

## OVERVIEW DETAILS

- List Price: \$1,150,000
- Price per SF: \$231
- Total Building Size: ±4,983 SF
- Office Space: ±700 SF
- Warehouse Area: ±4,283 SF
- Year Built: 1999
- Zoning: M-2 (Industrial)
- Parcel/APN: 139-12-202-007
- Land Use: Storage Facilities
- Lot Size: ±13,504 SF
- Stories: 1
- Units: 1
- Spaces: 2
- Ceiling Height: Approx. 17'

## WAREHOUSE & ELECTRICAL

- Strong Power Capacity:
- **3 panels total**
- (2) **400-amp panels**
  - **One 3-phase**
  - One 1-phase
- Dedicated office sub-panel
- **2 roll-up doors**
- One manual, one electric
- Size: 10' x 12'
- Exterior Man-Door



## MECHANICAL & IMPROVEMENTS

- HVAC: New in 2022
- Roof: 1999, repairs completed & maintained
- Notable Improvements:
  - Roof repairs
  - New HVAC system (2022)
  - 2 Swamp Coolers in Warehouse

## OFFICE & INTERIOR FEATURES

- 4 private offices (potential for 5+)
- Reception area
- 2 bathrooms (one office, one warehouse)

## EXTERIOR & SITE

- Parking: 12 spaces (no restrictions)
- Covered parking: None
- Signage: On building
- Roll-up doors visible on exterior

## OPERATING NOTES

- HOA / CAM: None
- Utilities:
- Trash/Water: Approx. \$800/month
- Electric: Approx. \$400/month
- Gas

## Property Overview

Versatile industrial warehouse opportunity located at 3748 Civic Center Dr in North Las Vegas. This well-maintained **±4,983 SF** property is **zoned M-2 (Industrial)** and offers a functional blend of warehouse and office space designed to support a wide range of business uses.

The building features multiple roll-up doors, strong electrical capacity including 3-phase power, and a practical office layout ideal for owner-users or tenants. With **no HOA or CAM fees**, operating expenses remain efficient and predictable.

Situated in a prime industrial corridor with excellent access, this property presents a compelling opportunity for businesses seeking flexibility, power capacity, and long-term value.

