

Chris Beets

Senior Vice President

NRE# S.0065454

(702) 860-9283

Laramie Bracken

Executive Vice President

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Lincoln  **GATSKI**
COMMERCIAL
REAL ESTATE SERVICES



3025 Sheridan Street - For Lease Industrial / Automotive

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Space Details

Rate: \$1.23/PSF NNN

CAM: \$0.18/PSF NNN

22 parking spots in front

Gated yard both sides

- South Yard 180' x 83' (14,940 SF +/-)
- South Yard has an additional 1,900 +/- SF of covered storage
- South Yard has a paint booth area
- North Yard 170' x 17' (3,000 +/- SF with additional storage)

Shop space – warehouse

- 7 grade level doors
- 7,080 SF +/-
- Each bay includes a RR

First floor office space (1,760 SF) includes:

- 2 RR
- 3 offices
- Conference
- Break room

Second floor office space (1,760 SF) includes:

- 2 RR
- Multiple offices

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Property Details

- 10,600 Square Feet
- Type: Industrial Automotive Repair/Body Shop
- Built: 1965
- Class: C
- Zoning: M, Clark County
- 20 Surface Parking Spaces
- 54' on Sheridan St (with 2 curb cuts)
- Opportunity Zone

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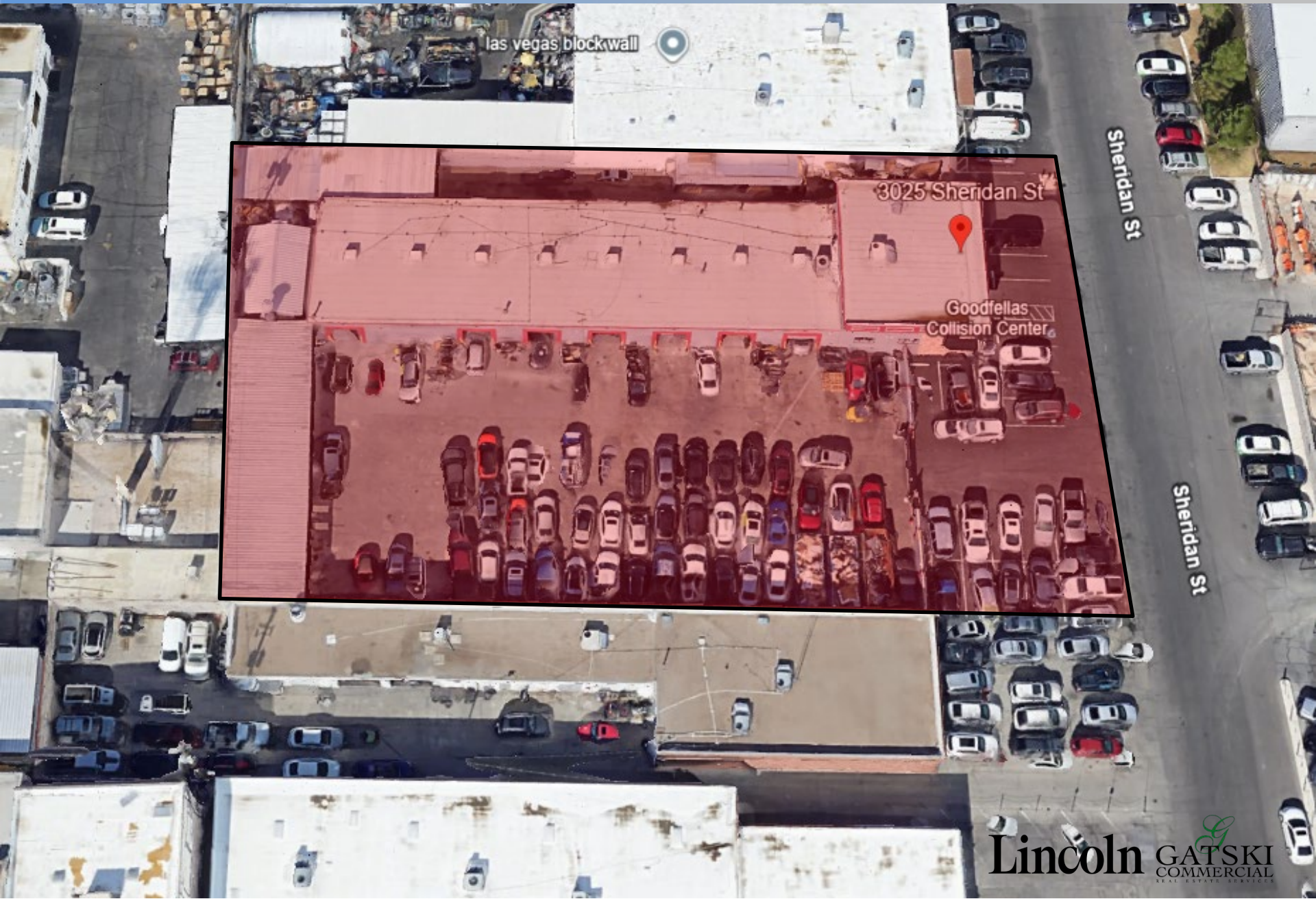
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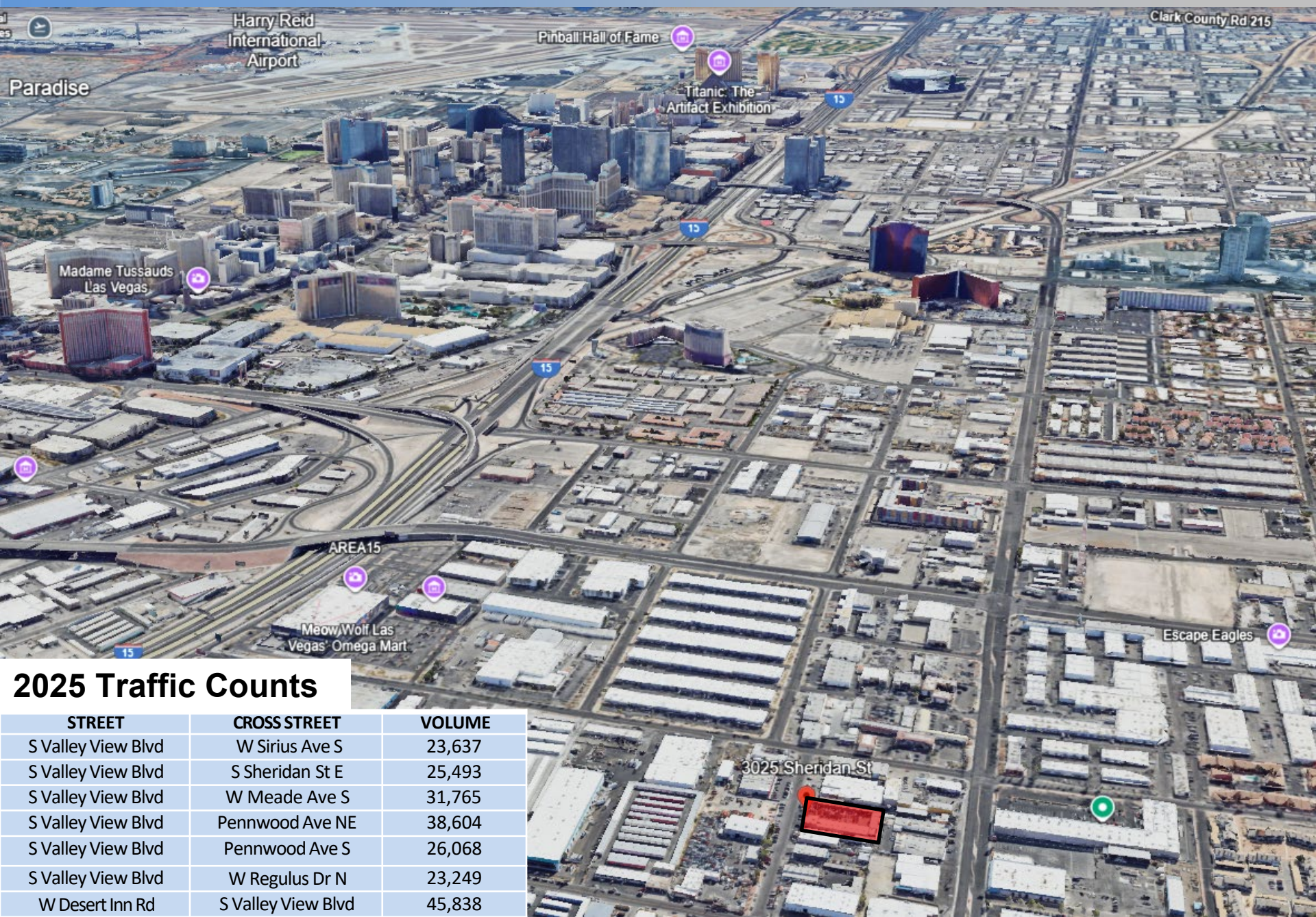
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2025 Traffic Counts

STREET	CROSS STREET	VOLUME
S Valley View Blvd	W Sirius Ave S	23,637
S Valley View Blvd	S Sheridan St E	25,493
S Valley View Blvd	W Meade Ave S	31,765
S Valley View Blvd	Pennwood Ave NE	38,604
S Valley View Blvd	Pennwood Ave S	26,068
S Valley View Blvd	W Regulus Dr N	23,249
W Desert Inn Rd	S Valley View Blvd	45,838

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