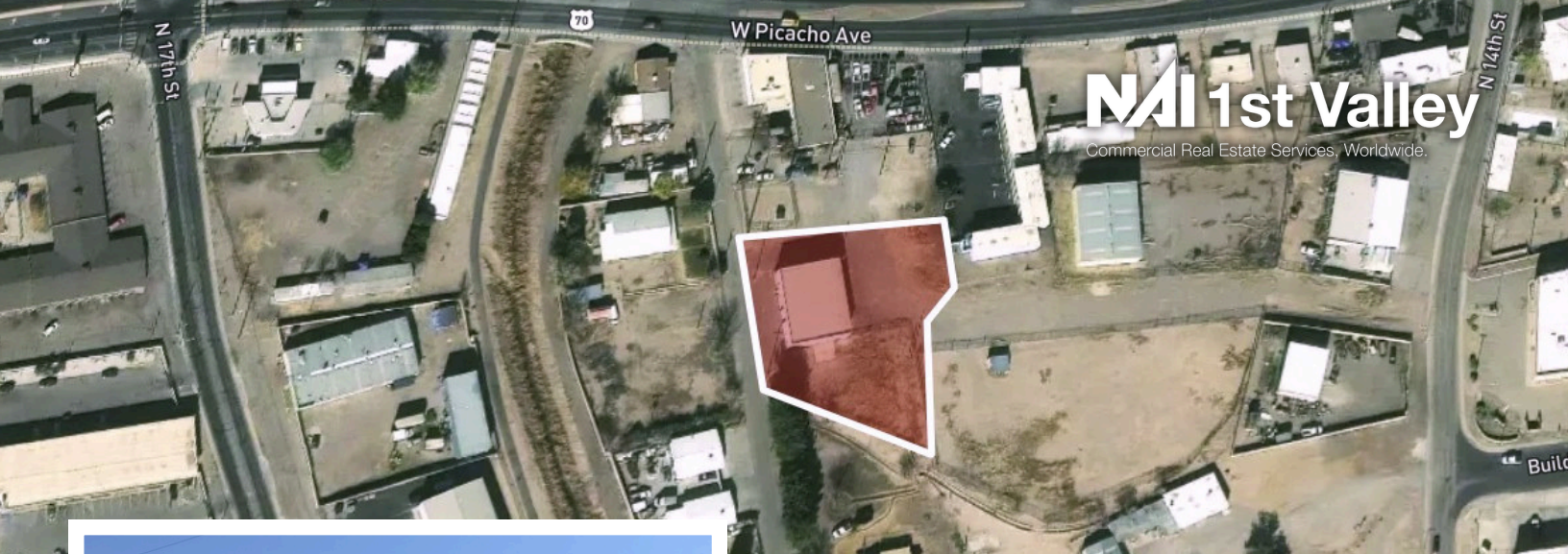




NAI 1st Valley
Commercial Real Estate Services, Worldwide.

822 Quesenberry Street

Las Cruces, NM 88005

FOR SALE

\$370,000

BUILDING SIZE

4,800 SF

LAND SIZE

±1.1 Acres

822 Quesenberry St is a ±4,800 SF industrial office/warehouse facility situated on an expansive ±1.1 AC lot. The property features functional clear heights, a secure fenced yard, and multiple grade-level doors, providing a highly versatile footprint with excellent storage capabilities in a central Las Cruces location.

PROPERTY HIGHLIGHTS

- ±4,800 SF office/warehouse building on a ±1.1 acre lot
- 18' clear height
- Fenced yard
- (3) 10' x 14' grade-level overhead doors
- (1) 8' x 10' grade-level overhead door

For more information:

Cheryl Reome

c: 575 644 9165

e: cheryl@1stvalley.com

Preston Williams

c: 575 621 2445

e: preston@1stvalley.com



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.

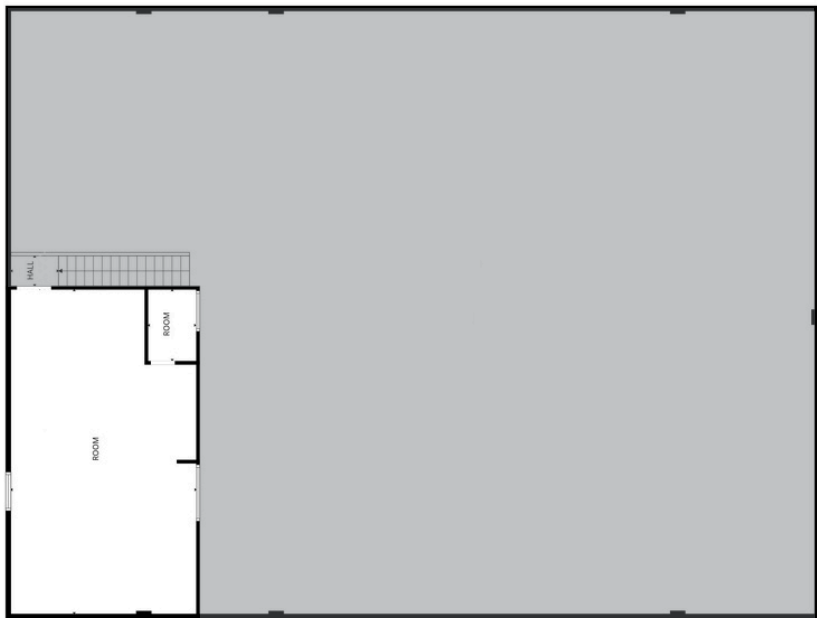
Interior Floorplan

Floorplan not to scale; for illustrative purposes only.

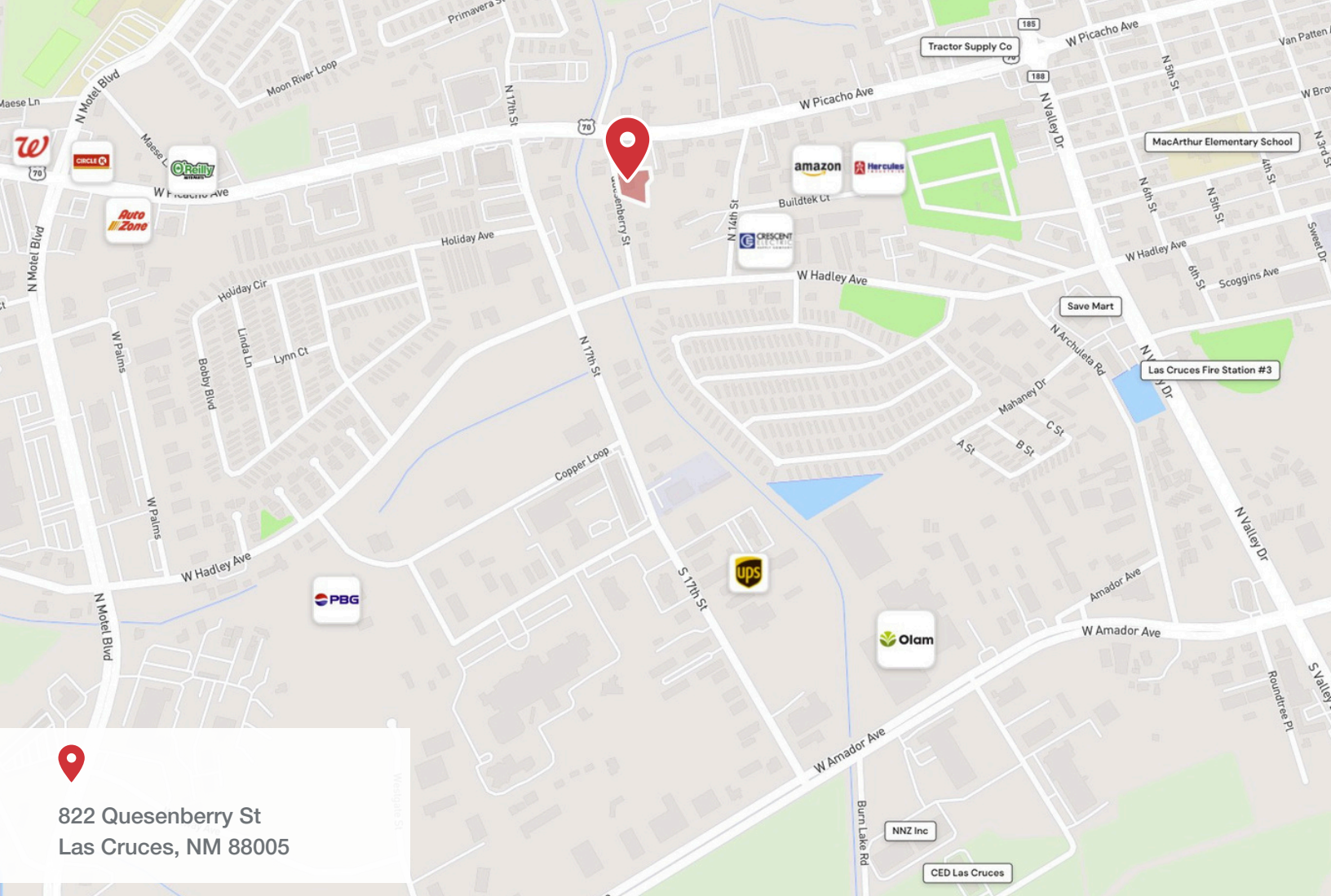
First Floor



Second Floor



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822 Quesenberry St
Las Cruces, NM 88005



NEARBY TRAFFIC COUNTS

W PICACHO AVE 15,248 AADT

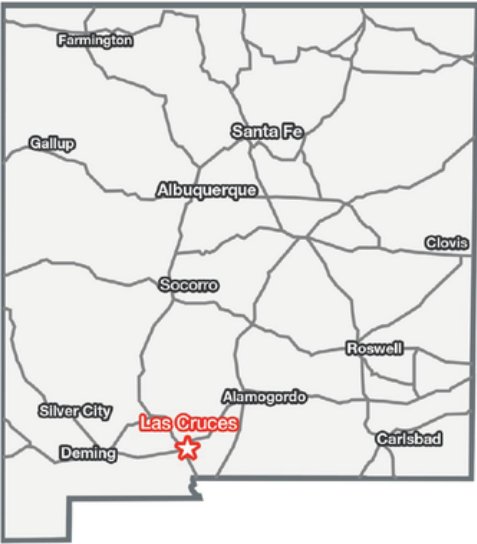
W AMADOR AVE 14,088 AADT

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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