

# FOR LEASE INDUSTRIAL WAREHOUSE

WITH SECURED YARD



## Your Next Big Opportunity Awaits

XXYZ Group is excited to offer a unique leasing opportunity in the vibrant heart of Las Vegas. Discover the potential of leasing this premier M1 Zoning Industrial Warehouse, meticulously designed for owner-investors seeking to expand their portfolio and ensure sustained financial prosperity. Don't miss out on this exclusive chance to secure a prime location for your business.

\$1.20/SQFT



3061 SHERIDAN ST  
LAS VEGAS | NEVADA | 89102



**XYZ GROUP**  
Commercial Real Estate

[Info@Lasvegasxyz.com](mailto:Info@Lasvegasxyz.com)

Mo 702.883.8711

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# ADDITIONAL PHOTOS



**XYZ GROUP**  
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# PROPERTY DETAILS

**3061 SHERIDAN STREET**

**Las Vegas NV, 89102**

**DOWNTOWN | LAS VEGAS**

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Price	\$1.2 SQFT
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Space	± 5700
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Land	± 0.36 Acers
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Tendancy	MULTIPLE
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Zoning	M1
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Year Built	1963/ 2002 RENOVATED
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Clear Hight	9 Feet
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Building Class	C
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Construction Type	ONE STORY
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Parking	10 Spaces
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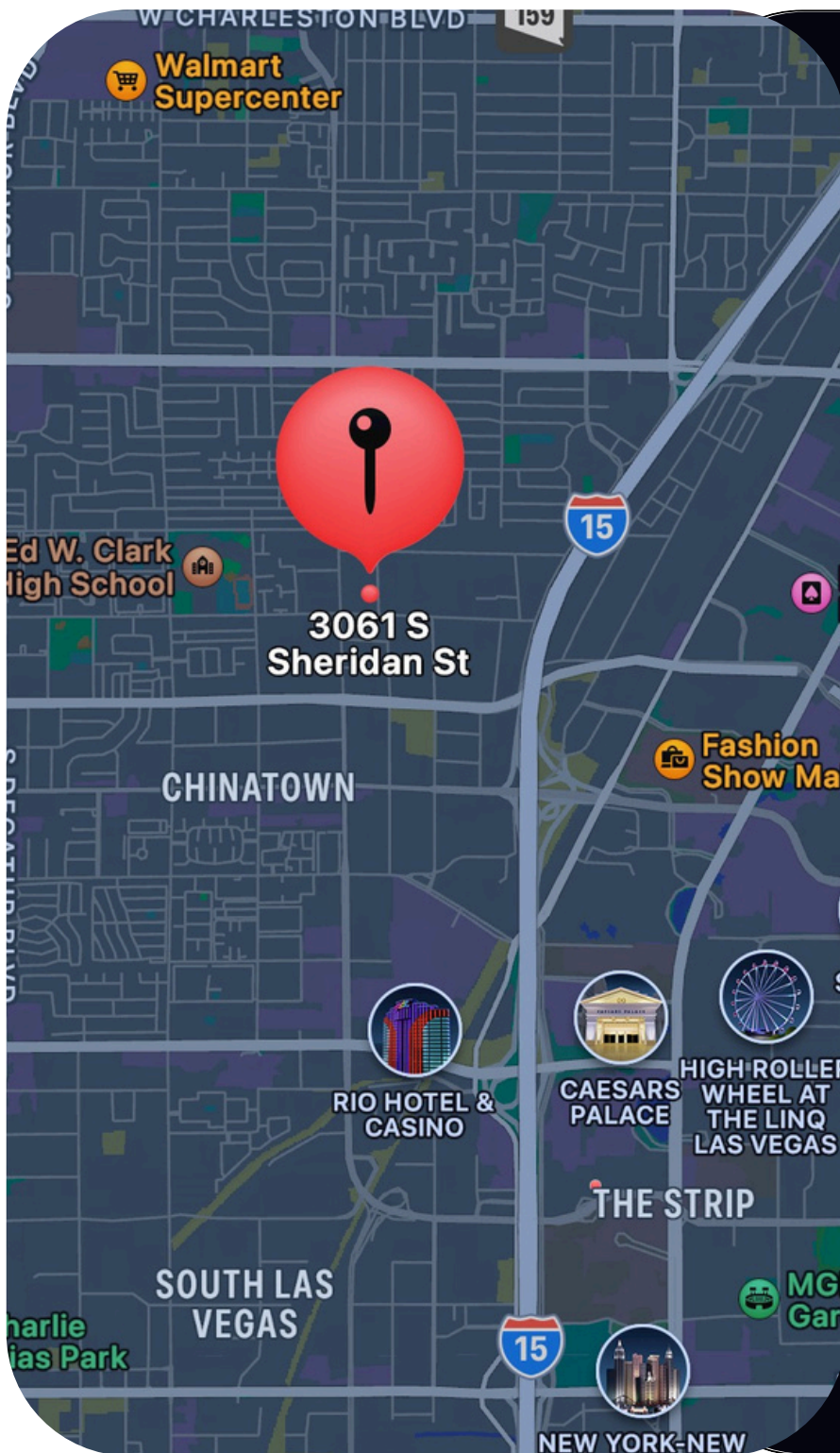
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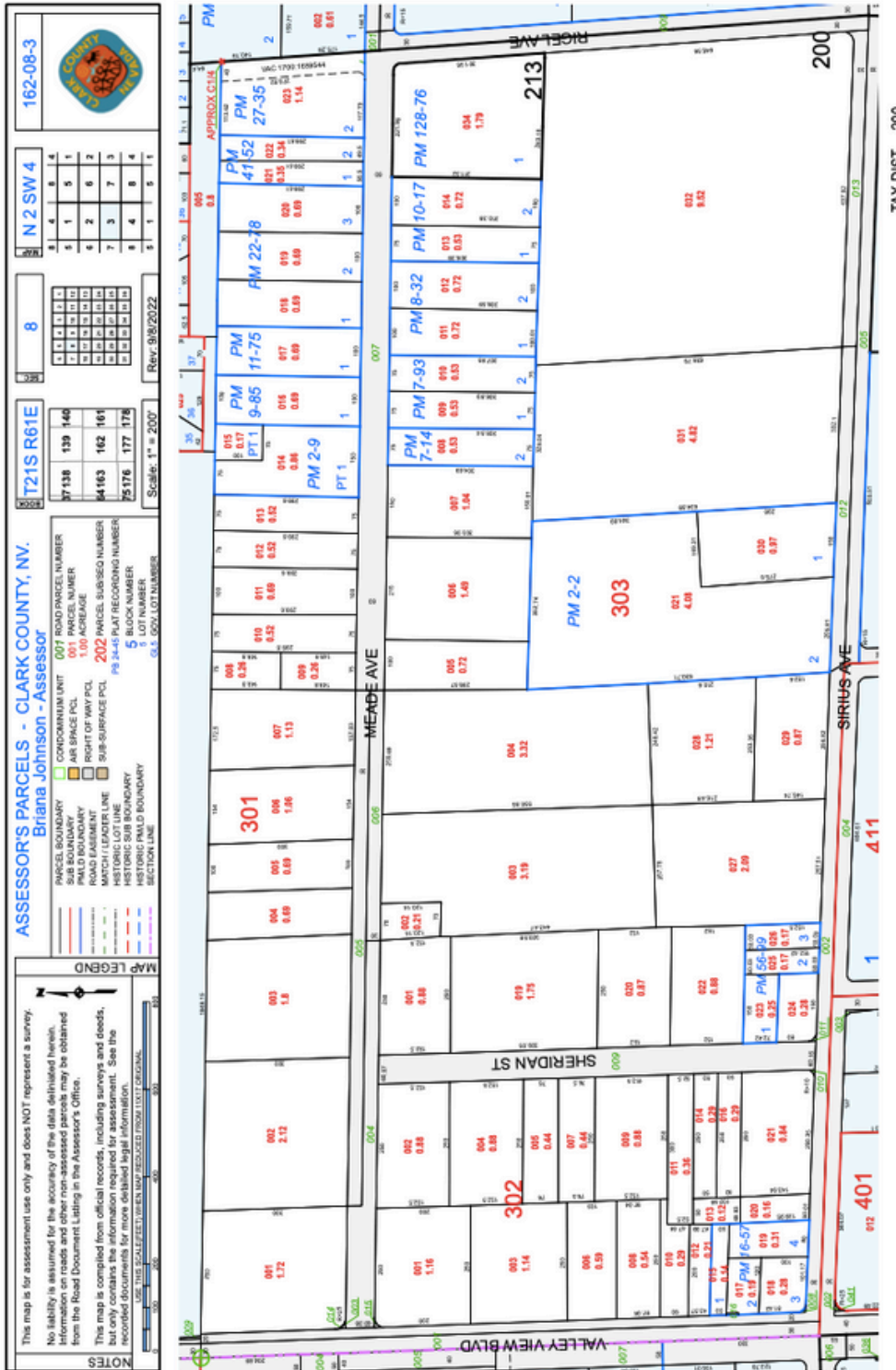
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# MAJOR LANDMARKS



- $\pm 0.5$  Area 15
- $\pm 0.6$  miles to I-15S
- $\pm 2$  miles to US 95
- $\pm 1.2$  miles to Chinatown
- $\pm 4.5$  miles to Medical District
- $\pm 7$  miles Harry Reid International Airport

# ASSESSOR'S PARCEL MAP



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