

For Sale

# Large Versatile Warehouse with Office

INCLUDES FENCED YARD WITH ADDITIONAL ±.50 AC LOT



750 N 17th St. | Las Cruces, NM 88005

*SWQ W Picacho Ave & N 17th St.*



## AVAILABLE

Building: ±18,249 SF  
Land: ±1.84 Acres



## SALE PRICE

\$1,550,000

- Quick access to W. Picacho Ave and I-10
- Large office with clear span warehouse, including multiple roll-up doors and truck ramp
- Fenced yard with vacant ±.50 Acre of land

**NA** SunVista

got space™

**Genieve Posen**  
genieve@sunvista.com  
505 998 1568

**John Algermissen, CCIM**  
johna@sunvista.com  
505 998 5734



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### SITE

#### AVAILABLE

Warehouse:	±11,414 SF
Office:	±6,835 SF
Total:	±18,249 SF
Land:	±1.84 Acres (Includes ±0.46 Ac. lot)

#### ZONING

- Dona Ana Country Incorporated

#### HIGHLIGHTS

- Warehouse: Clear span, 17-20' ceiling, (1) 8x10' Roll-up Dock Door with Truck Ramp, (3) 8x10' Grade-level roll-up doors. Skylights, 4 swamp units, heater, 7' high concrete walls in warehouse. Single phase power
- Skylights in warehouse, 4 swamp units
- Large Yard with perimeter fencing & 4 access gates
- Vacant ±.50 acre of land that can support additional buildings or lay-down yard
- 24 parking spaces
- Note: 3,676 SF can be added to the total warehouse space by removing the added offices located in the warehouse.



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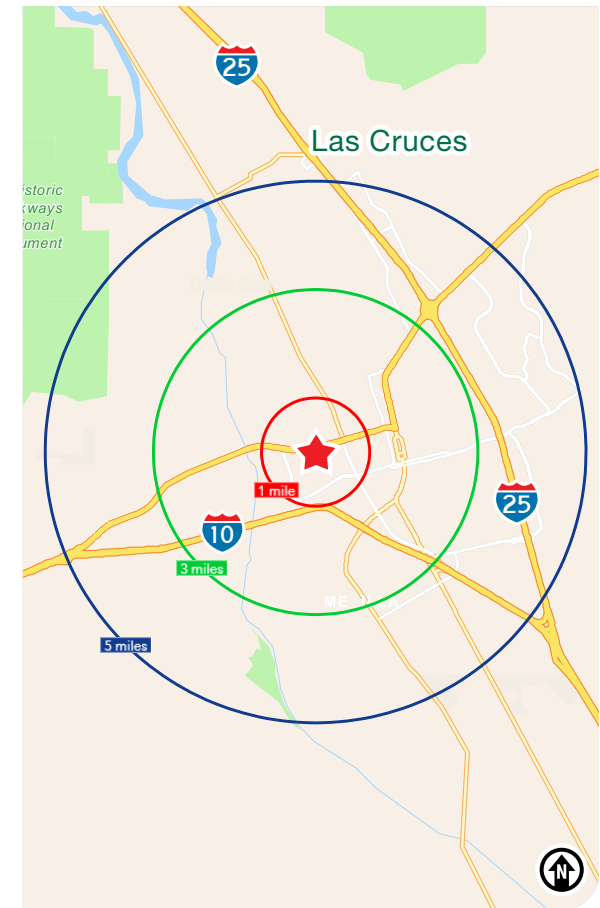
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	8,100	48,794	11,565
Average HH Income	\$54,300	\$64,253	\$75,412
Daytime Employment	7,857	32,179	63,747

2024 Forecasted by Esri



**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com) |   
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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### FLOOR PLAN

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Floor plan not to scale.

