FOR LEASE | OFFICE/WAREHOUSE

NAI 1st Valley
Commercial Real Estate Services, Worldwide









320 Southgate Ct

Las Cruces, NM 88005

LEASE RATE	$7.50/SF/Yr (NNN)
AVAILABLE SPACE	±12,000 SF

320 Southgate Court is a ±12,000 SF industrial warehouse located in Las Cruces, NM. Situated on a ±0.84-acre lot, the property features a ±1,800 SF office space and a ±10,200 SF warehouse equipped with a ±600 SF walk-in freezer. Positioned approximately half a mile from Interstate 10, the facility offers excellent logistical access for industrial users.

PROPERTY HIGHLIGHTS

- ±12,000 SF industrial building on a ±0.84-acre lot
- Includes ±1,800 SF office and ±10,200 SF warehouse
- Features a ±600 SF walk-in freezer (15' x 40')
- Approximately 1/2 mile from Interstate 10
- One 14' x 16' grade-level overhead door
- Clear height: 15'
- HVAC in office space
- Warehouse - Evaporative Cooling (2) and Gas Forced Air Heat (2)

For more information:

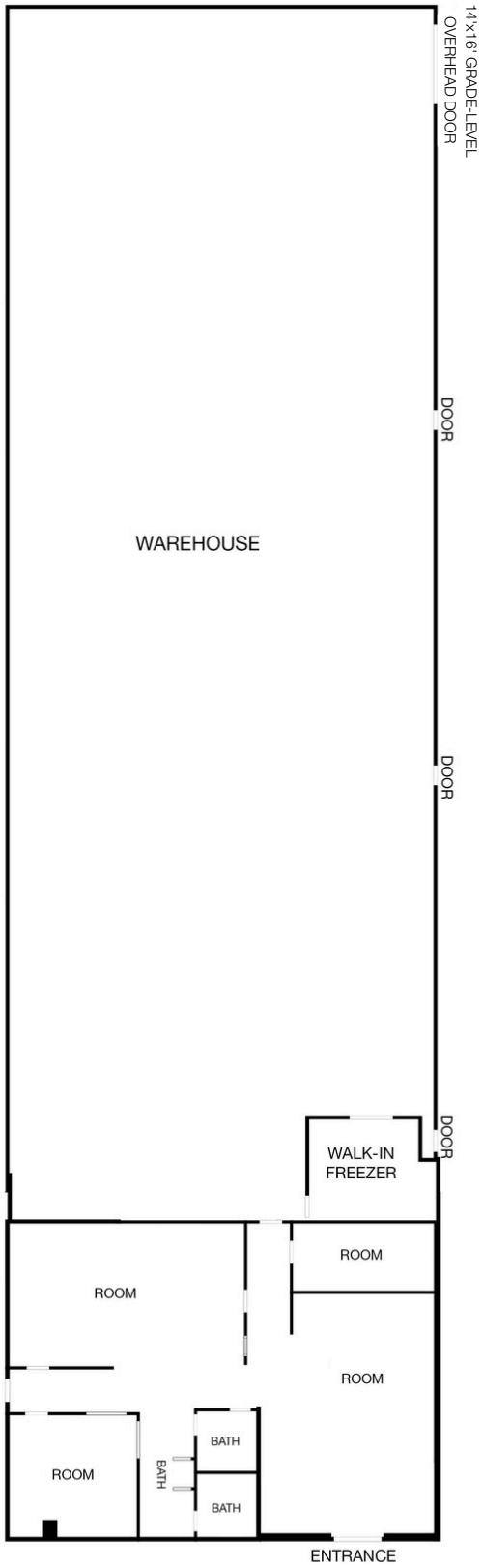
Jacob Slavec, SIOR
c: 575 644 8529
e: jacob@1stvalley.com

Cheryl Reome
c: 575 644 9165
e: cheryl@1stvalley.com

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Interior Floorplan

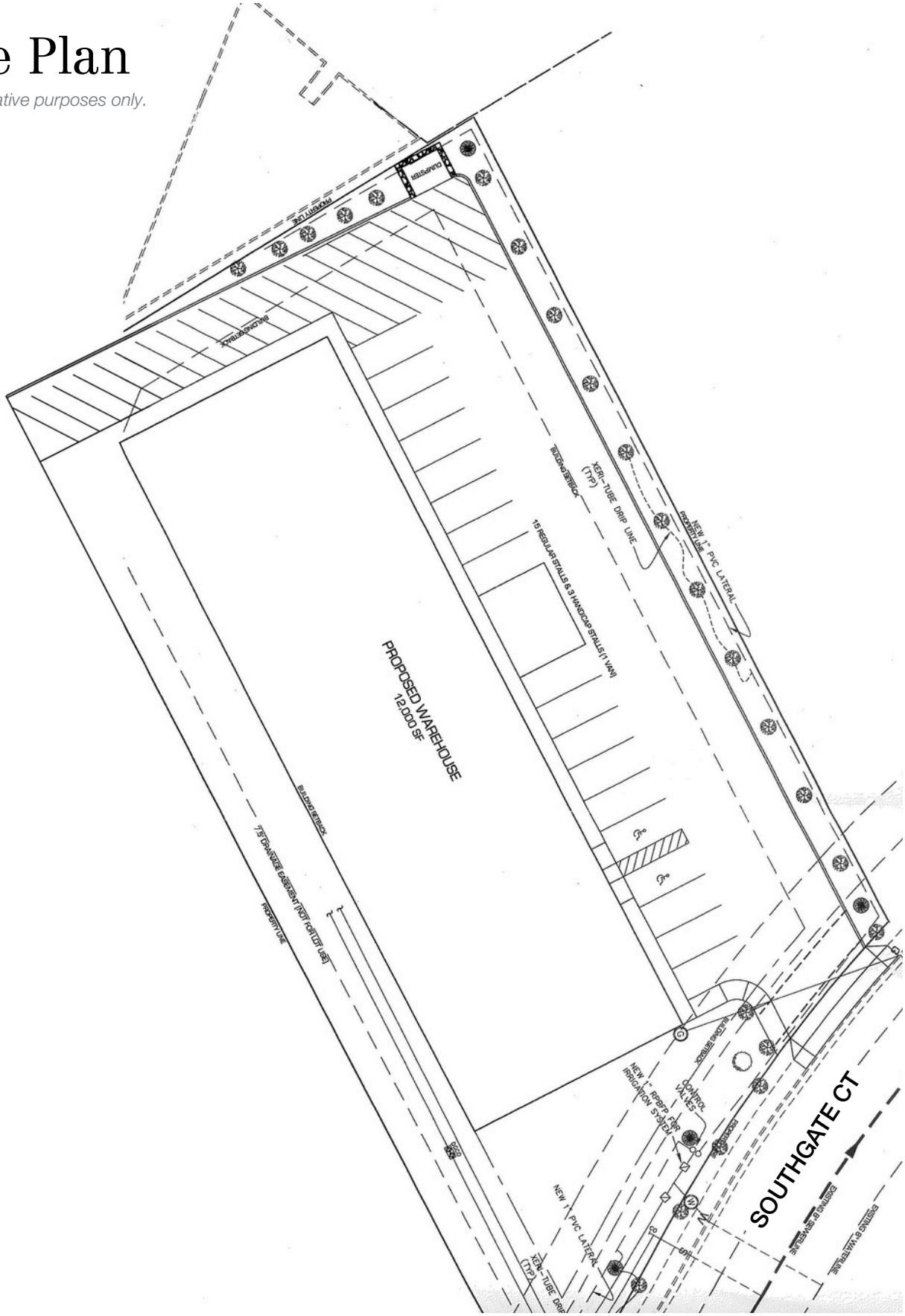
Not to scale; for illustrative purposes only.



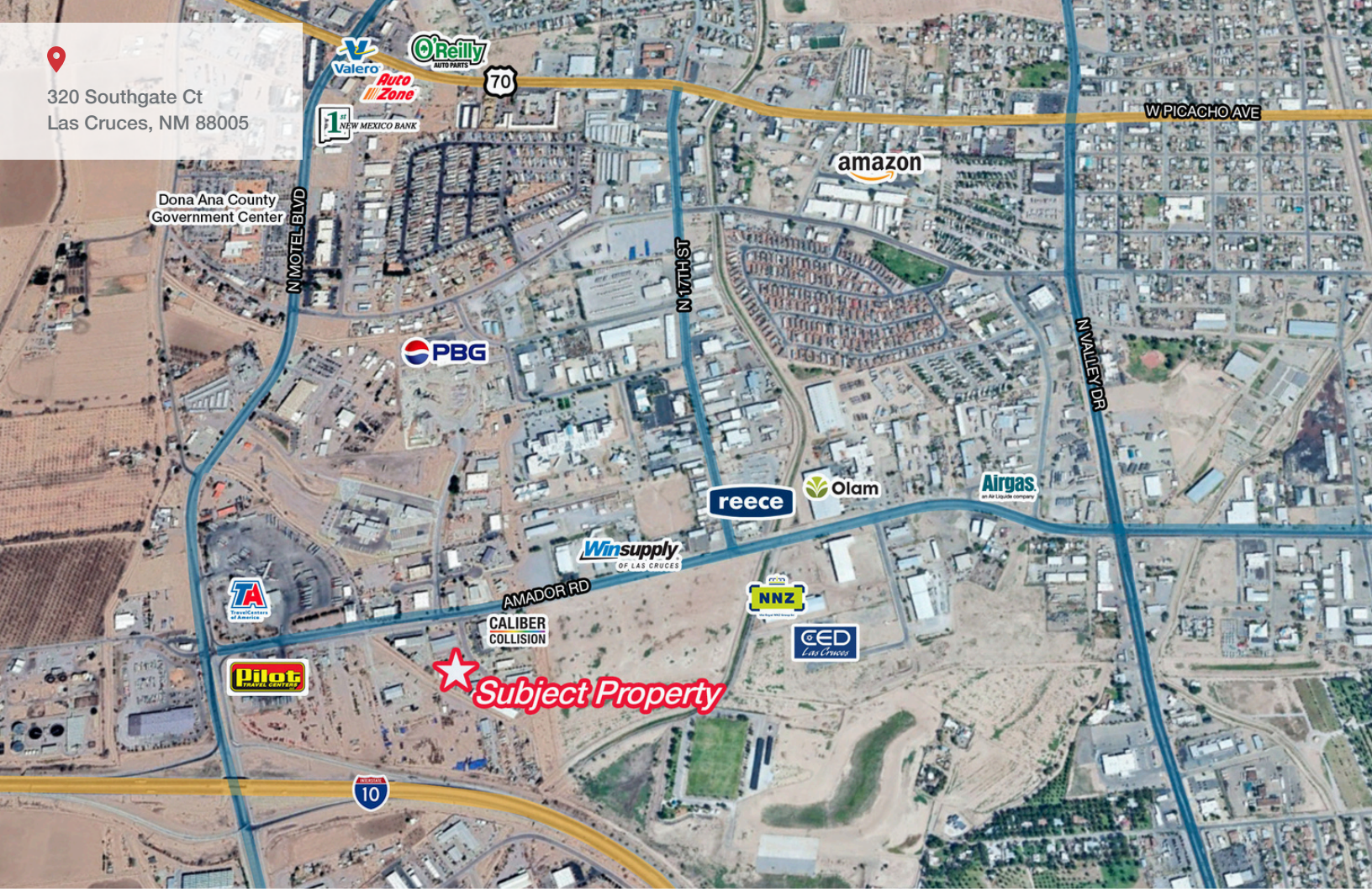
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Site Plan

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NEARBY TRAFFIC COUNTS

AMADOR AVE	11,367 AADT
MOTEL BLVD	15,785 AADT
I-10	18,451 AADT

LAS CRUCES DEMOGRAPHICS

POPULATION	116,998
MEDIAN HOUSEHOLD INCOME	$55,422
NUMBER OF HOUSEHOLDS	47,517

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