

# For Lease | Office/Warehouse Space

**NAI 1st Valley**



**1754 Buildtek Ct, Ste B | Las Cruces, NM 88005**

## Listing Overview

**Lease Rate** \$6.50/SF (NNN)

**Available Space** ±10,400 SF

Warehouse: ±8,660 SF

Office: ±1,740 SF

**Building Size** ±18,779 SF

- ±10,400 square feet
- 20' clear height
- Space include reception area, lobby, three offices, three storage rooms and two bathrooms
- One (1) 16'x16' overhead door
- Fire sprinkler suppression system
- 2 miles to Interstate 10
- Pre-cast tilt up construction
- Mezzanine available for storage
- 3-phase power
- Includes overhead door that can be raised to reveal storefront facade

For more information:

**Jacob Slavec**

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**Cheryl Reome**

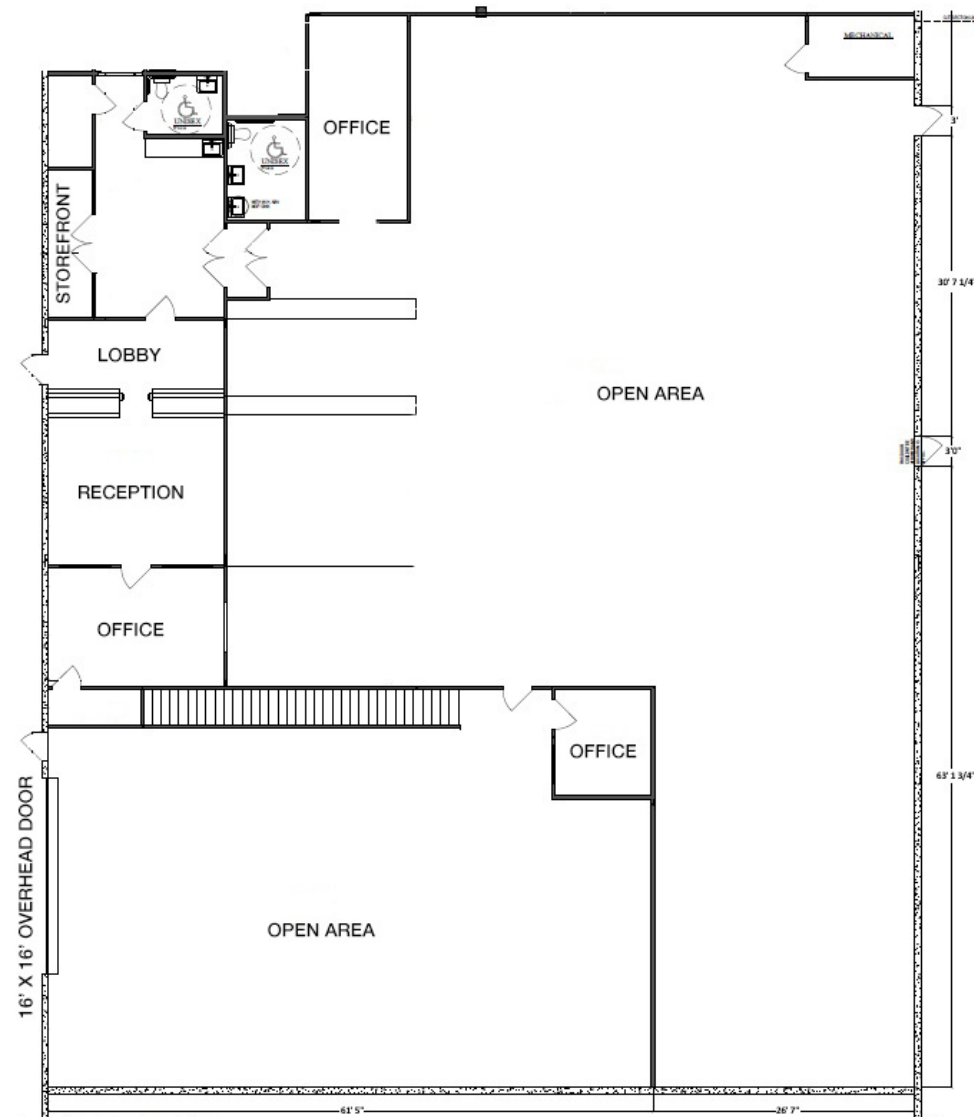
575.644.9165 | cheryl@1stvalley.com

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575.521.1535  
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# Floor Plan

Floor plan not to scale; for visual aid only.

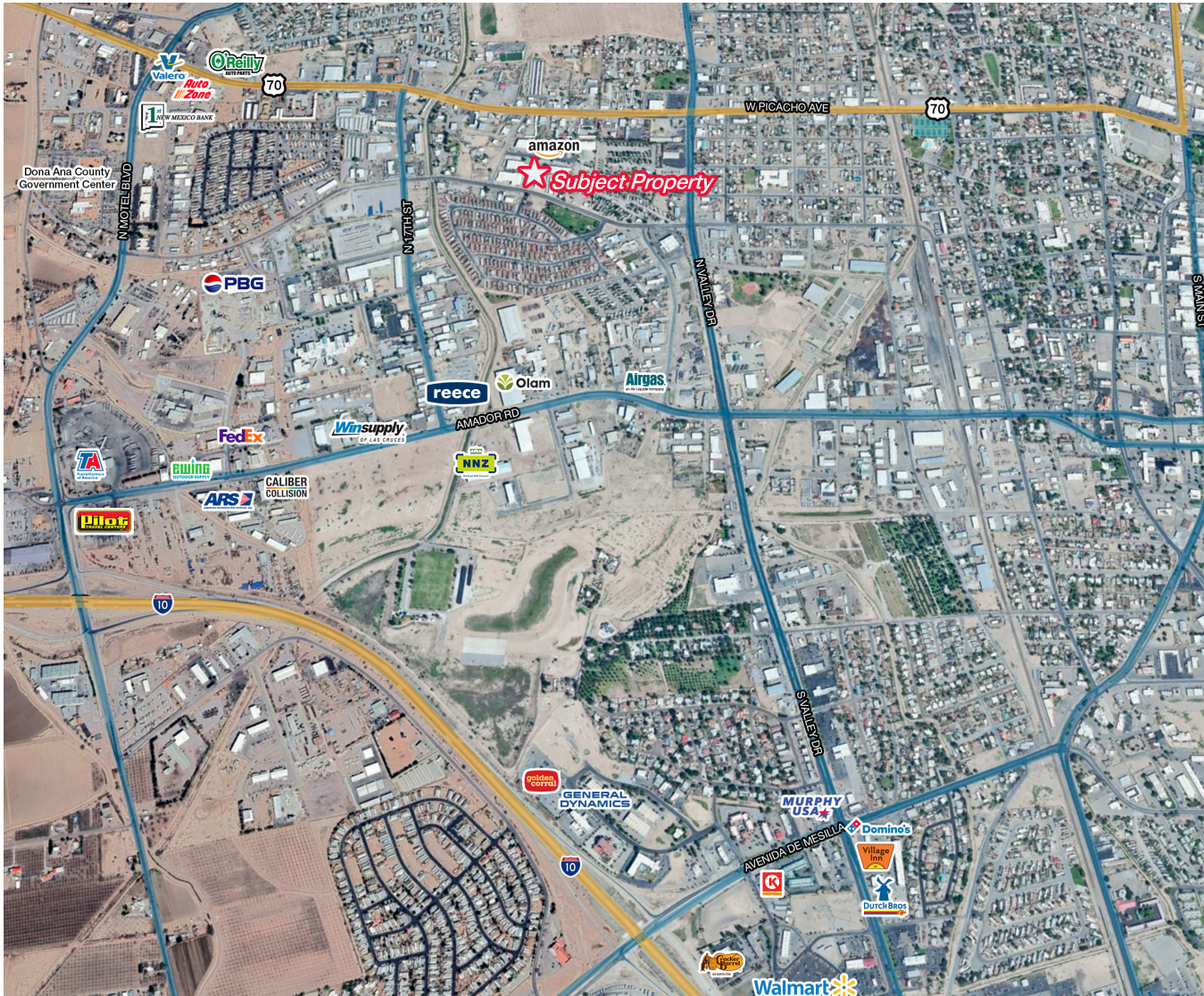


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# Map



## Nearby Traffic Counts:

W Picacho Ave 15,052 AADT

N Valley Dr 14,880 AADT

Source: NMDOT, 2024

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