



INDUSTRIAL BUSINESS PARK

FOR SALE

CONTACT

Jacob Garland
575-202-0429
jacob@steinborn.com

WEBSITE

[www.viewlascruceshomes.com/
steinborn-tcncommercial-division](http://www.viewlascruceshomes.com/steinborn-tcncommercial-division)

ADDRESS

141 Roadrunner Pkwy, ste. 141
Las Cruces, NM 88011
575-532-2345



10 ACRES FOR SALE IN THE WEST MESA INDUSTRIAL PARK

506 Venture Drive

Las Cruces, NM 88007

Overview

- 10 Acres for sale in the West Mesa Industrial Park
- Formerly Sapphire Energy
- Various uses with possible (processing and extraction)
- Equipment condition unknown
- PDU Debottlenecking Equipment
- PDU Pilot Facilities / PDU Pilot Facilities - IABR
- Other miscellaneous equipment
- Call for more information.



INDUSTRIAL BUSINESS PARK | 506 VENTURE DRIVE



FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate
Jacob Garland
141 Roadrunner Pkwy, Ste. 141
575-202-0429 | jacob@steinborn.com



INDUSTRIAL BUSINESS PARK | 506 VENTURE DRIVE



FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate
Jacob Garland
141 Roadrunner Pkwy, ste. 141
575-202-0429 | jacob@steinborn.com



INDUSTRIAL BUSINESS PARK | 506 VENTURE DRIVE

For Sale **Industrial**

Secondary Uses: Research & Development, Industrial-Business Park

Sale Price	\$400,000
Acres	10 ac
Zoning	LCIIP-VAA
Zoning Description	West Mesa Industrial Park
Building Name	Former Sapphire Energy
Tax ID Number	3003138054433
Property Use Type	Vacant/Owner-User
Property Status	Existing
Yard	Fenced
Topography	Level
County	Doña Ana
Listing ID	3640cdcb
Parcel APN	3-003-138-054-433

FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate
Jacob Garland
141 Roadrunner Pkwy, ste. 141
575-202-0429 | jacob@steinborn.com



INDUSTRIAL BUSINESS PARK | 506 VENTURE DRIVE



FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate
Jacob Garland
141 Roadrunner Pkwy, ste. 141
575-202-0429 | jacob@steinborn.com



INDUSTRIAL BUSINESS PARK | 506 VENTURE DRIVE

LiveWell Canada, Inc. - Vitality CBD Natural Health Products
Certified Machinery and Equipment Appraisal
Equipment located at 9035 Advancement Avenue, Las Cruces, NM 88007
at February 8, 2019

United States Dollars (USD)

<u>Item</u>	<u>Description</u>	<u>CDN</u>	<u>Est. Age ¹</u>	<u>Est. RUL ²</u>	<u>Estimated Fair Market Value in Continued Use</u>
1	PDU Debottlenecking Equipment	X	3	-	-
2	PDU Pilot Facilities / PDU Pilot Facilities - IABR	GC	3	17	\$4,400,000
3	Other Miscellaneous Equipment - PDU Facilities				
	Apollo Harvest System	GC	3	9	46,900
	Install Viscosity Unit	GC	3	9	18,500
	Collins Instrument	GC	3	9	2,800
	Heat exchanger tube section	GC	3	9	9,100
	Hastelloy Valves	GC	3	9	7,800
	PDU improvement valves	GC	3	9	2,400
	DFC1600 Spare element	GC	3	9	21,900
	Hastelloy Crosby valves	GC	3	9	19,200
	Lynco Electric, grit filter	GC	3	4	1,900
	Total				<u>130,500</u>
Total Estimated Fair Market Value in Continued Use				USD	<u>\$4,530,500</u>

Note 1. Effective Age (2012 to 2014)

Note 2. Estimated Remaining Useful Life.

FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate
Jacob Garland
141 Roadrunner Pkwy, ste. 141
575-202-0429 | jacob@steinborn.com