

FOR LEASE | ±2.43 ACRES WITH ±10,646 SF BUILDING

• FORMER AUTO SERVICE

N LAMB BLVD



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**LARKIN**  
INDUSTRIAL GROUP

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**NAI**Excel

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# Property Summary

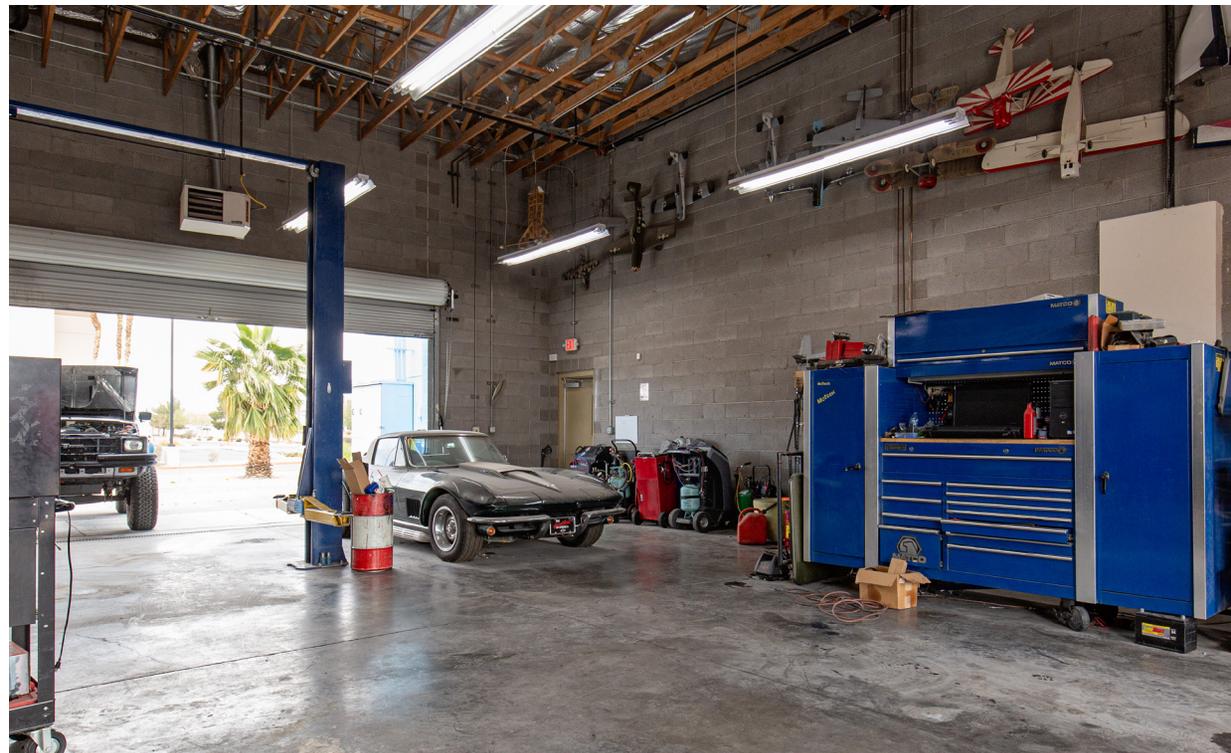
NNN LEASE RATE/MO	<b>\$22,000 Monthly NNN</b>
NNN EXPENSES	<b>\$2,144 Monthly</b>
TOTAL BUILDING SQFT	<b>±10,646</b>
ACRES	<b>±2.43</b>

- ±1,790 SF HVAC Office\*
- 13 Grade Level Doors
  - Four (4) Oversize – 12' x 22'\*
  - Eight (8) Typical – 10' x 21'\*
  - Six (6) Drive Thru Service Bays
- 3 Phase, 208/120V, 750 Amps\*
- 19' Clear Height\*
- 2008 Masonry Construction
- Certified for Hot Works
- Equipped with Lifts, Compressors, and Airlines
- Security cameras throughout the building and parking lot
- Fully Sprinklered
- North Las Vegas Submarket
- APN: 140-18-502-006, Zoned IP

\*To be verified by Tenant.

## HYDRAULIC SYSTEM

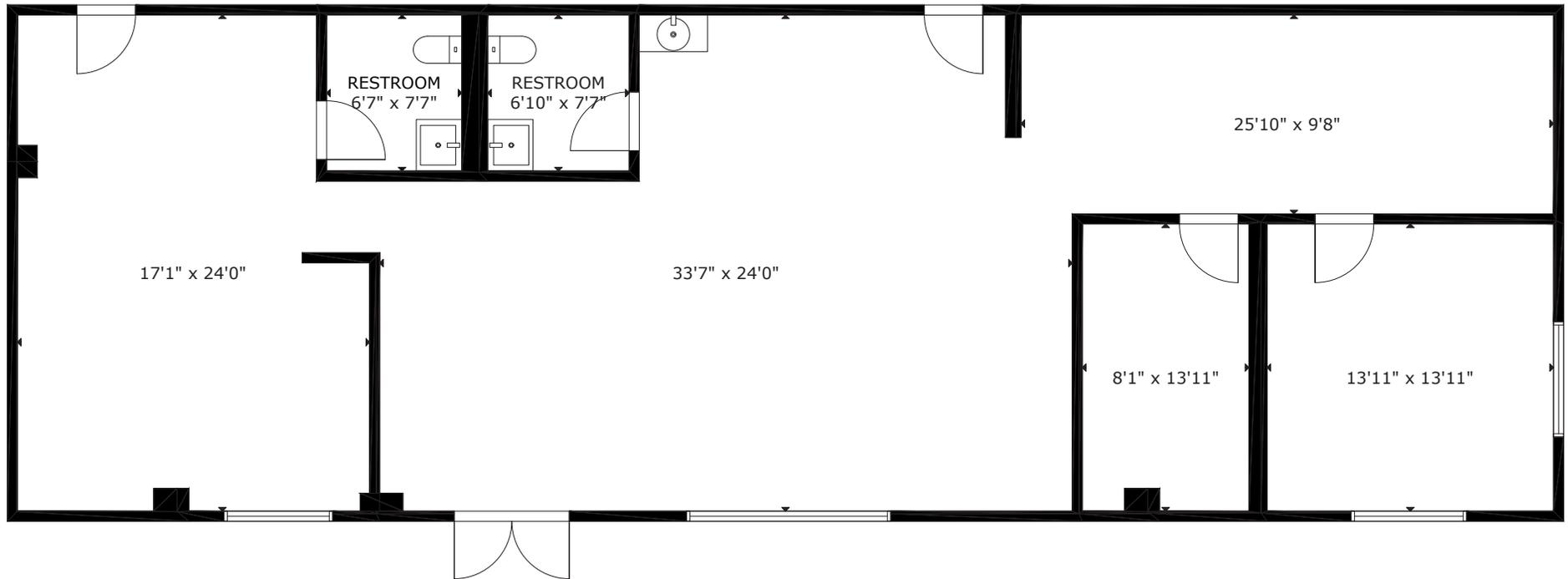
No. of Sprinklers	<b>N/A</b>
Basis of Design	
1. Density	<b>0.20 GPM/SQFT</b>
2. Designed area of discharge	<b>1,075 SQFT</b>
System Design	
1. Water flow rate	<b>268.6 GPM</b>
2. Residual pressure at the base of the riser	<b>60.8 PSI</b>



# Office Floorplan



[CLICK HERE](#)  
FOR 3D TOUR

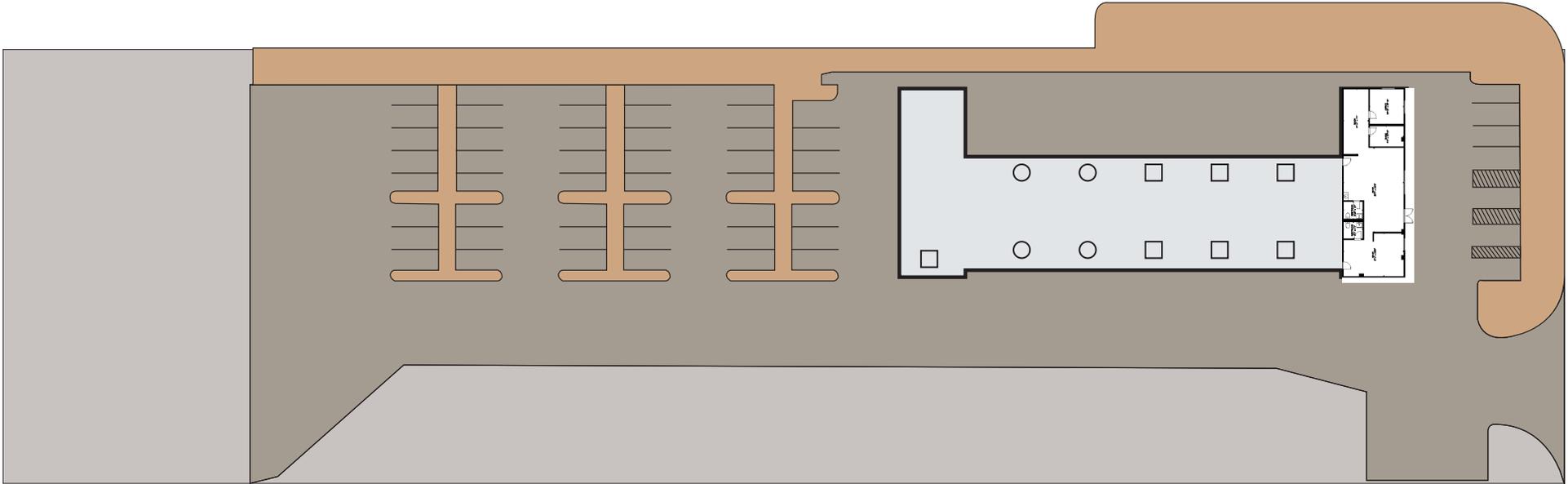


\*Floorplan not drawn to scale.

# Site Plan

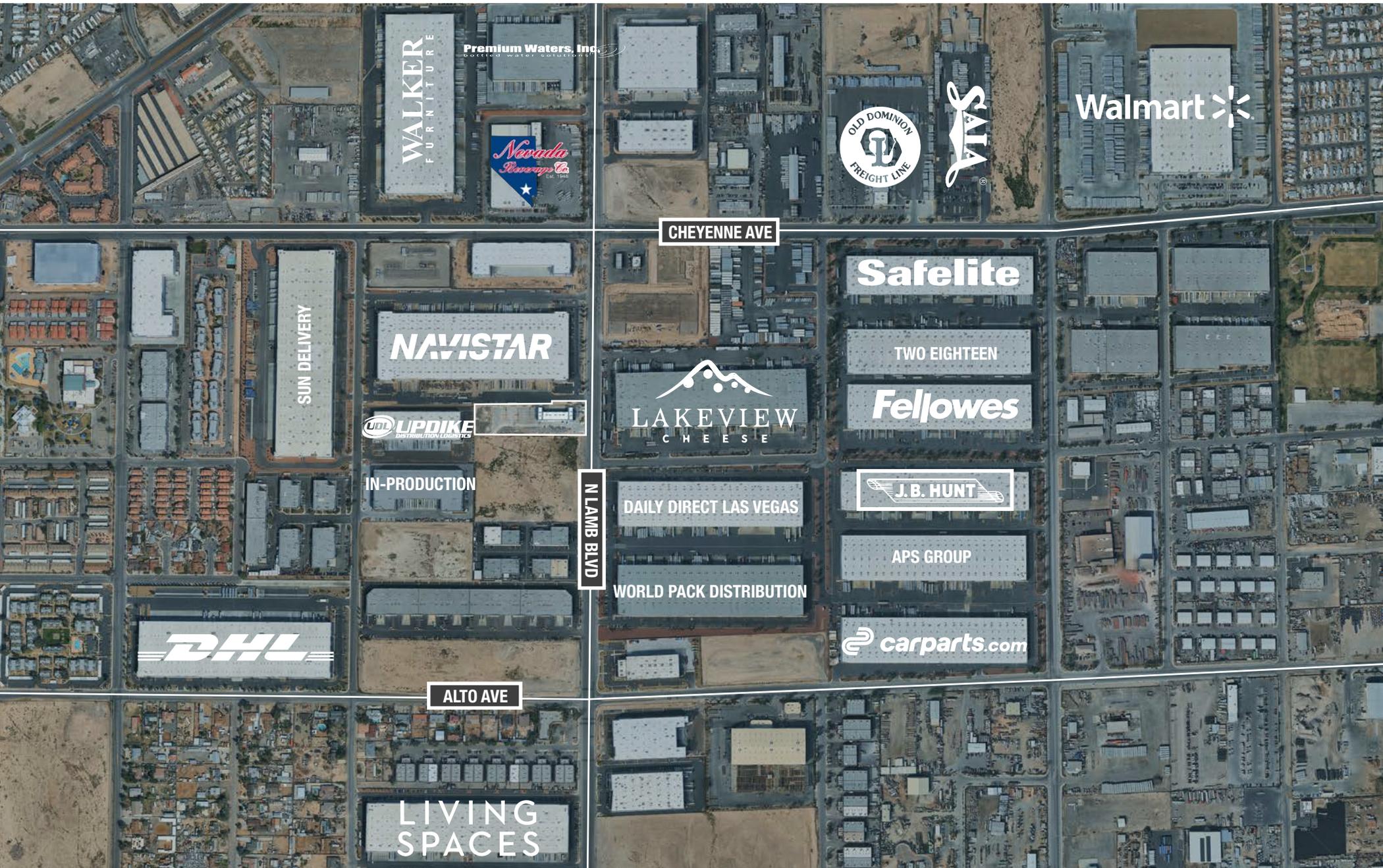


-  Oversized Grade Level Loading Doors
-  Grade Level Loading Doors
-  Additional Parking or IOS



\*Floorplan not drawn to scale.

# Area Map



# Area Map

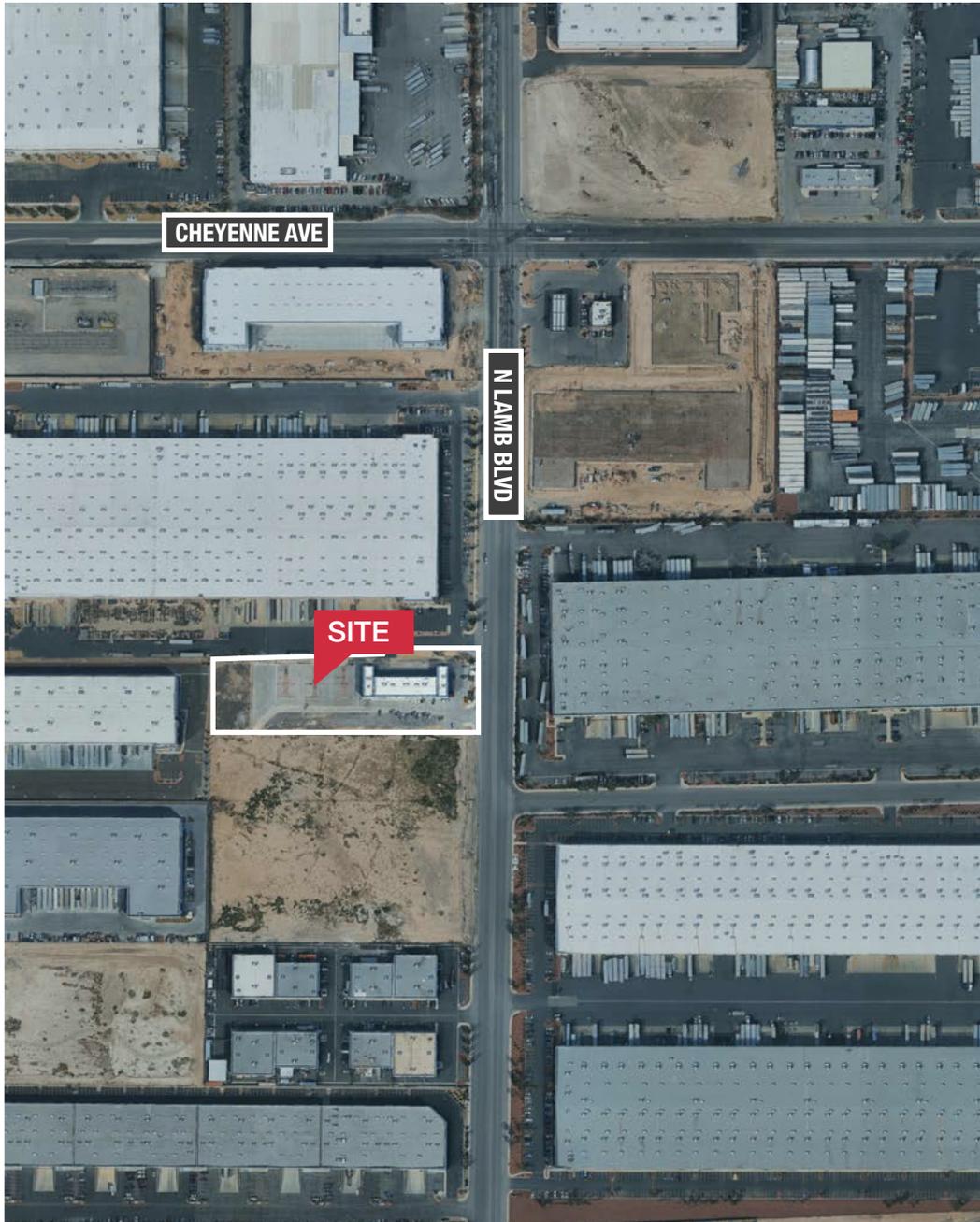
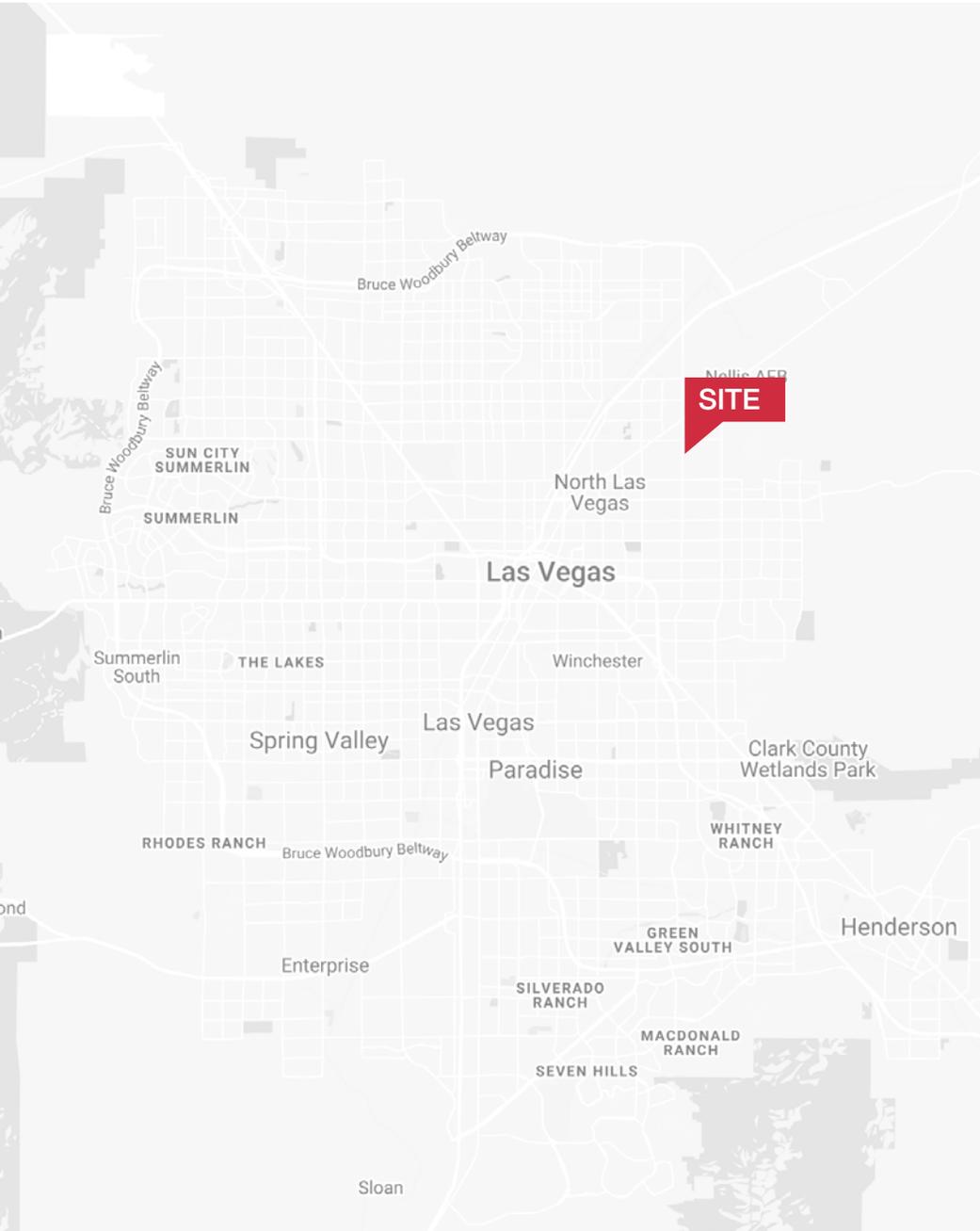
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport







# 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 is 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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