

For Lease | Office/Warehouse Space

NAI 1st Valley



2321 Westgate Ct | Las Cruces, NM 88005

Listing Overview

Lease Rate	\$8.50/sf (NNN)
Total Available Space	± 6,000 SF
Office	± 1,500 SF
Warehouse	± 4,500 SF

For more information:

Jacob Slavec, SIOR

575.644.8529 | jacob@1stvalley.com

- Heating and cooling includes evaporative air for the shop environment and refrigerated air for office areas
- 16' - 20' Clear Height
- One (1) 10x14 Ground Level Roll-up Door
- One (1) 12x14 Ground Level Roll-up Door
- Excellent visibility from Amador Ave - 13,907 AADT
- Excellent access to Interstate 10
- Owner/Broker
- Zoning: M-2
- Fenced Yard
- Great parking and Access

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.

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Available Space



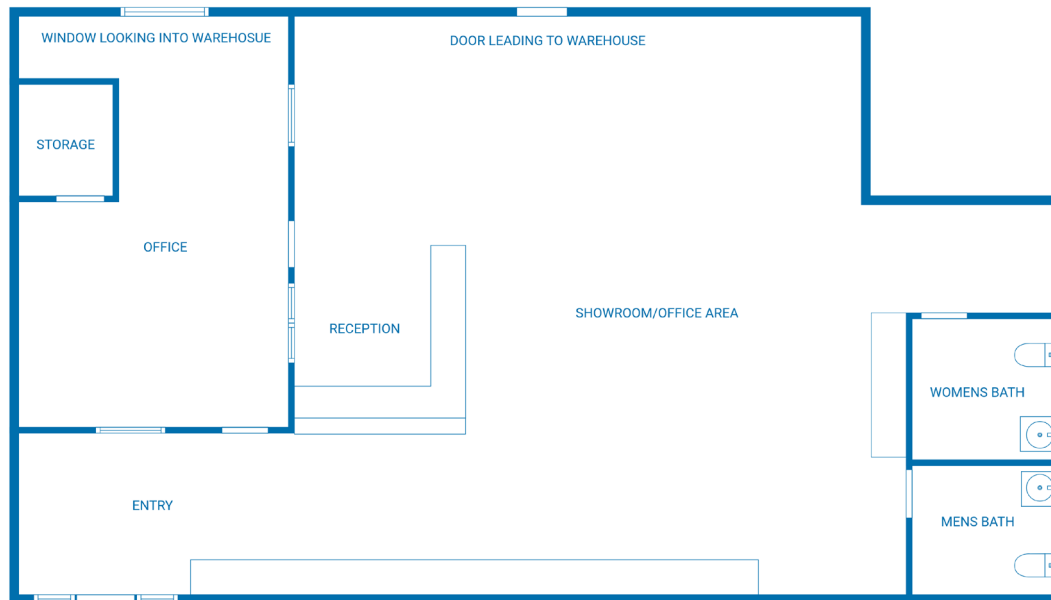
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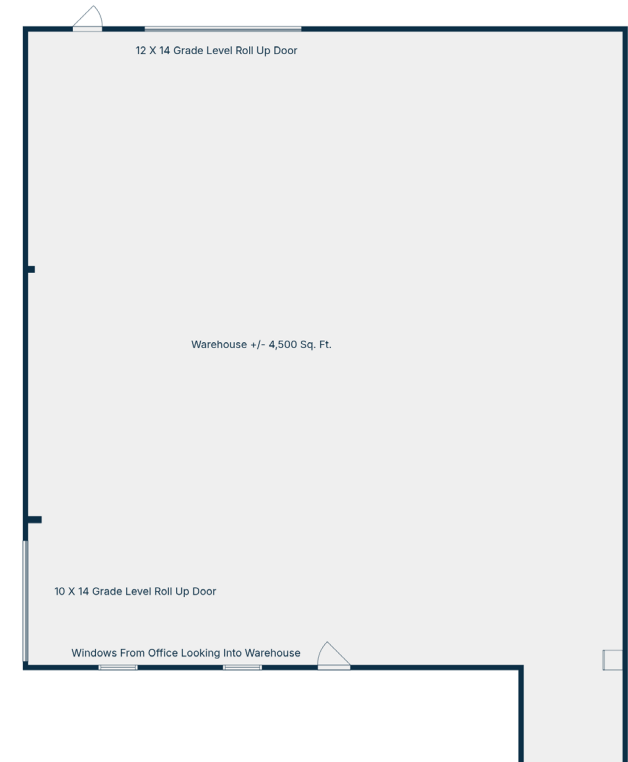
Interior Floorplan

Floorplan not to scale; for visual aid only.

Office



Warehouse



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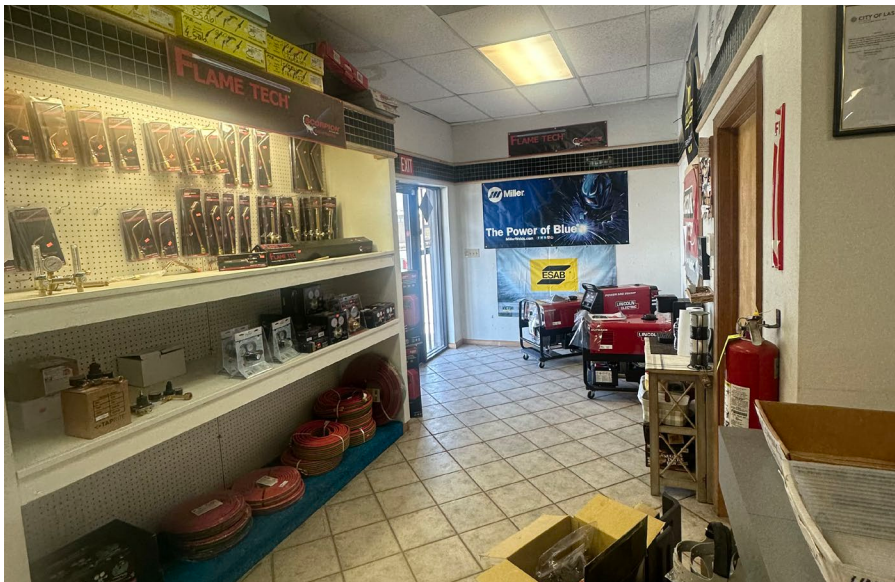
Additional Photos



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Additional Photos



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Map

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Commercial Real Estate Services, Worldwide.



Nearby Traffic Counts:

W Amador Ave	13,907 AADT
N Motel Blvd	13,671 AADT
I-10	29,003 AADT

Source: NMDOT, 2024

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