs.

PROPERTY HIGHLIGHTS

- 8,734 SF Warehouse
- 437 SF Office
- 70' x 130' Clear-Span Building
- One (1) 14' x 12' Dock-High Door
- 17.5'-22' Clear Height
- Open warehouse layout with flexible use potential deal for warehouse, distribution, manufacturing, or industrial users
- The space is dividable



For more information:

Preston Williams

o: 575 621 2445

e: preston@1stvalley.com

Jacob Slavec

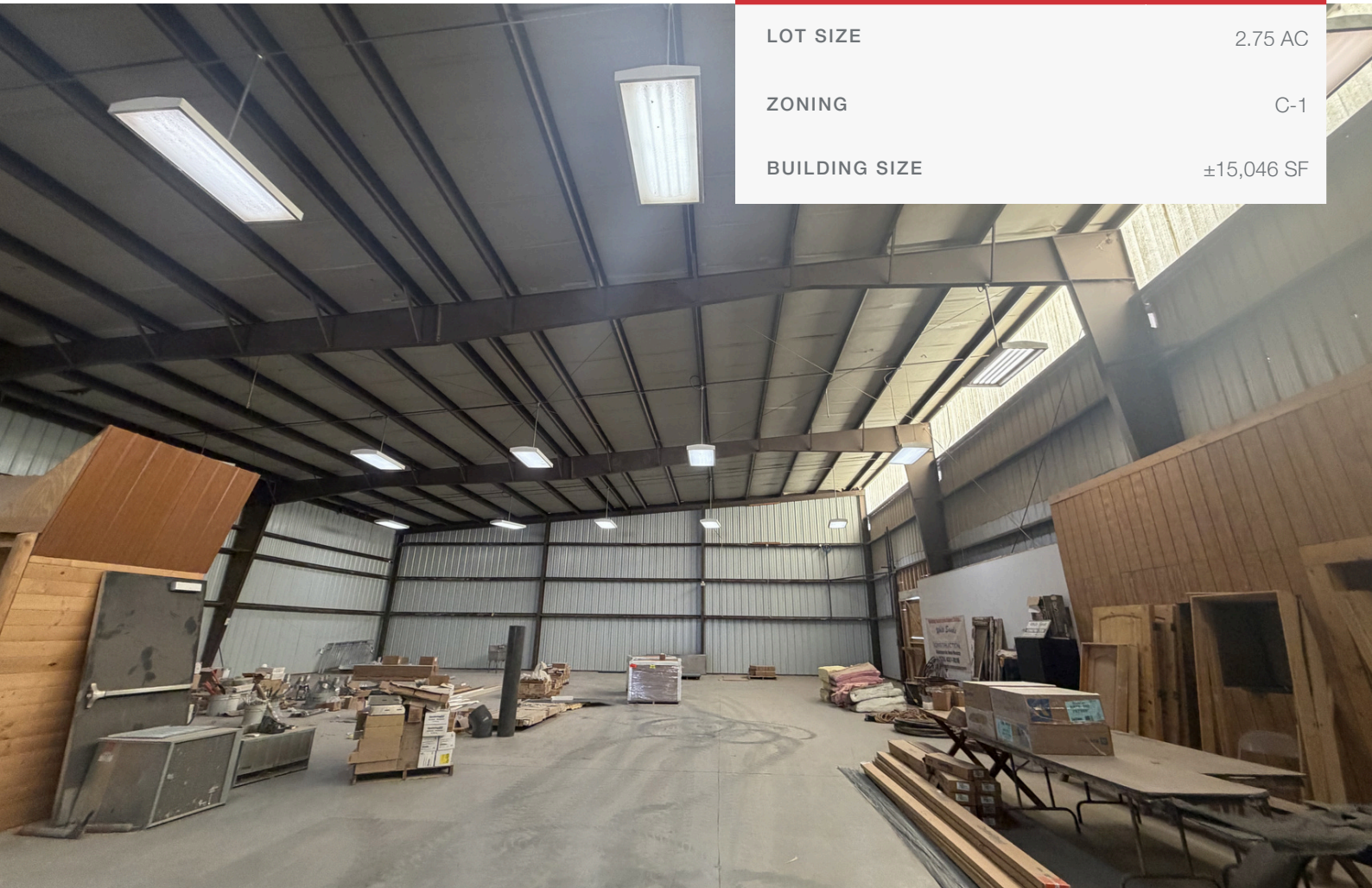
o: 575 644 8529

e: jacob@1stvalley.com

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Additional Photos

PROPERTY SUBTYPE	Warehouse
LOT SIZE	2.75 AC
ZONING	C-1
BUILDING SIZE	±15,046 SF

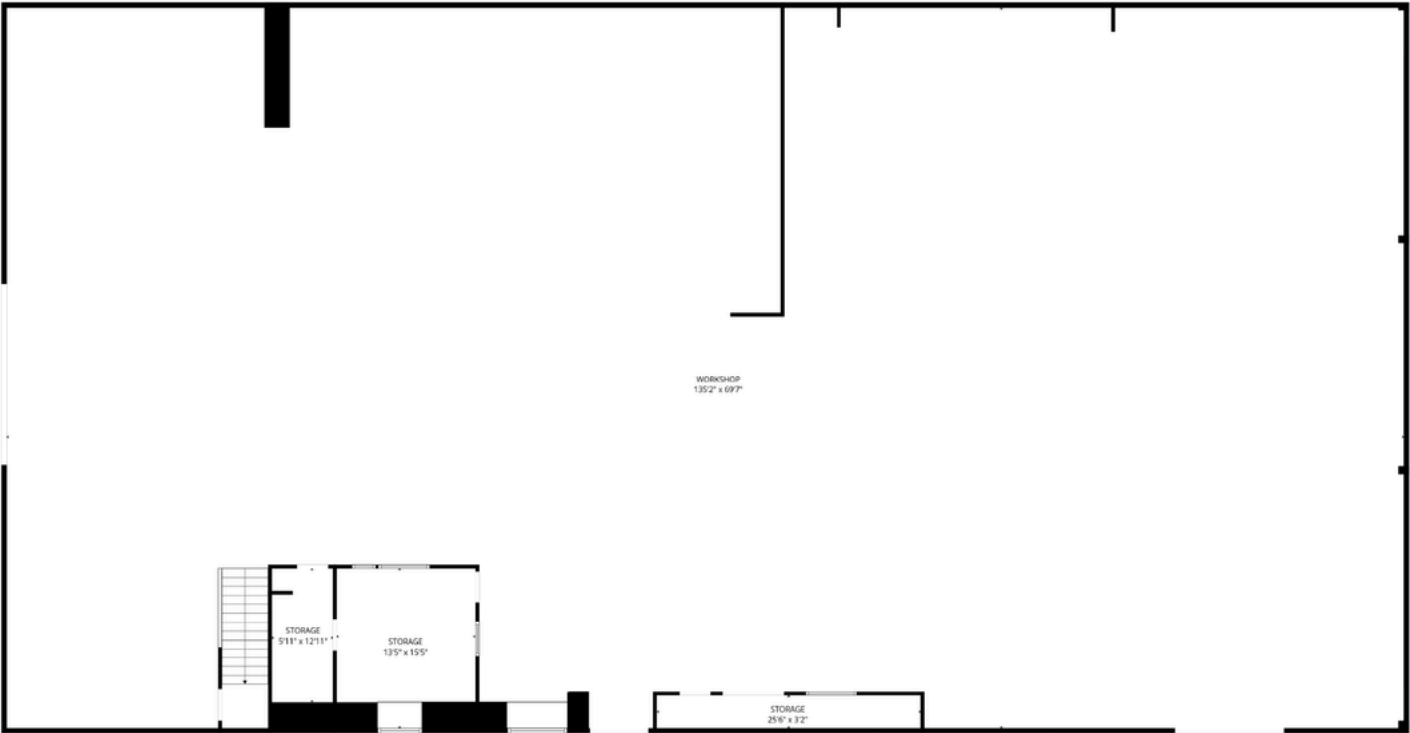


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Floor Plan

Not to scale; for illustrative purposes only.



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NEARBY TRAFFIC COUNTS

N WHITE SANDS BLVD	11,655 AADT
HWY 54	8,910 AADT
N SCENIC DR	5,570 AADT

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