NAI 1st Valley
Commercial Real Estate Services Worldwide

FOR LEASE | OFFICE & INDUSTRIAL SPACE



875 W. Amador Ave

Las Cruces, NM 88001

LEASE RATE	*$7.75 SF/Yr (NNN)*
AVAILABLE SPACE	± 40,000 SF
LOT SIZE	± 2.0 Acres
ZONING	LI.U.MX (Industrial)

PROPERTY HIGHLIGHTS

- Clear Height: 20' - 26'
- Office SF: ± 850 SF
- Tilt-up concrete construction
- New insulation, concrete flooring & roof
- New fire suppression system
- Large parking area with under ground ponding that allows for more parking and easier truck / employee traffic
- Multiple roll up doors
- Two (2) truck docks & dock high loading
- Rail Spur Service (currently inactive) with adjacent Loading Dock (4'x160')

Year Renovated	2024



For more information:

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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.

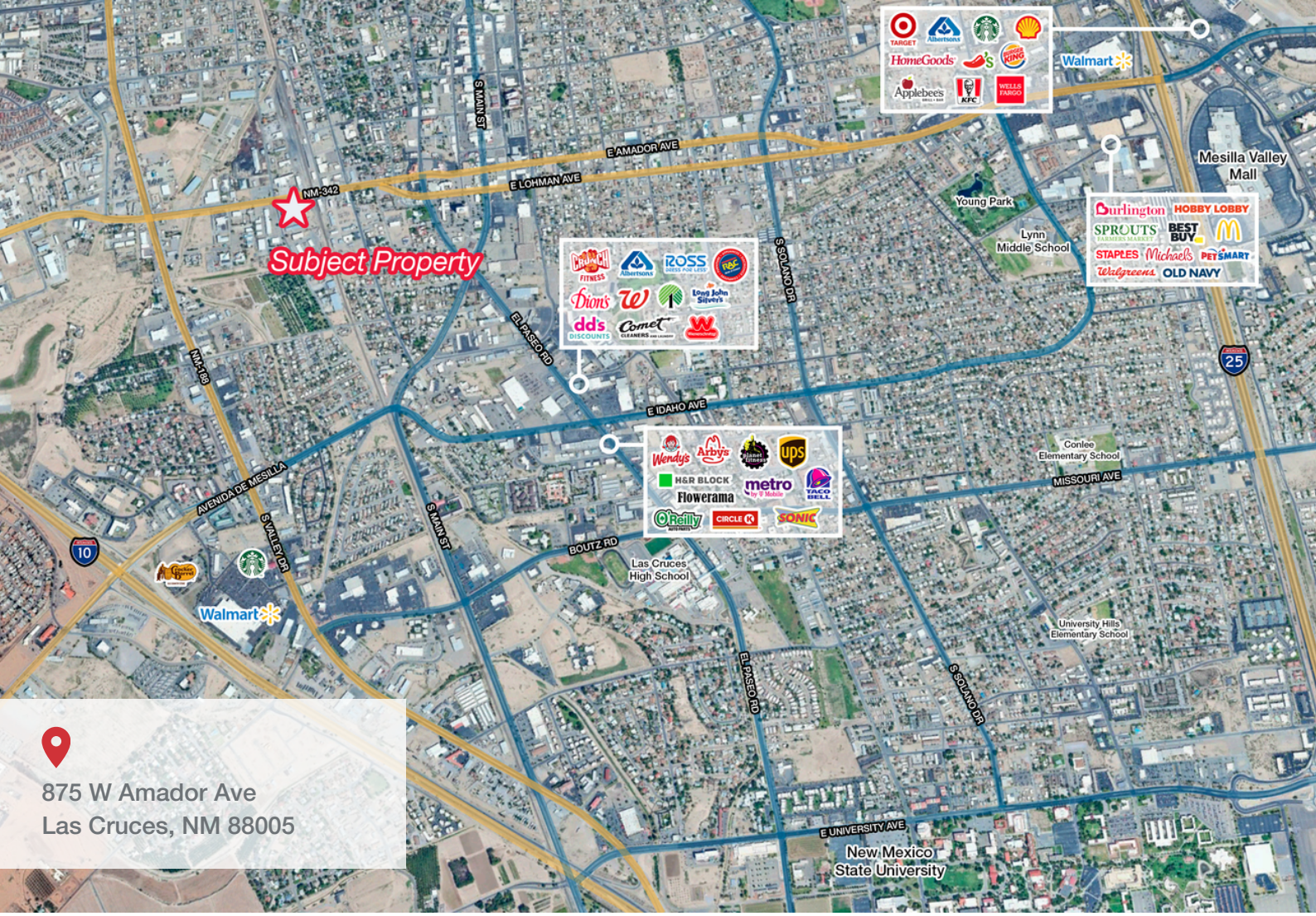
Additional Photos







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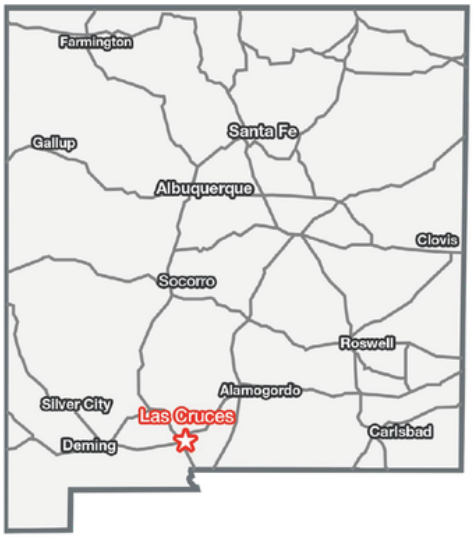
NEARBY TRAFFIC COUNTS

W AMADOR AVE	8,457 AADT
W LOHMAN AVE	11,530 AADT
S MAIN ST	12,621 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 Chihuhuan 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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