



889 14th Street

Las Cruces, NM 88005

FOR SALE

\$519,000

BUILDING SIZE

4,800 SF

LAND SIZE

±2.11 Acres

889 14th Street is a ±4,800 SF industrial office/warehouse building located in Las Cruces, New Mexico. The property features clear heights ranging from 16 to 18 feet and three grade-level roll-up doors. The site includes a separate fenced yard, offering valuable exterior storage or potential third-party lease income for an owner-user.

PROPERTY HIGHLIGHTS

- ±4,800 SF industrial office/warehouse facility
- ±2.11-acre total land size
- 16' – 18' clear heights for optimal vertical storage
- Three (3) 10' x 14' grade-level roll-up doors
- Fenced yard may be leased to 3rd party or used by Buyer

For more information:

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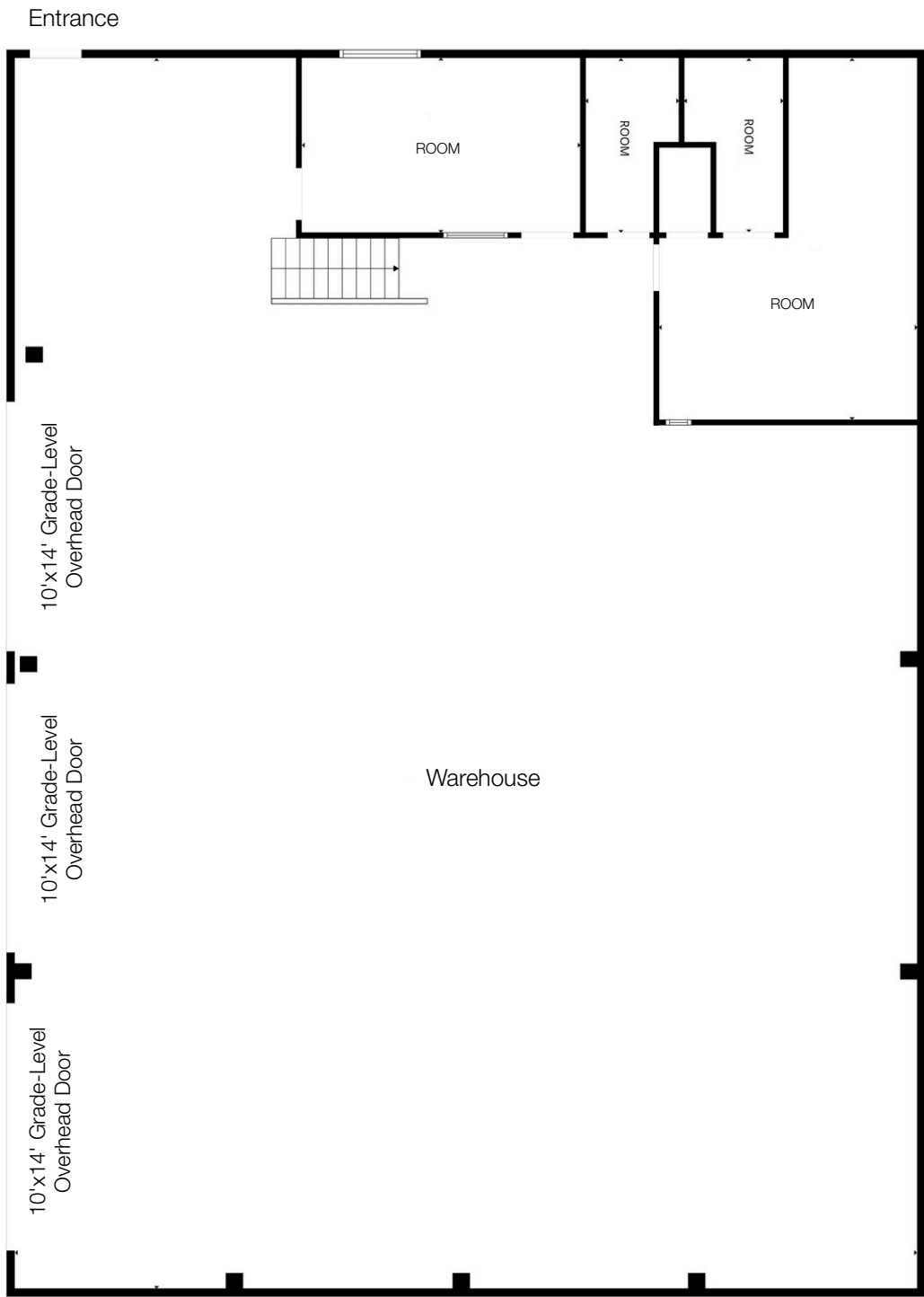


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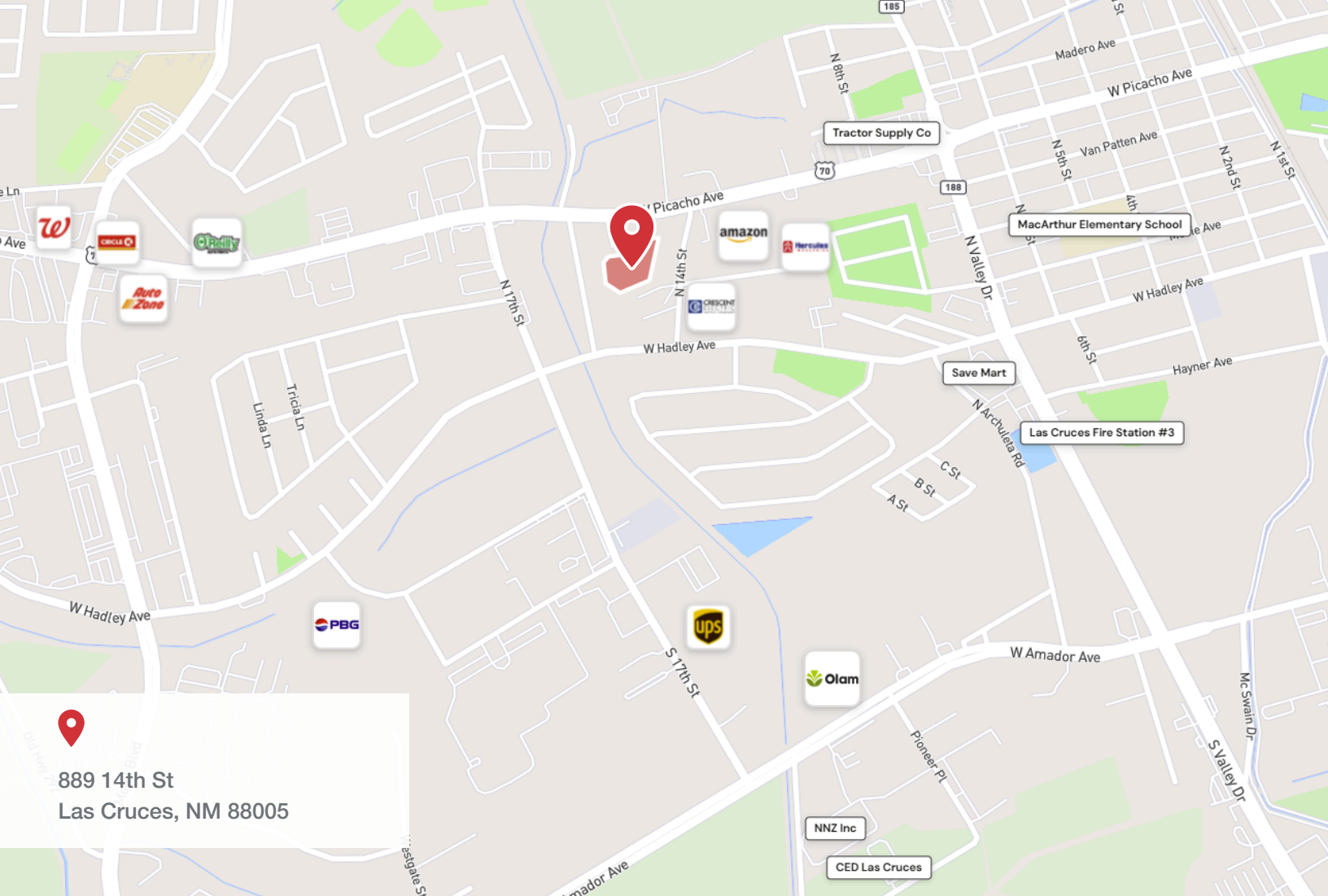


Interior Floorplan

Floorplan not to scale; for illustrative purposes only.



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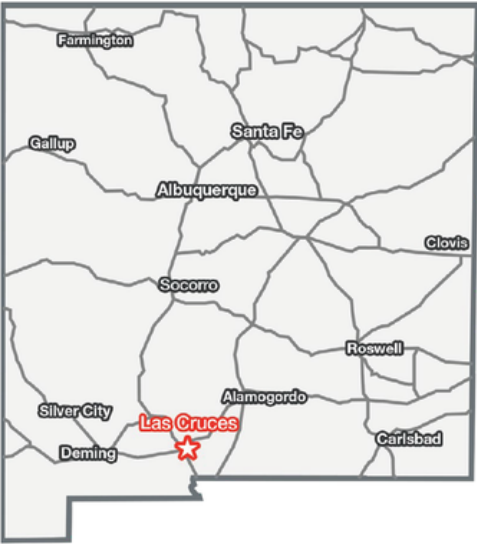
NEARBY TRAFFIC COUNTS

W PICACHO AVE	15,248 AADT
W AMADOR AVE	14,088 AADT
N VALLEY DR	16,455 AADT

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Las Cruces, New Mexico



DOÑA ANA COUNTY

POPULATION	229,091
MEDIAN HH INCOME	\$56,848
# OF HOUSEHOLDS	84,889

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.

The city has a population of 114,891 residents and is the county seat of Doña Ana County (appx. 229,091 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

MAJOR EMPLOYERS

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: www.mveda.com

AWARDS & RECOGNITION

- America’s Best Towns to Visit, CNN.com (2025)
- Best Places to Live in the Southwest, Extraspace.com (2025)
- Best Places to Retire, Forbes (2024)
- The 50 Best Places to Live in the U.S., Money.com (2024)

Source: www.visitlascruces.com



Home to New Mexico State University, with ±36.7% of residents holding a Bachelor’s degree or higher.



A growing MSA of ±229,091 within a combined regional market of over 1.1 million residents.



Prime positioning at the I-10/I-25 junction, serving as a critical link in the binational supply chain.



Labor force of ±104,500 in Las Cruces and over 490,000 in the combined region.

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