

FOR LEASE | ±4.17 ACRES | M-2 ZONING



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# Property Summary

NNN LEASE RATE/MO **Negotiable**

BUILDING SQFT **±12,873**

ACRES **±4.17**

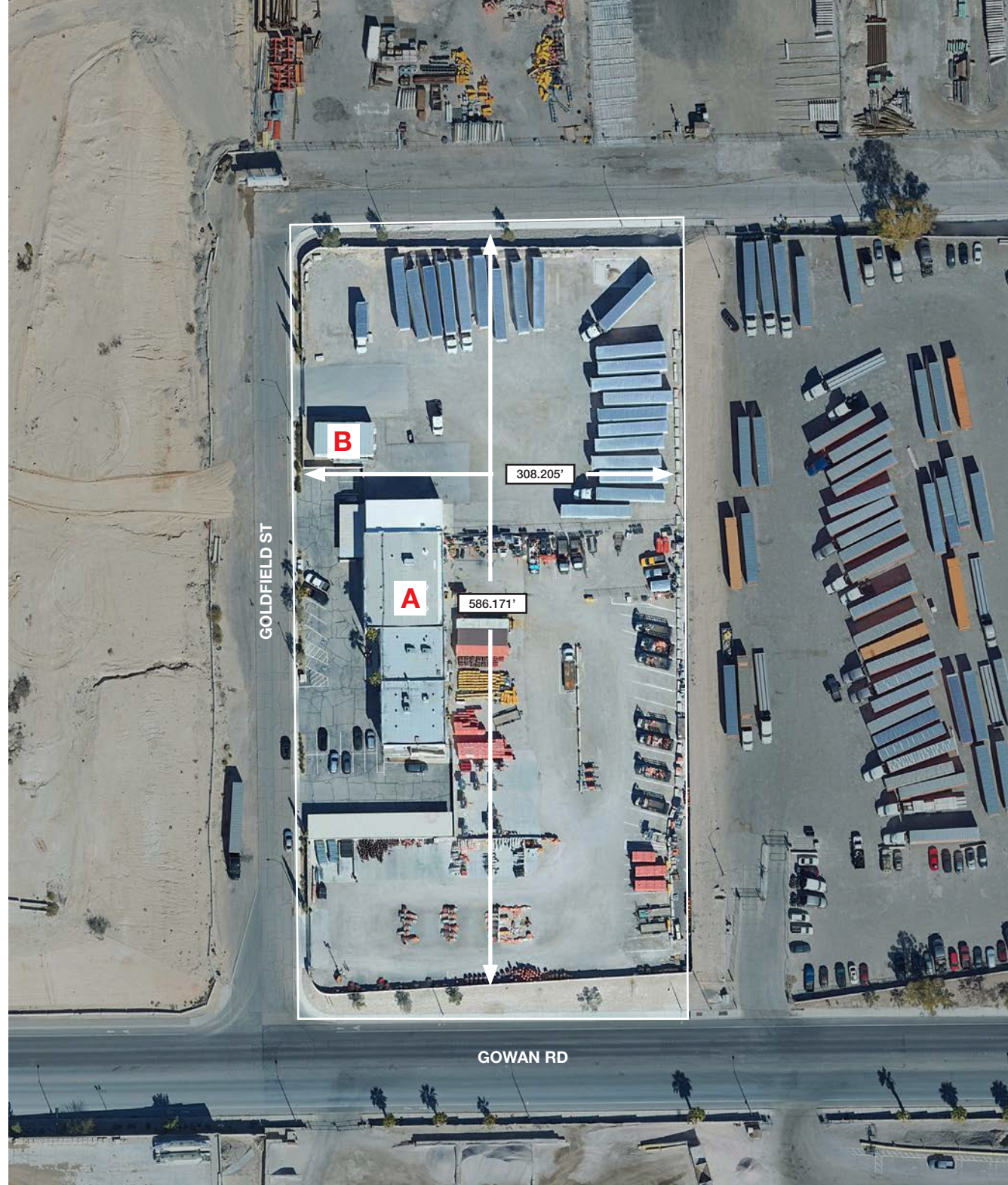
AVAILABLE **January 1, 2024**

- Bldg A
  - ±11,873 Total SF
  - ±4,320 Warehouse SF
  - ±7,553 Office SF
- Bldg B
  - ±1,000 Sf Office
- APN: 139-10-603-001,007
- ± 4.17 AC (7% Building Coverage)
- M-2 Zoning
- Five (5) Grade level doors
- 3-Phase, 120/240 V, 600 Amps
- 1 mile to I-15
- Office Fully Sprinklered
- 1986 Wood Frame Construction
- North Las Vegas Submarket
- Complete Off-sites
- Fully Paved, Lit & Secure
- Electric Gate Access
- Block Wall Perimeter
- Convenient Access to I-15

FOR MORE INFORMATION

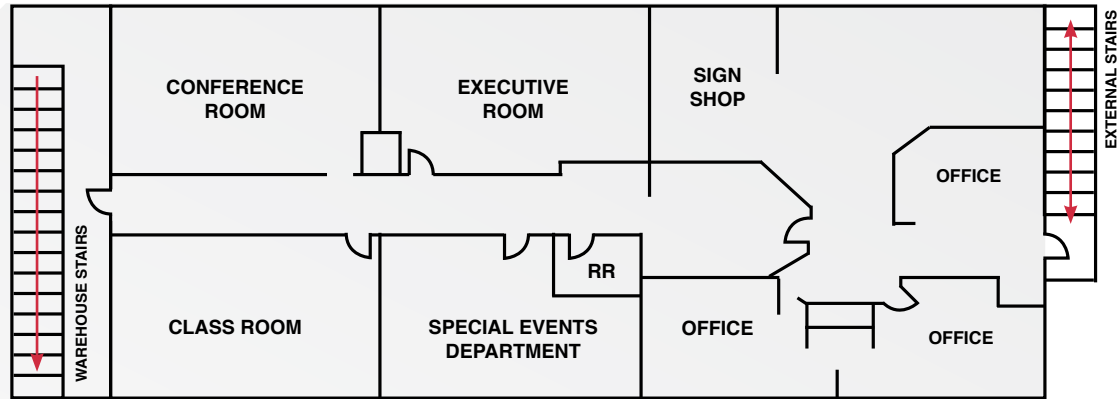


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OR TEXT TO 39200

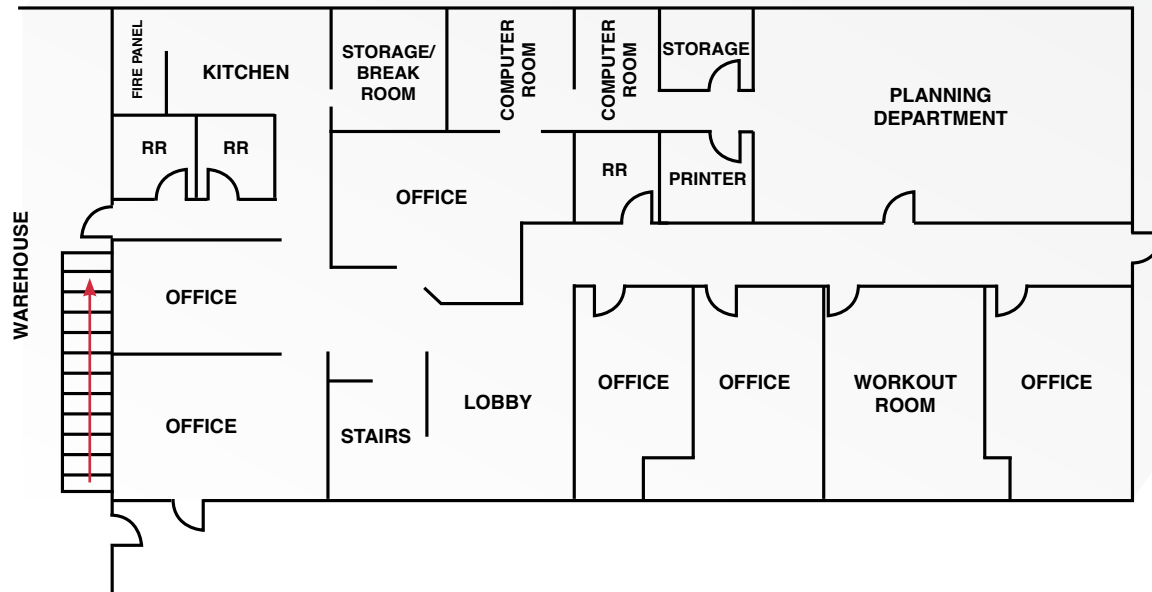


# Office Floorplan

FLOOR 2



FLOOR 1

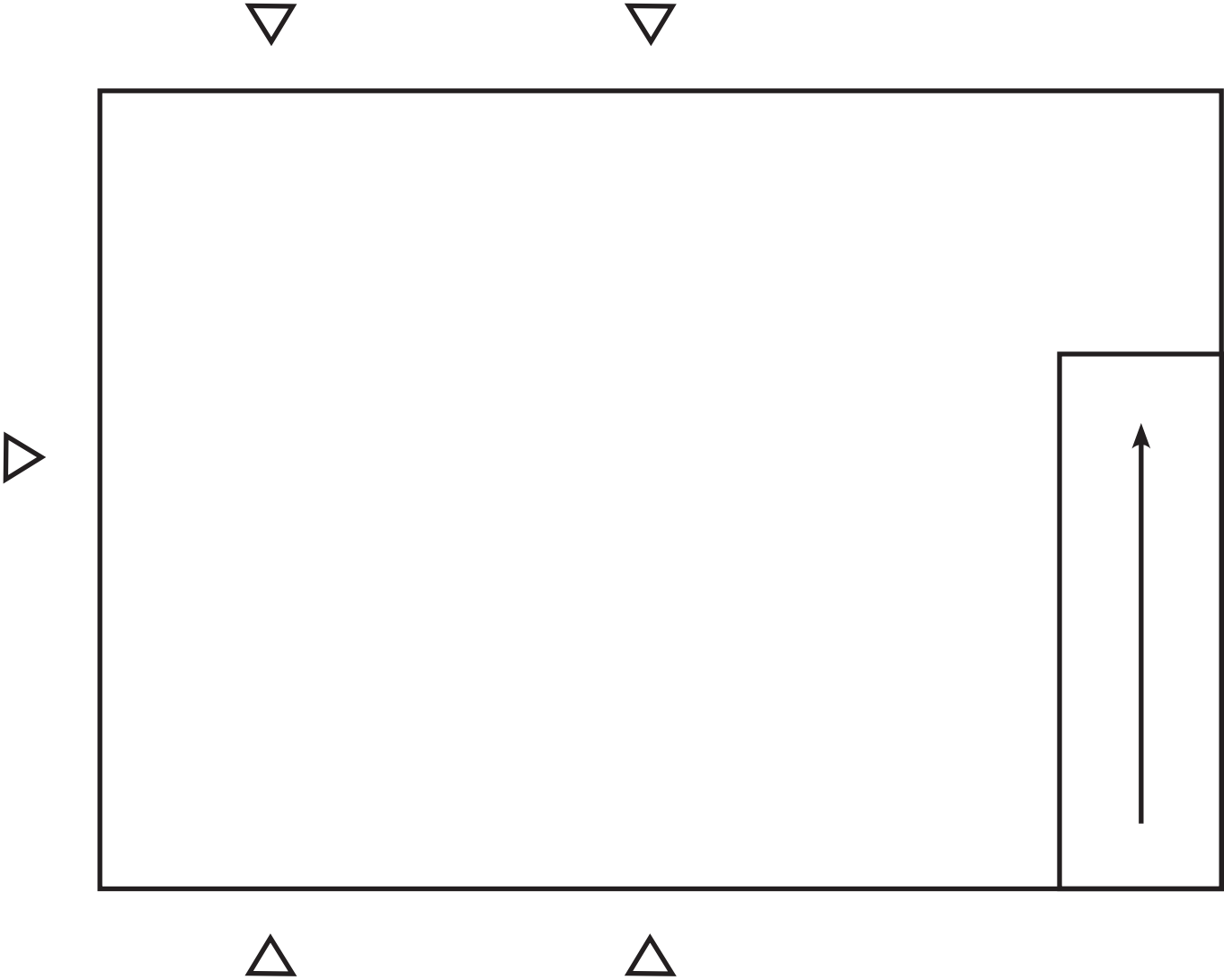


## HYDRAULIC SYSTEM

No. of Sprinklers	12
Basis of Design	
1. Density	0.10 GPM/SQFT
2. Designed area of discharge	1,098 SQFT
System Design	
1. Water flow rate	2.21 GPM
2. Residual pressure at the base of the riser	28.7 PSI

\*Floorplan not drawn to scale.

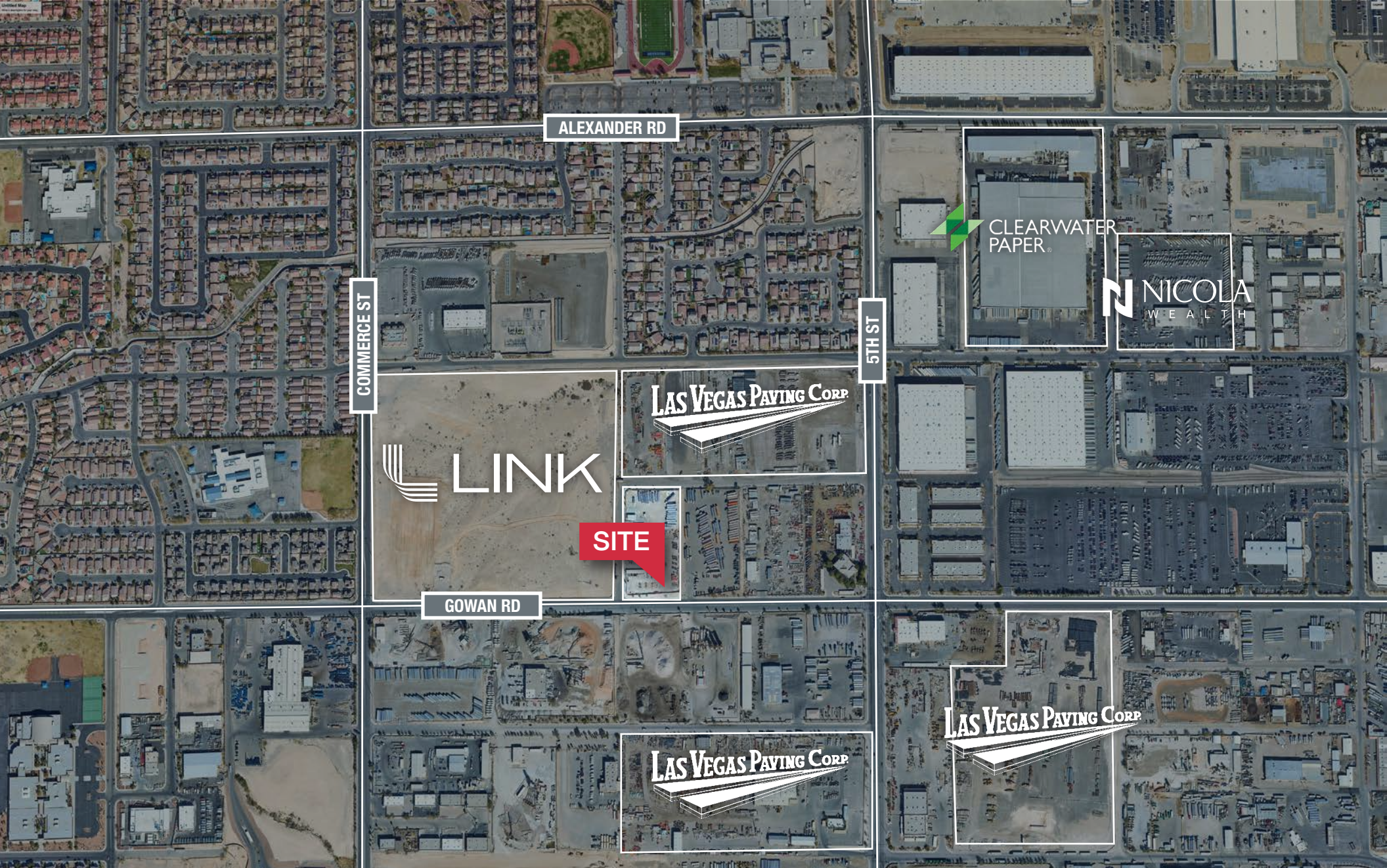
# Warehouse Floorplan



 Grade Level Doors

\*Floorplan not drawn to scale.

# Area Map



# Area Map

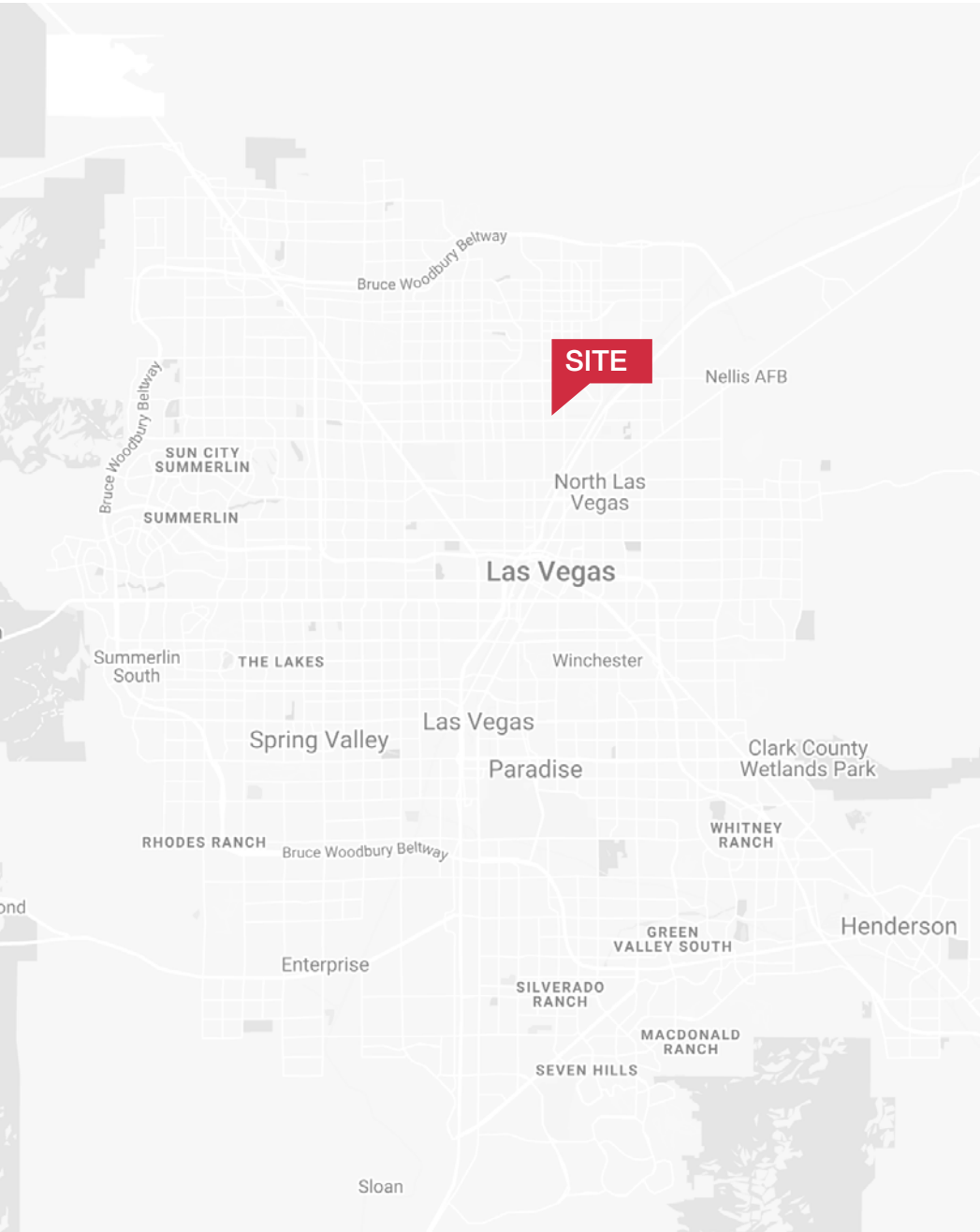
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport







# 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 and NAI Vegas are 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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