



CAPROCK
FARM AND RANCH REALTY

Purchase Price: \$595,000

Property Size: 6,820 SF

Lot Size: 0.68 Acres

Zoning: Light Industrial

Year Built: 2005

- 2 Large Hydraulic Doors (24' & 53')
- 1,600 SF Office Space
- 8" Concrete Slab Flooring
- Fenced Stack Yard
- Refrigerated Air in Office
- 3 Restrooms w/ 1 Shower
- 20' - 24' Clear Height
- 4 Separate Offices

Located 2.5 miles south of Interstate 10 on South Main Street.

100 Blue Sky Lane

Las Cruces, New Mexico 88047



FOR SALE / FOR LEASE – OFFICE WAREHOUSE SPACE

This office/warehouse space is in excellent condition and offers many unique features that sets it apart from any other in the area. The two large hydraulic doors open up completely to allow a full truck and trailer inside. Additionally, this building is equipped with 400 AMP 3-phase power, 2 interior water bibs, water well, hot water boiler system, septic, and inside drain that spans the length of the warehouse. The warehouse is fully skinned and insulated with dual-glazed windows in the office for optimal energy efficiency.

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