

OFFICE/WAREHOUSE

For Sale



ALBRIGHT ♦ CALLISTER
& Associates, LLC.

Commercial Real Estate Services



4,869 Sq. Ft. Office/Warehouse

For more information, please contact:
Mike McLeod MBA, CCIM

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3658 N. Rancho Drive

Las Vegas, NV 89130

161 North Gibson Road

Henderson, Nevada 89014

Gibson Business Center

161 N. Gibson Rd., Henderson, NV 89014

Asking Price: \$1,500,000

Property Highlights:

- +/-4,869 total square feet
- Climate controlled storage area.
- +/-459 sq. ft. warehouse with expandability
- All 4 air conditioning units are new!
- 19' clear to the deck in the warehouse
- 3 phase power
- One (1) 10' X 12 automated grade level door
- Built in 2006
- Zoning General Industrial
- APN: 178-15-511-051
- Association Fees: \$253 per month
- Annual property taxes \$5,894.18
- MONUMENT SIGNAGE AVAILABLE!
- 15 designated parking spaces

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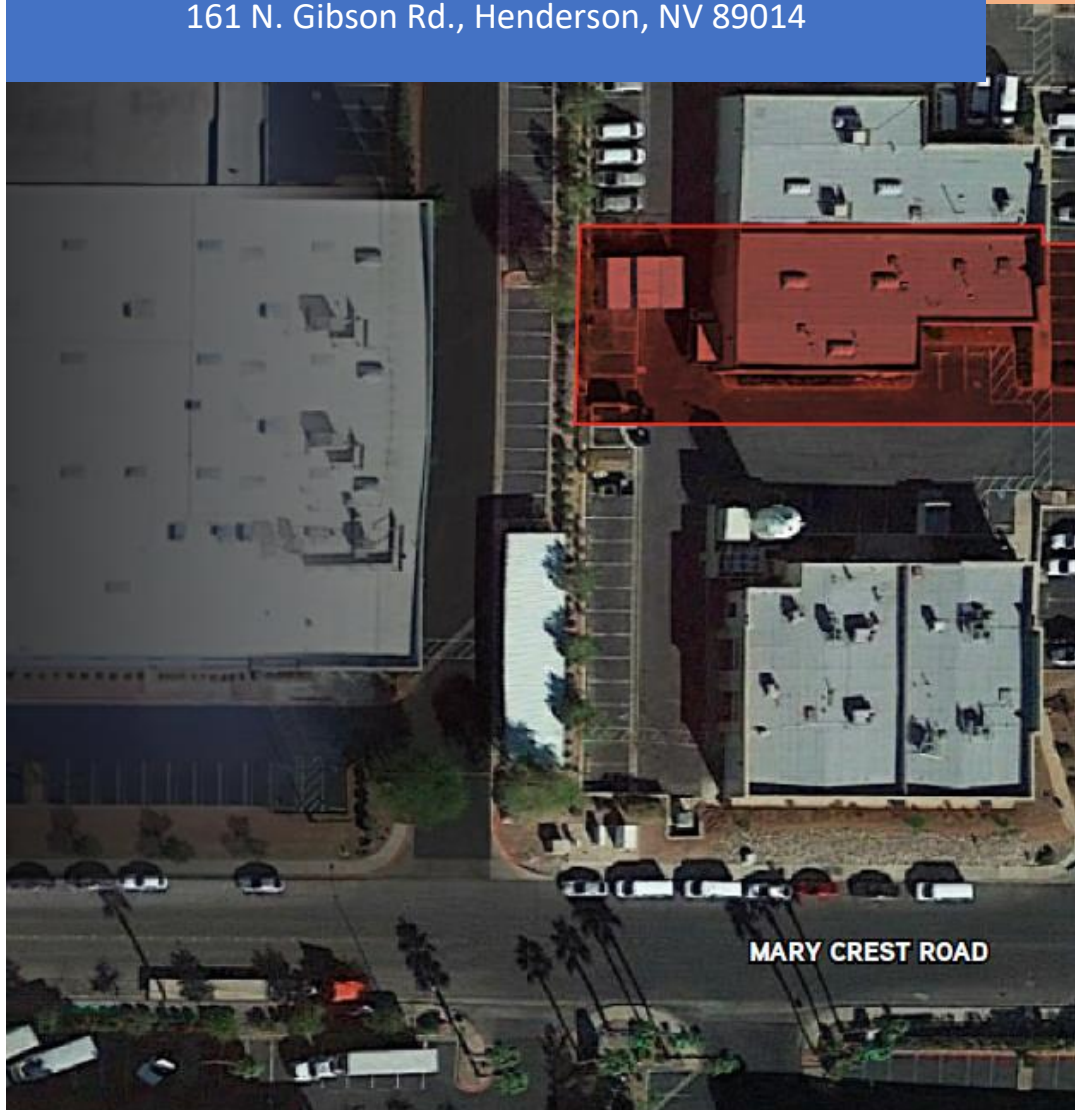
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