



LAS CRUCES
INNOVATION AND
INDUSTRIAL PARK

Las Cruces Innovation and Industrial Park

Las Cruces, New Mexico

32.271982°, -106.921510°

487 Acres



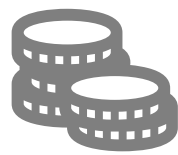
COMMUNITY



Located at the junction of I-10 and I-25
approximately 45 minutes north of El
Paso, TX and the Mexican border



Over 700,000 people within a 60-
minute drive time



Cost of Living is lower than the US
average by more than 10%



Part of the Borderplex region, a
gateway connecting the US with
Central and South America



Home to New Mexico State University



LARGEST MANUFACTURING EMPLOYERS IN DONA ANA COUNTY, NM

Alaska Structures

American Journal of Biological Defense

Cervantes Enterprises Inc.

Conagra Brands Inc.

F & A Dairy Products Inc.

FXI

General Dynamics Mission Systems

Georgia Pacific

La Bonita Mexican Food Products



OWNED BY
THE CITY OF
LAS CRUCES



ADJACENT TO
LAS CRUCES INTERNATIONAL
AIRPORT

487 TOTAL
ACRES

JUNE 2022



**BISECTS
PARK**



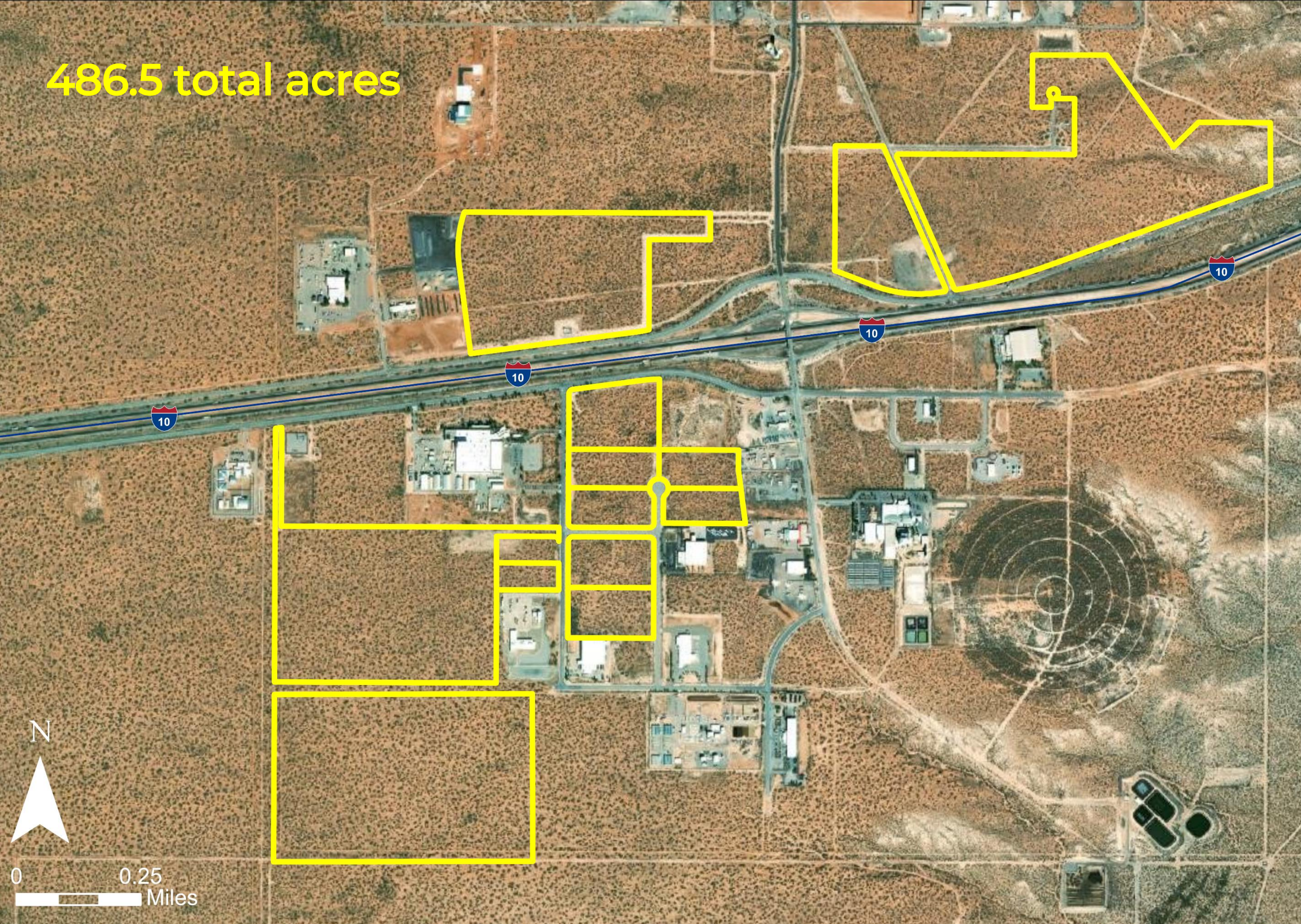
ZONED FOR
**INDUSTRIAL
PURPOSES**

**DUE DILIGENCE
COMPLETED**



UTILITIES WITHIN
PARK

486.5 total acres



TRANSPORTATION



I-10
bisects the park

I-25
12 miles





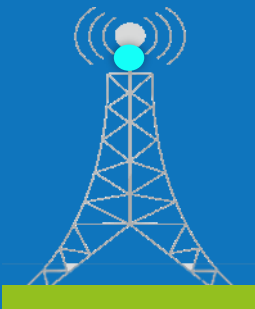


Las Cruces International Airport
(General Aviation) - Adjacent

El Paso International Airport
(Commercial Service) - 59 miles



UTILITIES

	ELECTRIC	<p>El Paso Electric Company has 24 kV three-phase distribution lines running throughout the park. The Airport Substation is located in the industrial park along Robert Larson Boulevard.</p> <p>Source: Cynthia Pina Ortwein, Regional Vice President; May 2021</p>
	NATURAL GAS	<p>Las Cruces Utilities has a 4-inch high pressure line running through the park as well as 2-inch and 4-inch low pressure lines throughout the park. The system-wide capacity is 95 million cubic feet per hour.</p> <p>Source: Lucio Garcia, Deputy Director, Gas Utility; June 2021</p>
	WATER	<p>Las Cruces Utilities has 8-inch to 18-inch pressurized water lines throughout the park. Water is provided by wells with chlorination provided at the wells. Future wells are planned based on development and demand.</p> <p>Source: Ronald Borunda, Interim Deputy Director Water Utility; May 2021</p>
	WASTE-WATER	<p>Las Cruces Utilities has 8-inch and 12-inch gravity lines throughout the park. A lift station with 733 gallons per minute of capacity is located on Parcel I-15. WWTP has 400,000 gallons per day of total capacity and 260,000 gallons per day of excess capacity factoring in peak utilization.</p> <p>Source: John Mrozek, Deputy Director, Wastewater; May 2021</p>
	TELECOM	<p>Lumen has fiber to the industrial park with the longest distance to a parcel being 3,000 feet. Service can typically be provided within 30 to 90 days.</p> <p>Source: Daniel Sullivan, Account Director I - SLED; May 2021</p>

DUE DILIGENCE

PHASE I ESA	A Phase I Environmental Site Assessment in 2022 revealed no evidence of recognized environmental conditions in connection with the subject property.
WETLANDS	A 2022 Wetlands Determination identified two intermittent arroyos on parcel I-26, which are likely to be jurisdictional. No wetlands were identified on any of the other parcels.
SPECIES	A 2021 Biological Resources Survey Report did not identify any threatened or endangered species during pedestrian surveys. Therefore, a project will have no effect on listed species.
ARCHAEOLOGICAL	A 2022 Cultural Resources Survey recommended two sites (LA 167384 on Parcel I-10 and LA 167386 on Parcel I-13) be avoided during construction activities. The New Mexico Historic Preservation Division concurred with the eligibility recommendations.
GEOTECHNICAL	A Preliminary Geotechnical Engineering Report including 17 soil borings was completed in December 2021. The site is classified as Seismic Site Class D.

BUILDABLE AREA

