

BUILDING & COMMERCIAL BAKERY BUSINESS FOR SALE



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LARKIN
INDUSTRIAL GROUP

5045 W Mardon Ave | Las Vegas, NV 89139



NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naiexcel.com

LISTING LEADS

Eric J. Larkin, MBA, CCIM, SIOR

LIC#BS.0073906
702.279.2479
elarkin@naiexcel.com

Leslie Houston
Member Associate, Society of
Industrial and Office Realtors

LIC#S.01879121
660.287.2253
lhouston@naiexcel.com

Michael Kenny, SIOR

LIC#S.0178188
702.408.0963
mkenny@naiexcel.com

Todd Manning

LIC#B.1001879.CORP
702.575.4866
tmanning@naiexcel.com

Sale Details

LIST PRICE	\$14,000,000
PRICE PSF	\$336
BUILDING SQFT	±41,600 SF
ACRES	±3.13 AC

- Concrete Tilt-Up Construction (2006)
- Zoned I-P
- Two Story HVAC Office ± 6,938 SF*
 - Floor 1: ±3,314
 - Floor 2: ±3,624
- 3 Phase, 277/480 V, 2,000 Amps*
- Clear Height - TBD*
- Swamp Coolers
- Two (2) Dock High Doors
- One (1) Grade Level Door
- Freezers
- Coolers
- Ovens
- Cold Kitchens

*To Be Verified By Buyer



OR TEXT 22073 TO 39200

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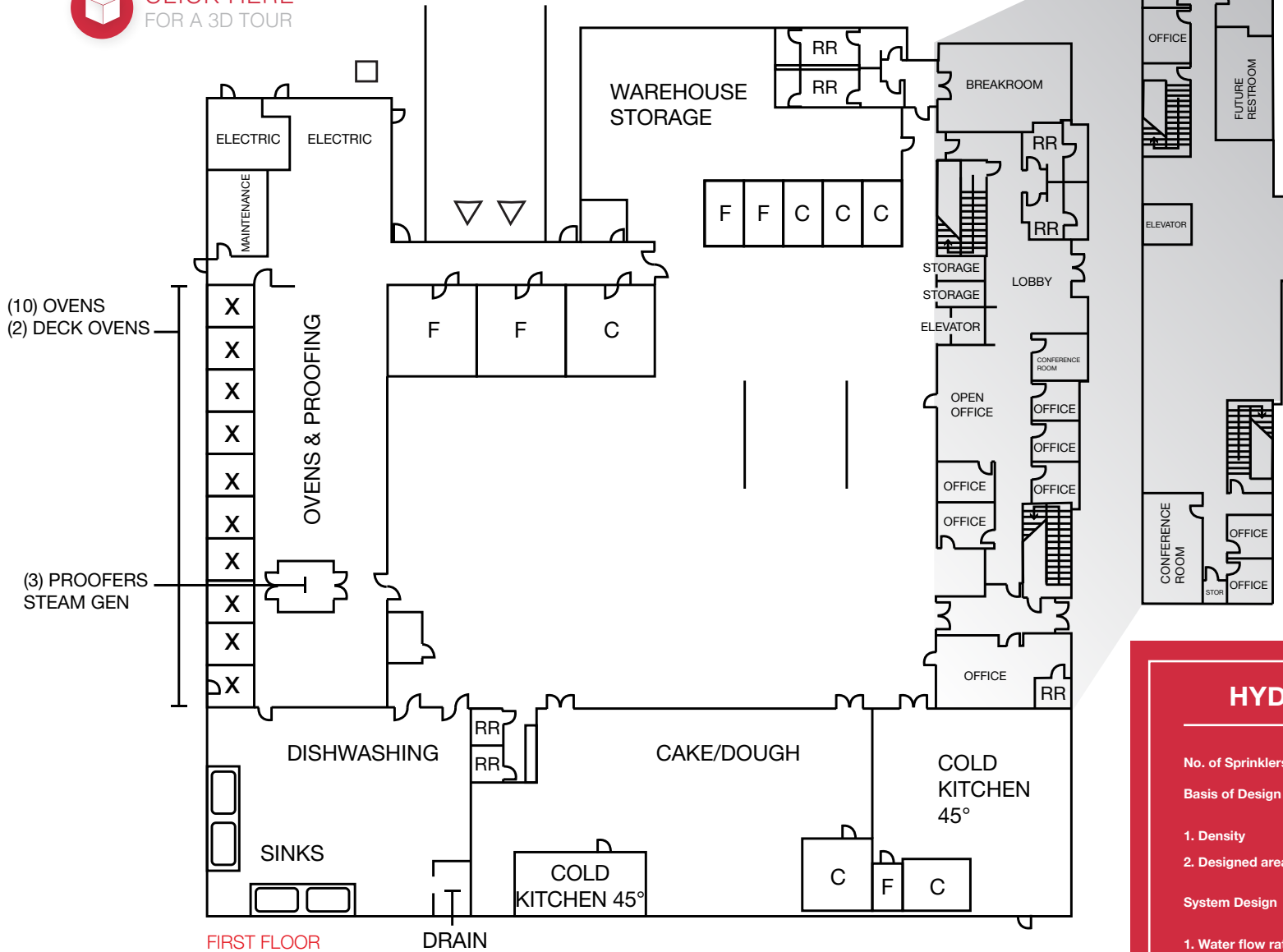
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Floor Plan

SECOND FLOOR

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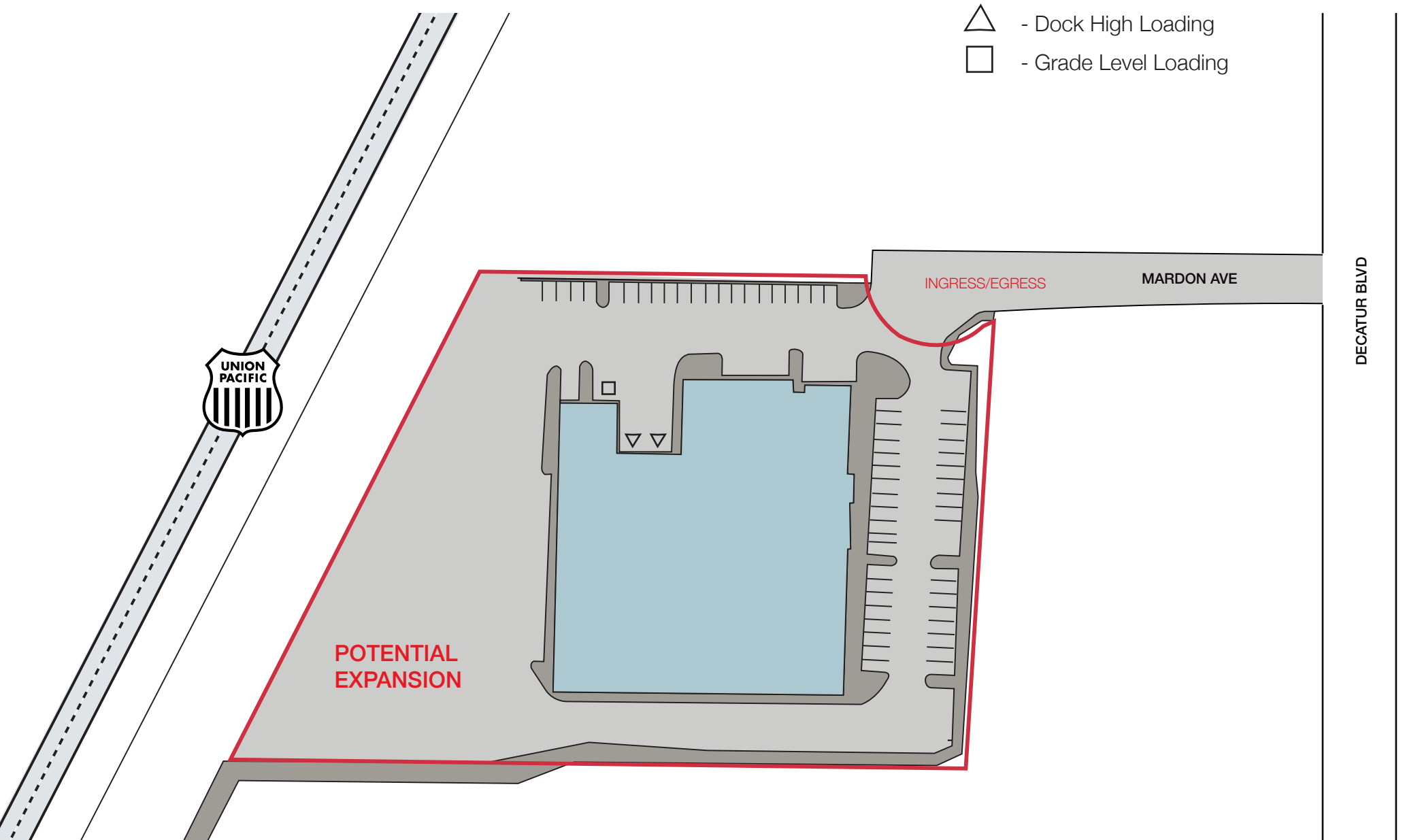


△ - Dock High Loading
 □ - Grade Level Loading

F - Freezer
C - Cooler
X - Ovens

HYDRAULIC SYSTEM	
No. of Sprinklers	9
Basis of Design	
1. Density	.15 GPM/SQFT
2. Designed area of discharge	1,500 SQFT
System Design	
1. Water flow rate	619.403 GPM
2. Residual pressure at the base of the riser	51.054 PSI

Site Plan









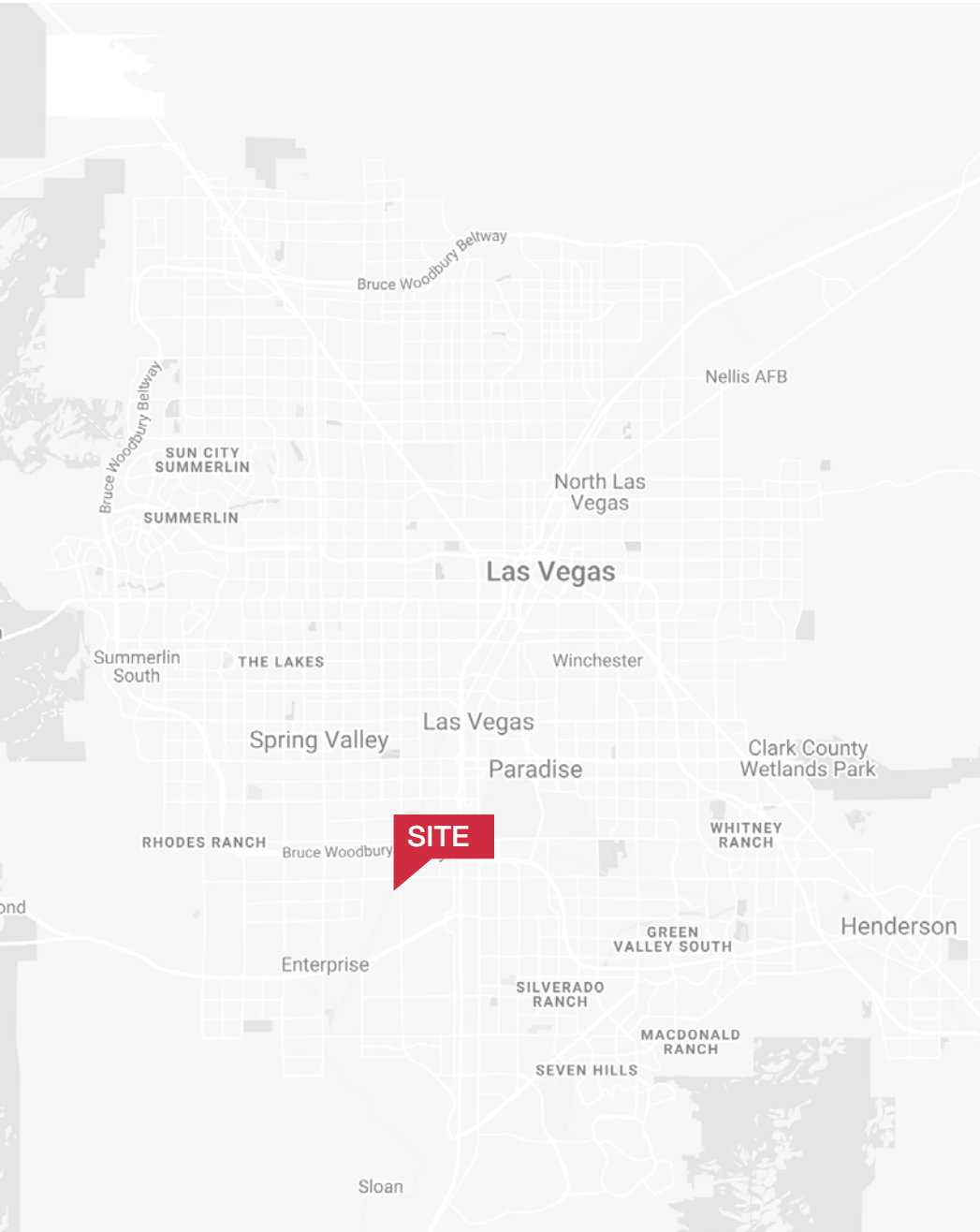


Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



Area Map





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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INDUSTRIAL & MULTIFAMILY**

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