

PATRICK PLACE TILT-UP

6161 MOHAWK STREET | LAS VEGAS, NV 89118

FOR SALE

±33,392 SF INDUSTRIAL BUILDING

SITUATED ON ±2.27 ACRES



“GREY SHELL” DELIVERY

ESTIMATED Q2-2026 COMPLETION

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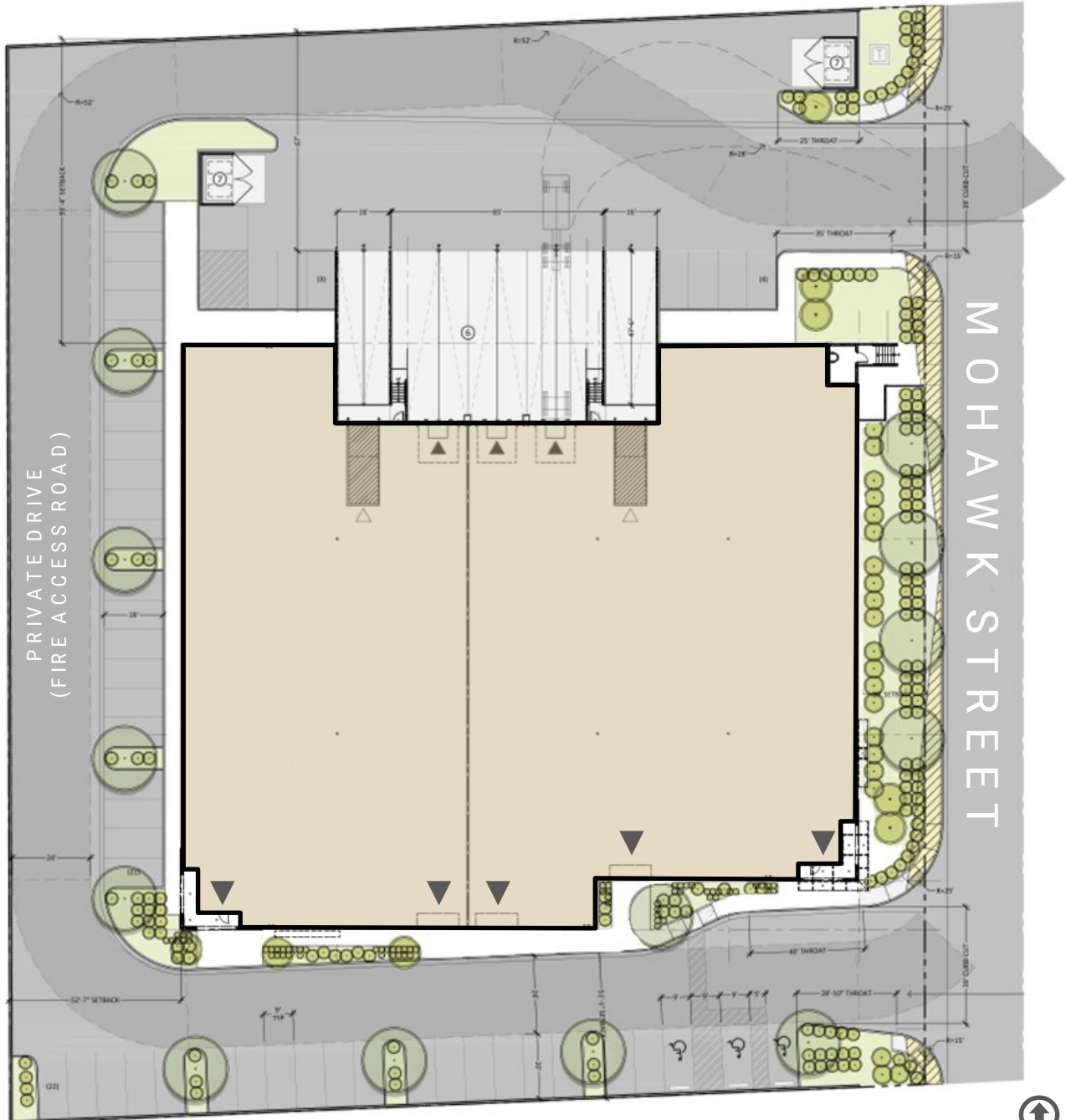
PROJECT HIGHLIGHTS

±33,392 SF BUILDING

- SITUATED ON ±2.27 ACRES
- THREE (3) 9' X 10' DOCK HIGH DOORS
- TWO (2) - 12' X 14' GRADE LEVEL DOORS
(EACH W/ 6" CONCRETE RAMP)
- ±24' AVG. CLEAR HEIGHT
- ESFR FIRE SPRINKLERS (WET)
- ±40' X ±60' TYPICAL COLUMN SPACING
- 50 PARKING SPACES
- 6" REINFORCED 4,500 PSI SLAB
- PANELIZED ROOF (15/32" OSB STRUC 1)
W/ OPEN WEB STEEL JOIST SYSTEM
- 4,000A, 277/480V, 3-PH - TOTAL POWER
(THE SWITCH GEAR CAN BE EXPANDED BY AN
EXTRA 2,000 AMPS BY PURCHASER, IF NEEDED)
- CONCRETE TILT CONSTRUCTION
- APN: 163-36-701-008
- ZONED: IP - INDUSTRIAL PARK
(CLARK COUNTY JURISDICTION)

**FOR
PRICING
CALL
BROKER**

SITE PLAN



PATRICK PLACE TILT-UP | INDUSTRIAL DEVELOPMENT | ESTIMATED Q2-2026 COMPLETION





HARRY REID INTERNATIONAL AIRPORT



SITE



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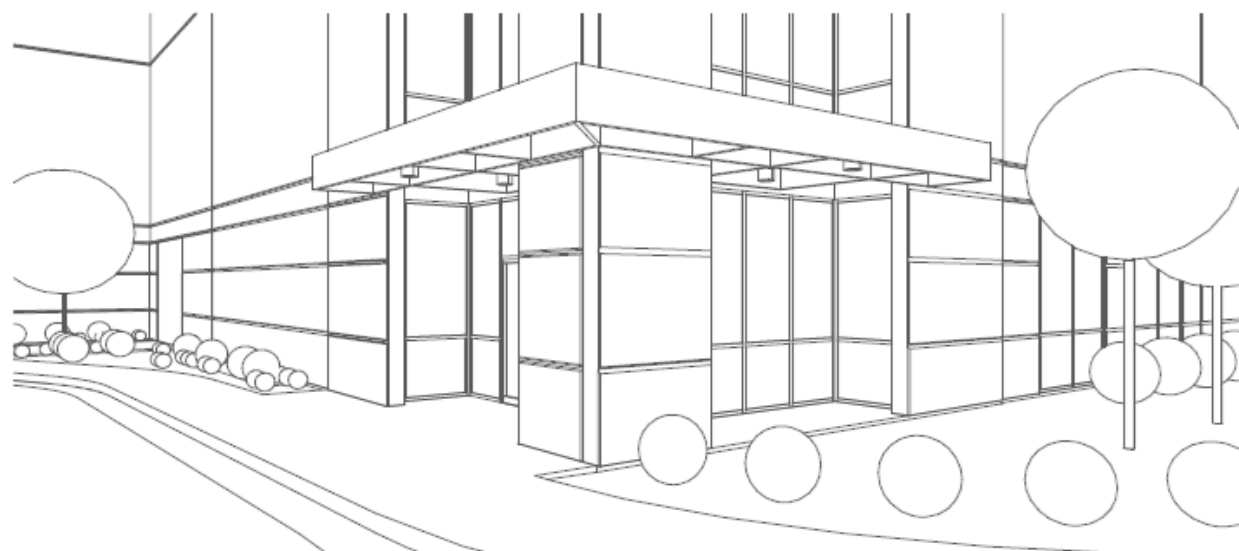
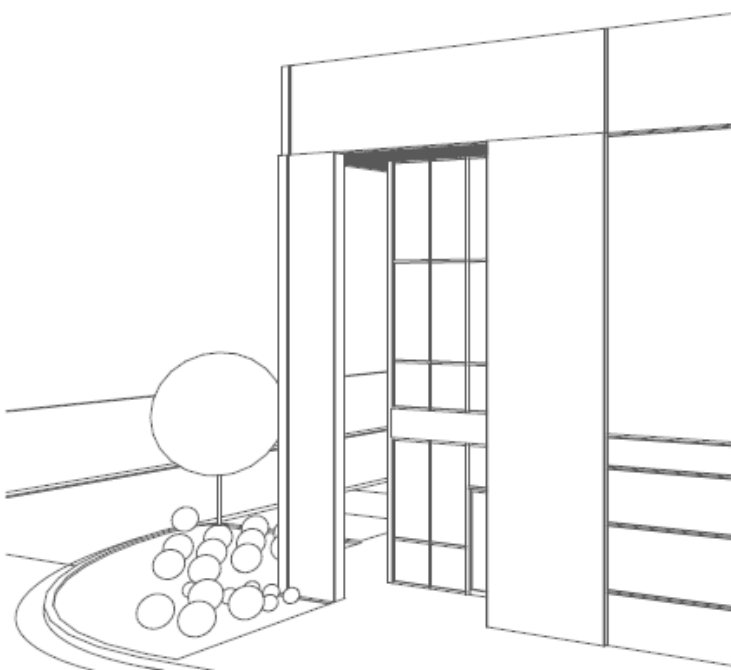
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REALCOMM
ADVISORS



ABOUT TEAM NOACK | REALCOMM ADVISORS

Team Noack is guided by a vision that is centered around opportunity for excellence. Coming with 80+ years of combined commercial real estate experience, our family team specializes in the industrial real estate market-place. Dedicated, passionate professionals, Team Noack is motivated by serving the needs of our clients and continues to represent tenants, landlords, buyers, and sellers.