



9375 Bataan Memorial West

Las Cruces, NM 88012

PROPERTY HIGHLIGHTS

- Clear height 20'
- One (1) loading dock
- One (1) 12'x 12' grade level rollup door
- Frontage on Highway 70
- Fenced yard space
- Ample parking

PROPERTY DESCRIPTION

- Previously Savers Mart grocery store, which lends itself well for most industrial users
- Capitalize on heavy daily traffic and maximum exposure with direct visibility from Highway 70
- Blank-canvas opportunity allowing tenants or buyers to design, build out, and customize the interior layout precisely to their operational or retail needs
- Freestanding property offering dedicated presence, private parking, exclusive site access, and zero shared-wall operational friction
- Flexible zoning (I-2 Industrial) that accommodates a wide array of uses, including retail/showroom hybrids, light manufacturing, warehousing, distribution, and commercial operations
- Institutional-grade construction built in 1997 and offering top-tier structural integrity, professional curb appeal, and a high-image aesthetic that elevates your brand identity

For more information:

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SALE PRICE	\$750,000.00
LEASE RATE	\$6.00 SF/Yr (NNN)
BUILDING SIZE	± 10,978 SF
LOT SIZE	± 1.87 Acres
ZONING	I-2 Industrial

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.

Additional Photos

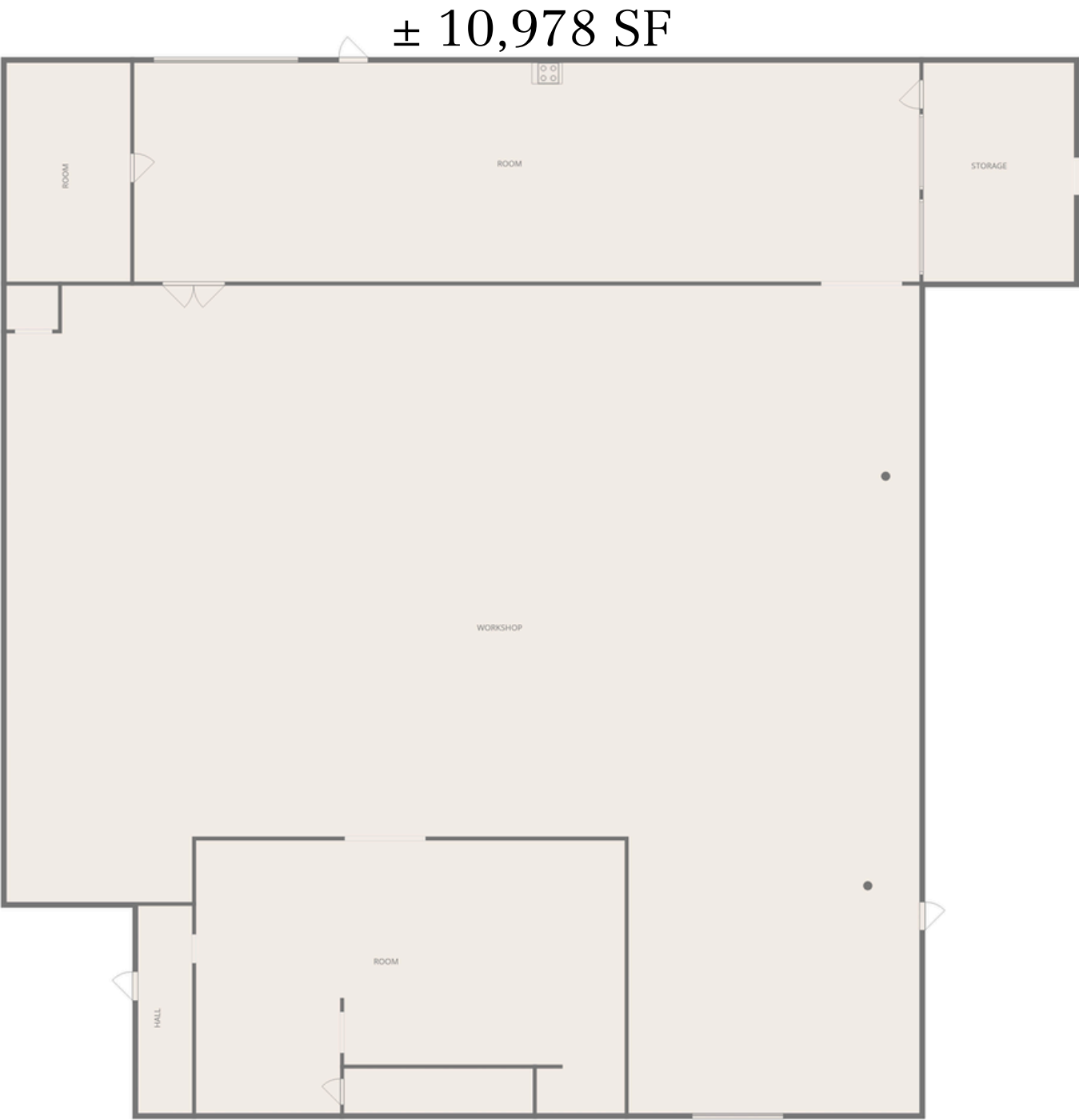


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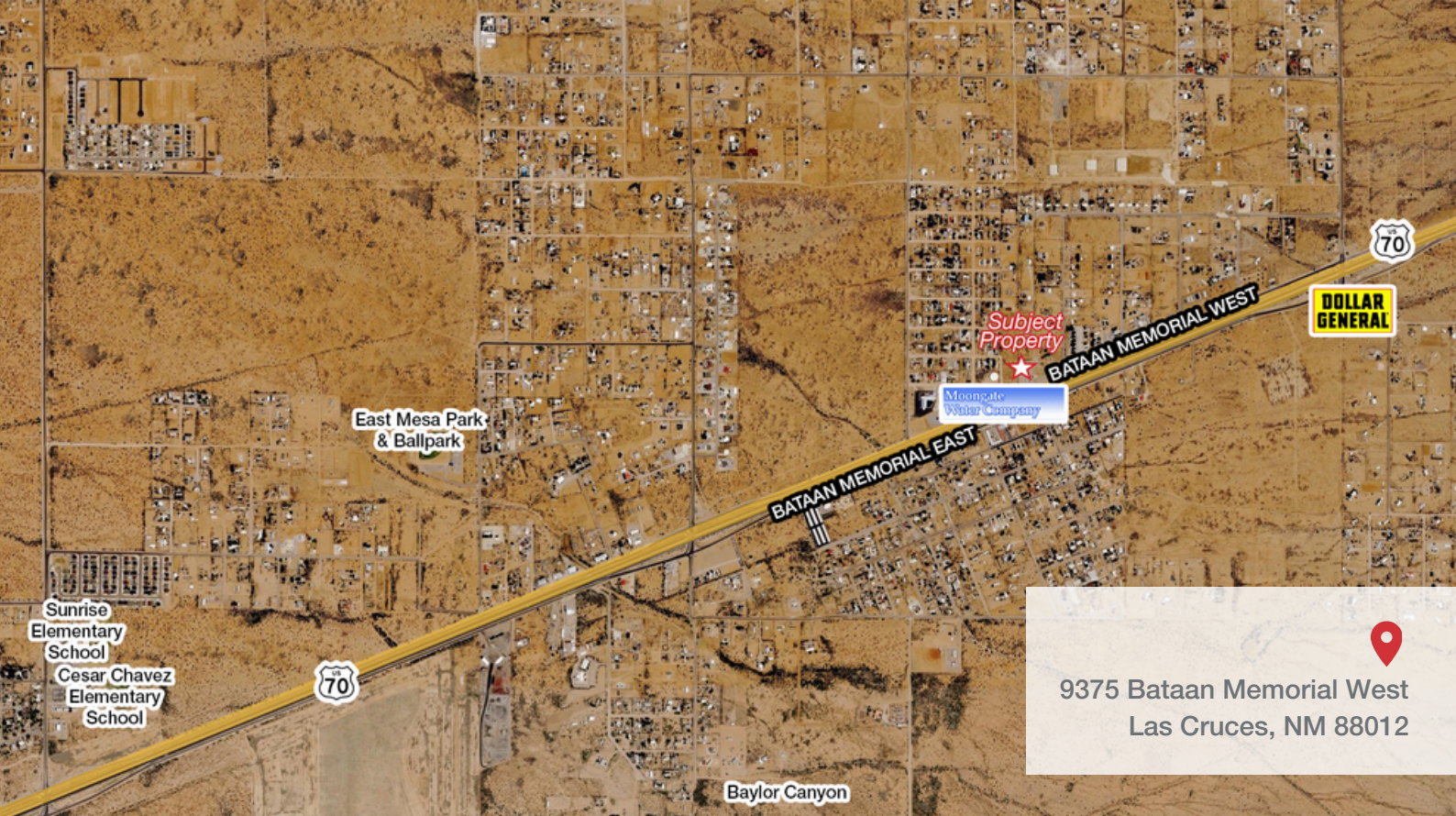


Floor Plan

Not to scale; for illustrative purposes only.



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NEARBY TRAFFIC COUNTS

US HWY 70

22,211 AADT



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