

# For Sale or Lease

# NAI 1st Valley



## 750 W Palms | Las Cruces, NM 88007

### Listing Overview

Sale Price	\$850,000
Lease Rate	\$14.00 - \$16.00 psf (MG)
Building Size	5,222 ± SF

**Jessie Carreon**

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**Jay Hill**

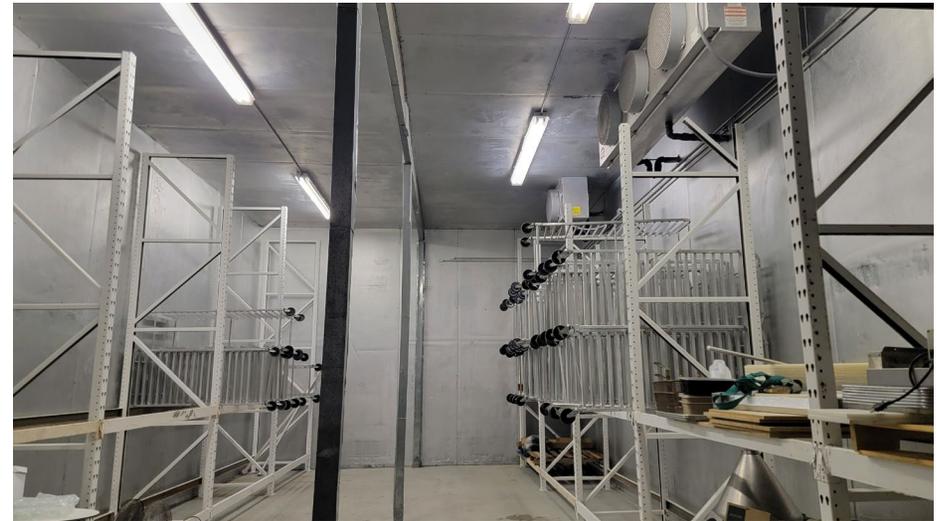
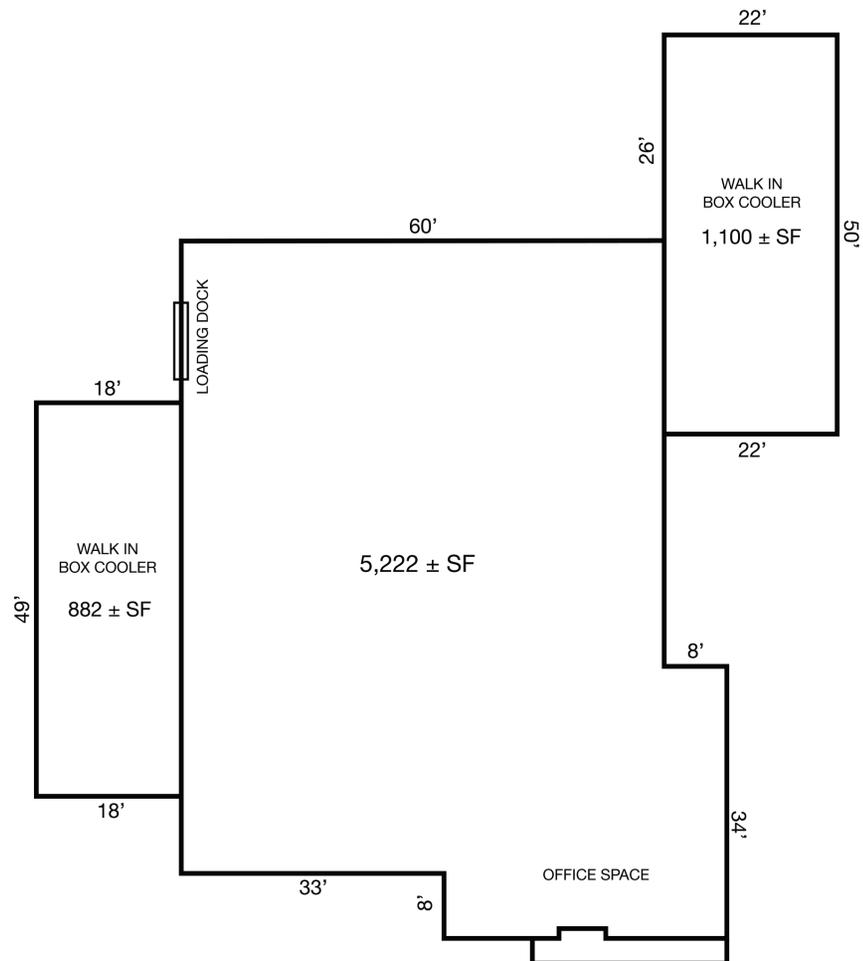
575.644.5570 | [jay@1stvalley.com](mailto:jay@1stvalley.com)

- Large-scale cooking facility with industrial grade equipment
- Ideal for significant food preparation, such as catering events, high volume restaurants, food production facilities, businesses producing prepared meals for delivery or retail sale, grocery stores or large scale food manufacturers.
- Easy access to I-10 and HWY 70
- Located near the industrial district of Las Cruces
- One (1) loading dock
- Two (2) large walk-in coolers for storage
- Office space attached to warehouse

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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# Floor Plan & Photos

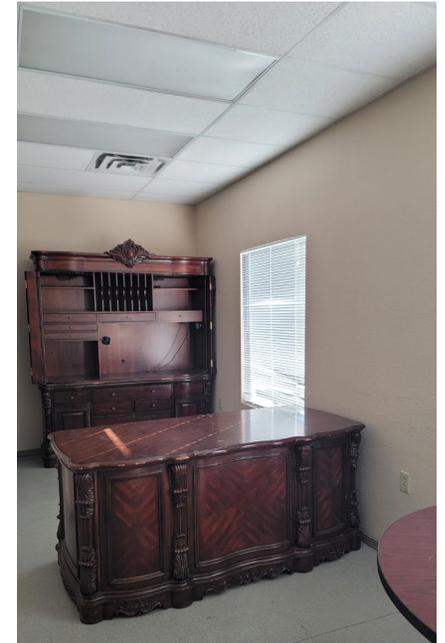


*Floor plan not to scale; for visual aid only.  
Information obtained from Doña Ana County Assessor*

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# Additional Photos



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# Location Overview



## Nearby Traffic Counts:

N Motel Blvd	14,562 VPD
W Picacho Ave	12,027 VPD
W Hadley Ave	1,396 VPD

Source: NMDOT, 2023

## Las Cruces Demographics

Population	113,888
Total Households	45,297
Average HH Income	\$51,013

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