



FOR SUBLEASE

# 311 SOUTHGATE COURT

Las Cruces, New Mexico

Industrial Showroom



## Property Highlights

- Lot size: 0.68 AC
- Building size: 18,926 SF
  - ±6,350 SF Office - (2,900 SF on second floor)
  - ±9,594 SF - showroom
- Office / Showroom / Flex
- \$6.00/PSF/YR, NNN
- Warehouse with Two (2) grade level doors
- 1.5 miles from I-10
- Breakroom
- Conference room
- Modern construction
- Plentiful parking

### Eric Schalk

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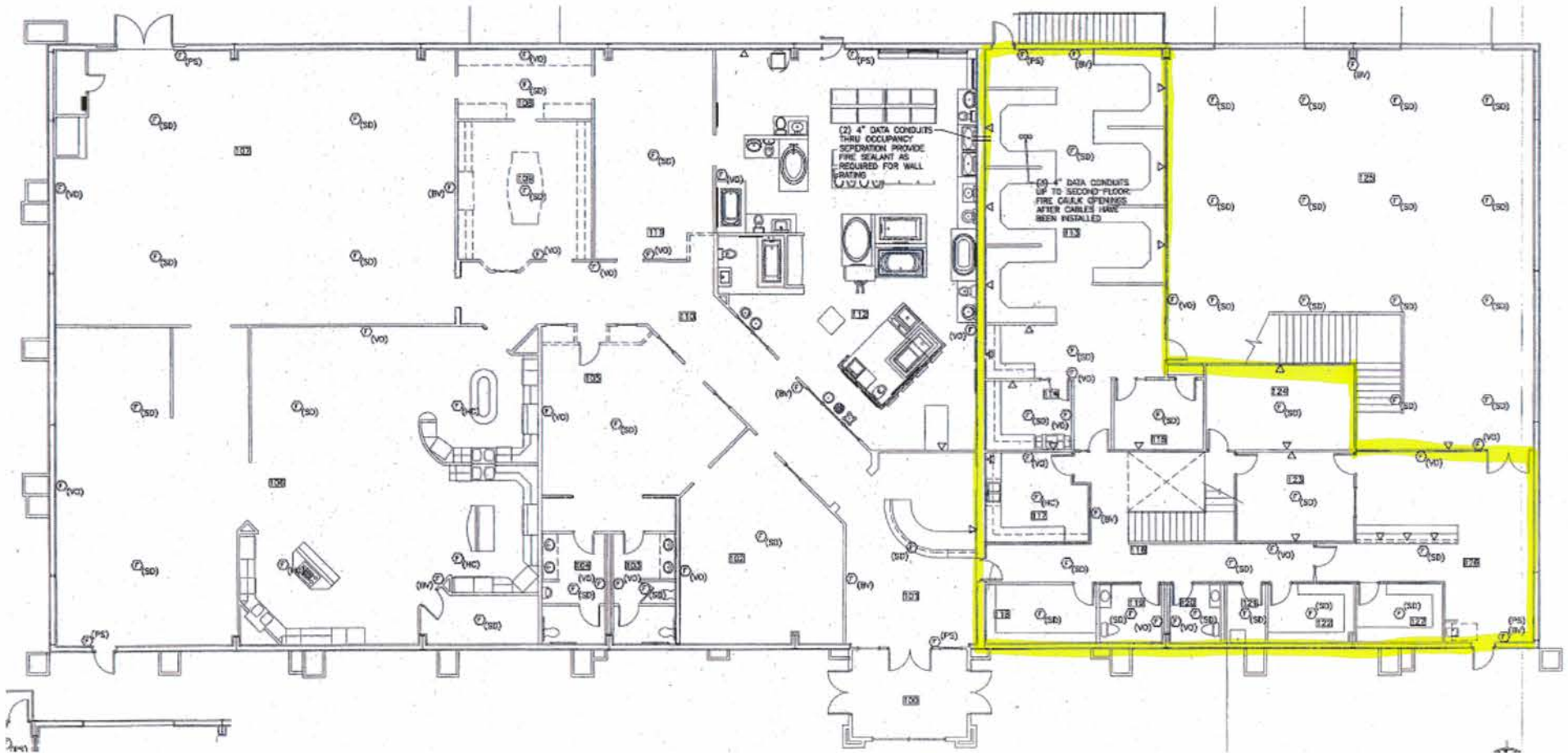
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Floor Plan



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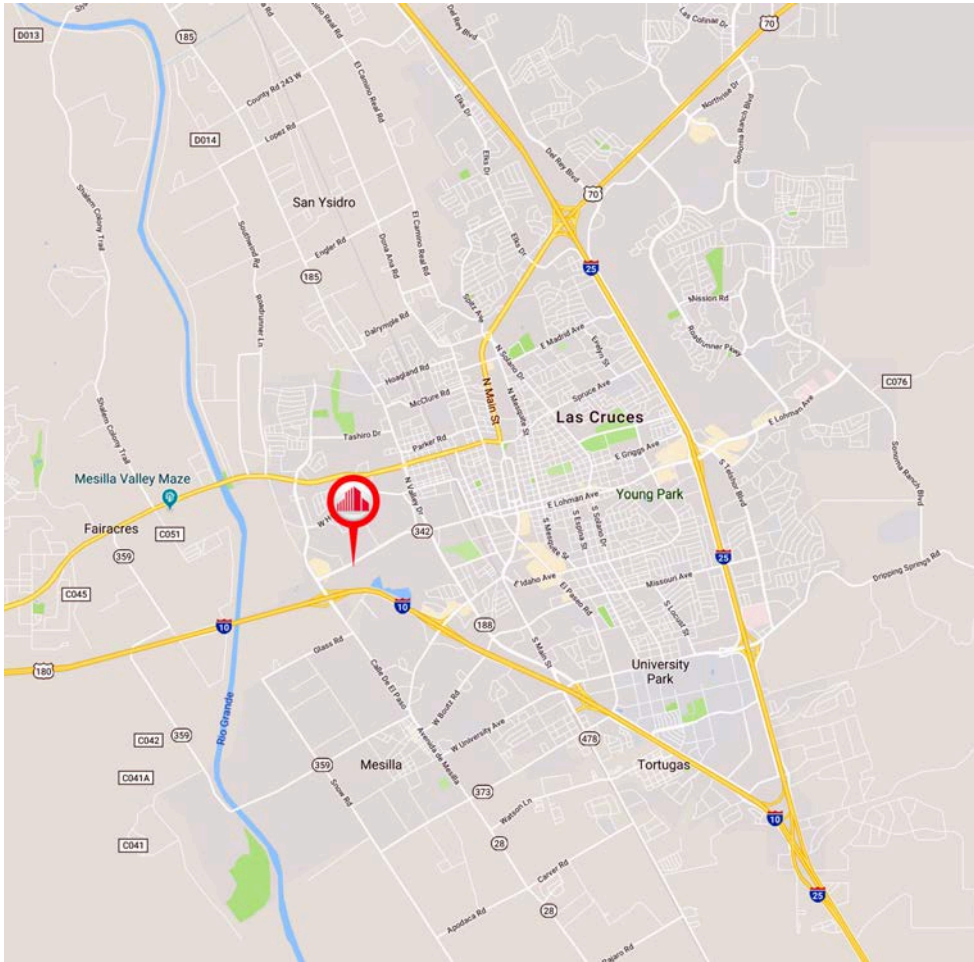




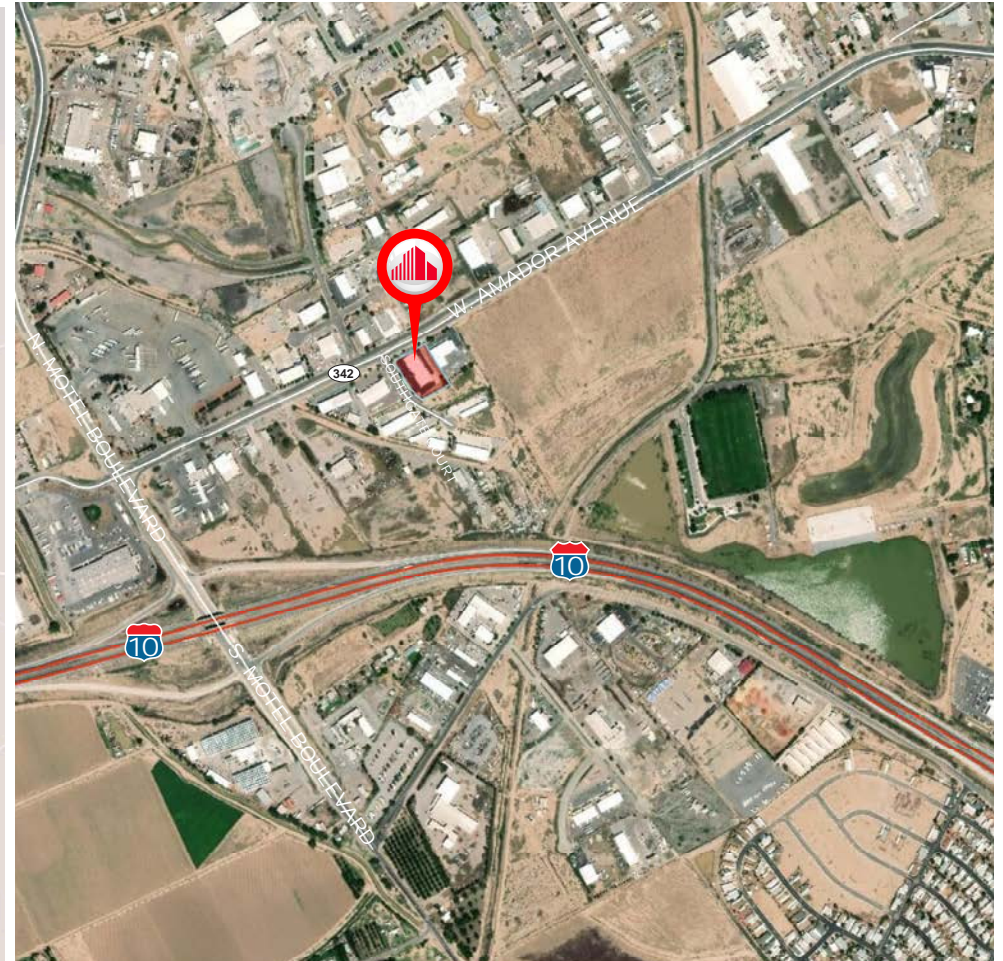
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MAP



AERIAL

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