

**VACANT LAND FOR SALE**

## **Rare Highway 70 Industrial Location**

**4400 BATAAN MEMORIAL EAST • LAS CRUCES, NM**



### **PROPERTY OVERVIEW**

Highway 70 is an supply constrained market from an industrial perspective. Almost 75% of the housing development is happening within a one mile radius of this location. If you are looking for the perfect industrial fit this may be the biggest opportunity on the entire Las Cruces East Mesa. This property is located an equal distance between the three major housing and retail developments that are growing annually at a steady and consistent pace. Multiple multi-million dollar trade gaps related to supply and demand exist in a wide variety of retail services and beyond. This location offers extremely visible freeway frontage and quick accessibility to all that is happening in the immediate area. Furthermore this location is one of the rare industrially zoned properties with sound visibility that can support development concepts that are vital to the areas growth. The access from Sonoma Ranch and Highway 70, Mesa Grande & Highway 70, and the rapidly growing Metro Development near Red Hawk Golf Course from this location is second to none if you have industrial storage, retail/warehouse, office/warehouse, self storage, or general office related needs. The property was originally developed for self storage related purposes and currently has two 9,000 SQFT structures located on the far east end that are income producing and well absorbed. A party looking to expand upon this use could easily make a case for doing so immediately and have plenty of land for continued long term expansion of this use. On the flip side diversity might be the key as it is very apparent that the ability to lease out industrial related facilities to construction suppliers, federal contractors that support White Sands and Nasa, and other industry segments could also be very viable options. Don't miss out on your opportunity to be the "new name in the industrial game" within this corridor. Give us a call today.

### **Located in a Rapidly Developing Area**

<b>Size:</b>	<b>10.15 ACRES</b>
<b>Sale Price:</b>	<b>\$3.30 PSF</b>

### **QR Code**

Scan this image with your mobile device:



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# Aerial Graphic Showing Residential Areas

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TCN  
NATIONWIDE

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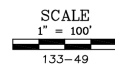
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