

IS YOUR BUSINESS READY FOR INDUSTRIAL EXPANSION?



311 S Compress Rd, Las Cruces, NM 88005

Listing ID: 30019559
Status: Active
Property Type: Industrial For Lease
Industrial Type: Flex Space, Free-Standing
Contiguous Space: 7,264 - 9,344 SF
Total Available: 9,344 SF
Lease Rate: \$3.30 PSF (Annual)
Base Monthly Rent: \$1,997 - 2,569
Lease Type: Modified Gross
Loading: 3 Docks, 2 Doors



Overview/Comments

Are you looking for a simply dependable location and warehouse under the same vein? This could be the industrial location you want and a great potential fit in the heart of the Las Cruces industrial district. The location is centered on value and perfect for an organization that has simply outgrown their current footprint and really needs an economical solution for additional space and a generous storage yard. The property sits on just over an acre, offers multiple dock high doors, multiple entry points, and processing areas. There is also the possibility of rail service to the site in addition. The zoning elements are extremely flexible for a wide variety of uses. Please give this location your consideration.

More Information Online

<http://steinborn.catylist.com/listing/30019559>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	Dona Ana County	Zoning:	M-2
Tax ID/APN:	4-006-135491-337	Gross Building Area:	9,344 SF
Industrial Type:	Flex Space, Free-Standing, Manufacturing, Mixed Use, Light Industrial, Warehouse/Distribution, Other	Usable Size (USF):	9,344 SF
		Land Area:	43,560 SF

Available Space

Suite/Unit Number:	1	Lease Rate:	\$3.30 PSF (Annual)
Space Available:	9,344 SF	Lease Type:	Modified Gross
Minimum Divisible:	7,264 SF	Parking Spaces:	0
Maximum Contiguous:	9,344 SF	Loading Docks:	3
Space Type:	Relet	Loading Doors:	2
Date Available:	11/13/2016		

Area & Location

Highway Access: I-10 & Motel I-10 & University I-10 & Avenida De
Mesilla
Airports: ELP & Las Cruces International

Building Related

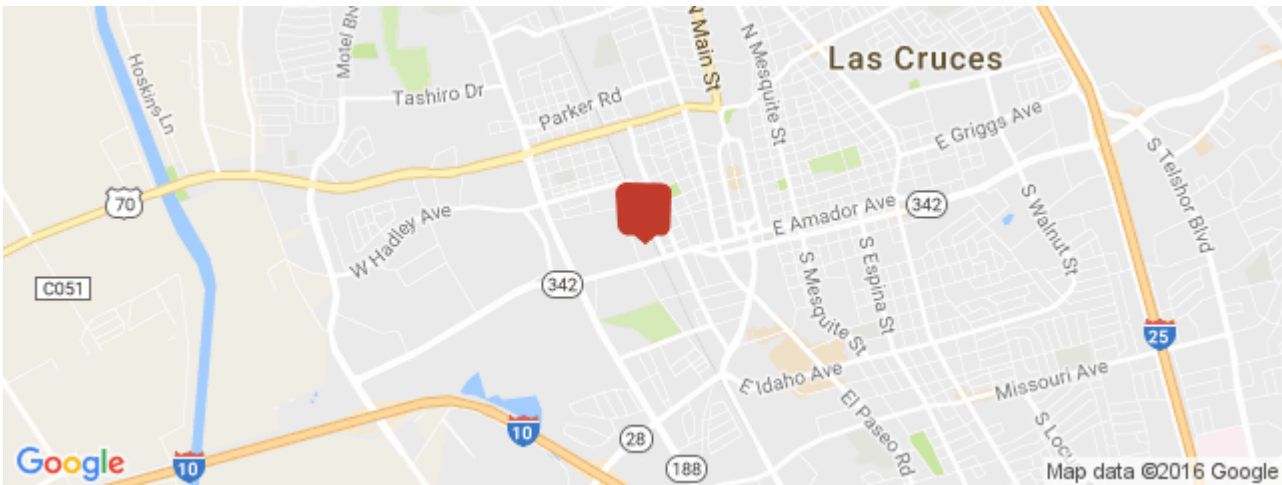
Tenancy:	Multiple Tenants	Year Built:	1960
Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Property Condition:	Good		

Land Related

Zoning Description: M-2 Per City of Las Cruces Guidelines
Water Service: Municipal
Sewer Type: Municipal

Location

Address: 311 S Compress Rd, Las Cruces, NM 88005
County: Dona Ana
MSA: Las Cruces



Property Images



IMG_0890



IMG_0888



IMG_0887



IMG_0889



311-compress-zoom (3)



311-zoom-out (3)

Property Contacts



Kary Bulsterbaum

Steinborn/TCN Commercial Real Estate
575-639-1208 [M]
575-532-2345 [O]
kary@steinborn.com



Grady Oxford

STEINBORN / TCN Commercial Real Estate
575-642-3893 [M]
575-532-2345 [O]
goxford@zianet.com



Jacob Garland

STEINBORN / TCN Commercial Real Estate
575-532-2345 [O]
jacob@steinborn.com