



**FOR SALE OR LEASE**

**2335** E. AEROJET WAY  
NORTH LAS VEGAS, NV 89030

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**GATSKI COMMERCIAL**  
REAL ESTATE SERVICES

# Property Overview



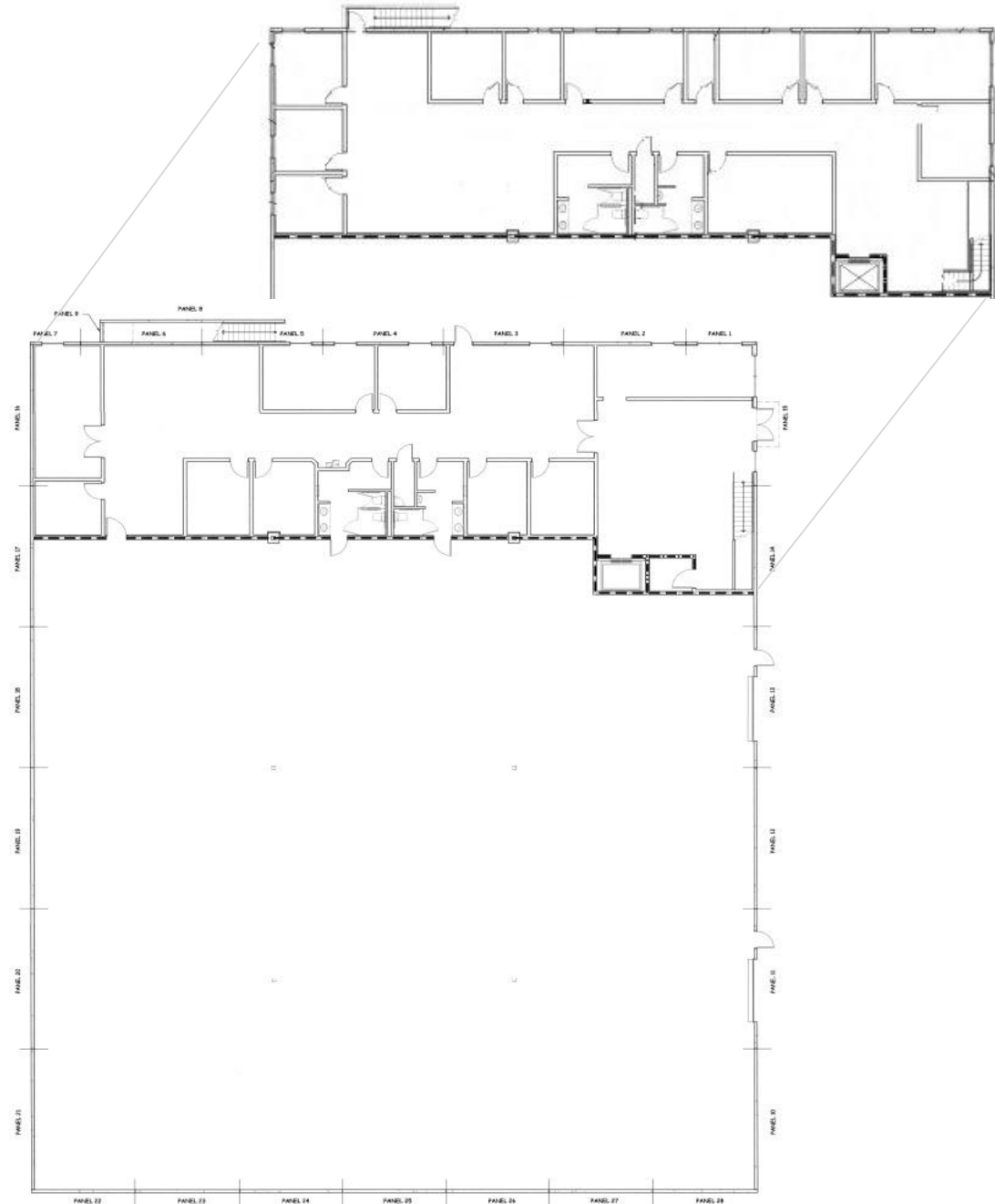
- Stand Alone Building on 1.1 Acres
- Two story office with built in furniture and elevator
- 25,627 SF Total
  - 10,000 SF Office
  - 15,627 SF Warehouse
- 3 Phase Power
- 800 Amps
- 40' Column Spacing
- 20' Clear Height
- Evaporative Cooled Warehouse
- Fully Sprinklered
- Concrete Tilt Up
- Built 2005



# Floorplan & Highlights

## Building Highlights

- **Total SF:** 25,627 SF
- **Office SF:** 10,000 SF
- **Warehouse SF :** 15,627 SF
- **Total Lot Size:** 1.1 Acres
- **Grade Doors:** Two 12' x 14'
- **Lease Rate:** \$1.15
- **CAM:** \$0.23
- **Sales Price:** \$6,000,000
- **Sales PSF:** \$234.13
- **Availability:** 30 Days Notice
- **Sprinklers:** Fully Sprinklered
- **Zoning:** M-2





# Location

