

# FREEZER FACILITY

±77,075 SF ON ±10 ACRES

Available  
for  
Sale



390

**Rea Blvd.**  
LAS CRUCES, NM

**CBRE**

# **FREEZER FACILITY**

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## PROPERTY OVERVIEW

**RBA:** 77,075 SF

**Land:** 10 Acres

**SF Breakdown:**

Cold: 50,000 SF (4 rooms)

Dry: 25,000 SF (fully insulated shell with existing refrigeration system capacity for future expansion)

Office: 2,400 SF

**Temperature Capacity:**

Min: -20°F (each room can run its own temp)

**Refrigeration:** Freon

**Column Spacing:** Clear Span

**Clear Height:** 22'9" @ first bay; 32' @ peak

**Loading:**

2 Dock High Doors (pit levelers, seals, lights, bumpers, bollards)

Covered Open Dock: 2 doors + 1 drive in  
Pecan unloading & scale is included

**Truck Court Depth:** 190'

**Fire Protection:** Dual action dry system

**Lights:** LEDs

**Parking:** 22 Spaces

**Truck Parking:** ~0.50 Acre Area at front. Additional ~5 Acres behind the facility





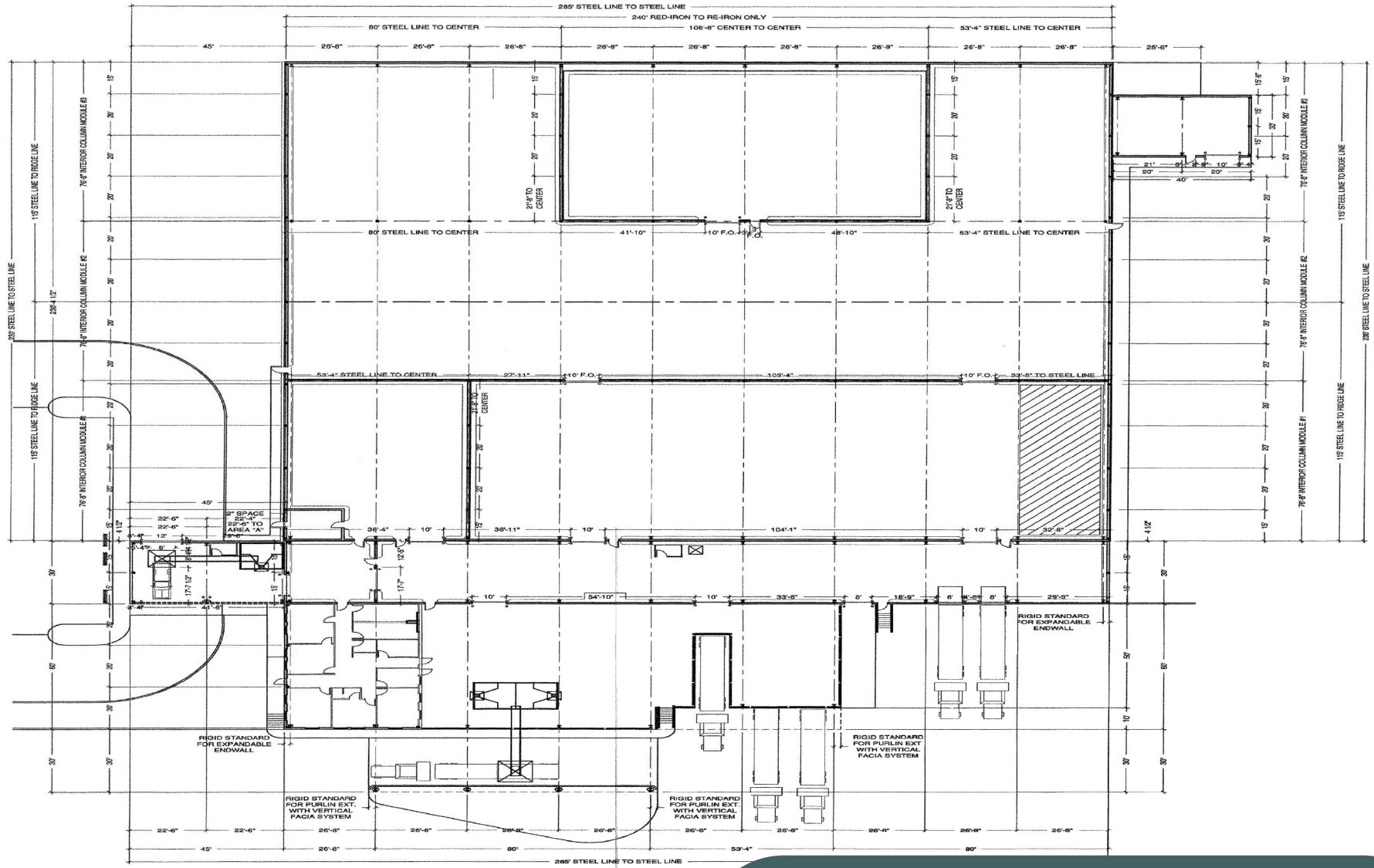
# PROPERTY OVERVIEW CONT.

<b>Fencing:</b>	Fully Fenced
<b>Year Built:</b>	2002
<b>Underfloor Protection:</b>	Forced Air
<b>Zoning:</b>	M-1 (and in Foreign Trade Zone)
<b>Foreign Trade Zone:</b>	No. 197
<b>Industrial Park:</b>	West Mesa Industrial Park



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# FLOOR PLAN

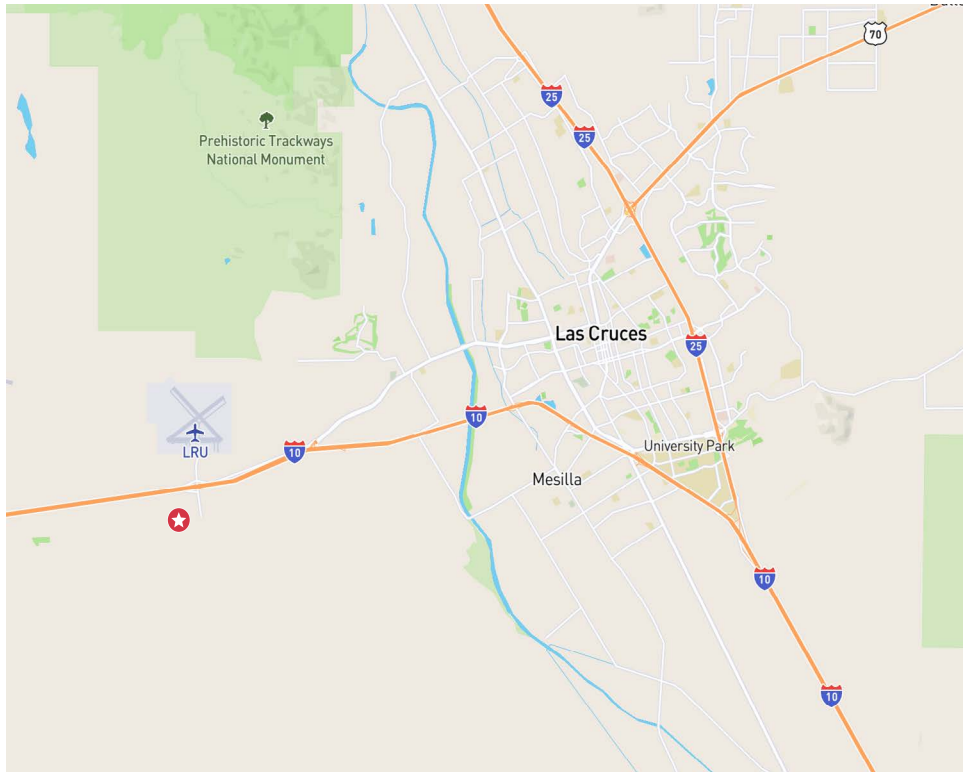


77,075 SF

# AREA MAP

## Proximity to Cities, Interstates & Highways

- Las Cruces International Airport (LRU): 1.9 Miles
- El Paso International Airport (ELP): 60.3 Miles
- Interstate 10: 1.3 Miles
- Interstate 25: 13.5 Miles
- El Paso: 41.9 Miles
- Santa Teresa, N.M. International Port of Entry: 53.4 Miles
- Ysleta-Zaragoza International Port of Entry: 66.5 Miles



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### **LUCY DURBIN**

Senior Vice President  
National Food Facilities Group  
+1 214.674.2813  
Lucy.Durbin@cbre.com

### **WILLIAM CAPARIS, SIOR**

Executive Vice President  
Industrial & Logistics  
+1 915.549.5365  
Bill.Caparis@cbre.com

### **REX MAINGOT, SIOR, CCIM**

First Vice President  
N.M Real Estate License #18868  
+1 915.727.2287  
Rex.Maingot@cbre.com

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