



4450
N. WALNUT ROAD

For Sale or Lease
56,566 SF

 **CUSHMAN &
WAKEFIELD**

// PROPERTY FEATURES



±56,566 SF FREE-STANDING BUILDING



±2,650 SF **OFFICE** SPACE



2 GRADE LEVEL LOADING DOORS



ESFR FIRE **SPRINKLER** SYSTEM



11 DOCK HIGH LOADING DOORS



8 EDGE-OF-DOCK LEVELERS



24' CLEAR HEIGHT



70 **PARKING** STALLS



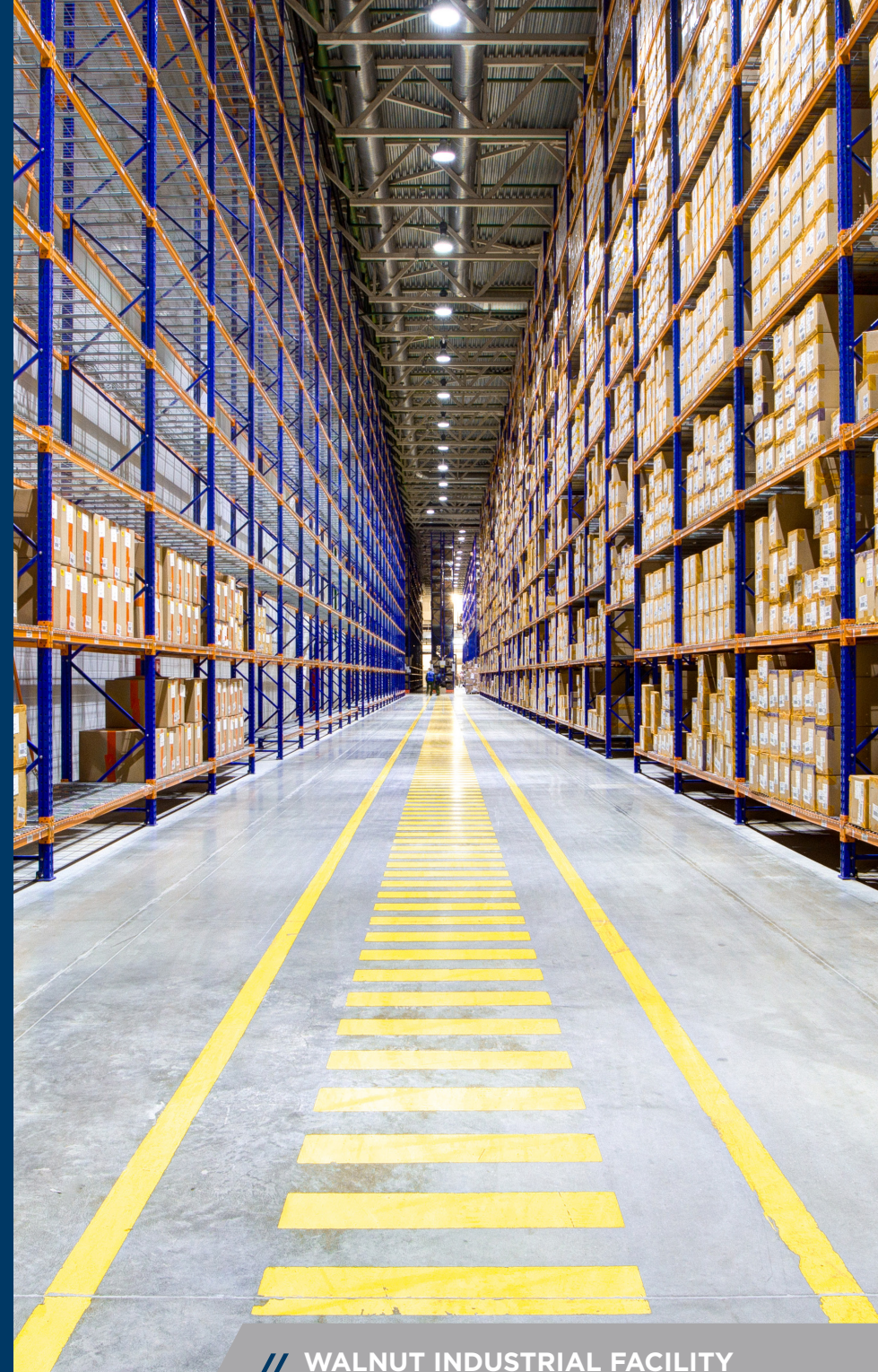
277/480 V, **3-PHASE POWER**



PAVED **SECURED** YARD

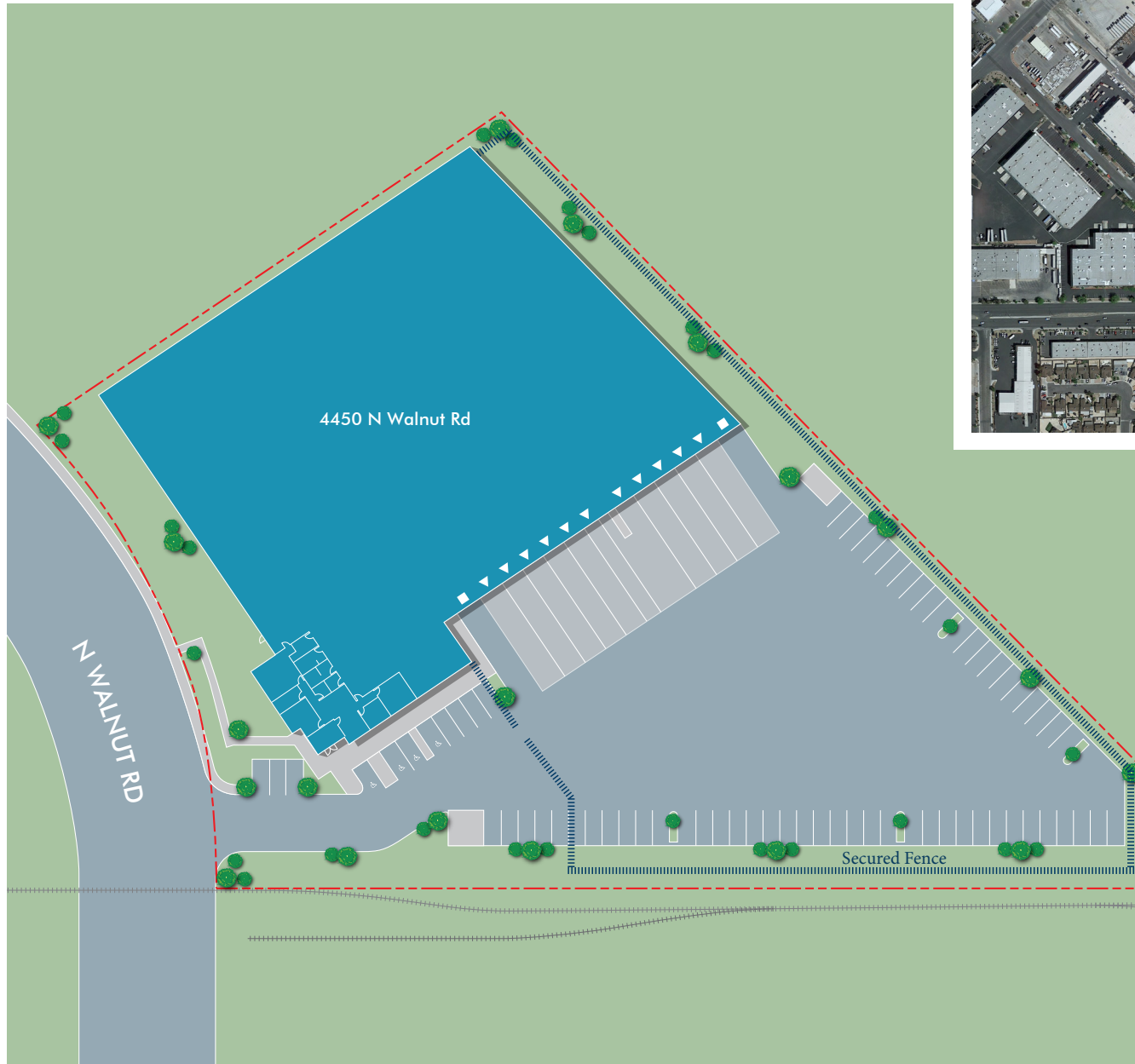


M-2 ZONING

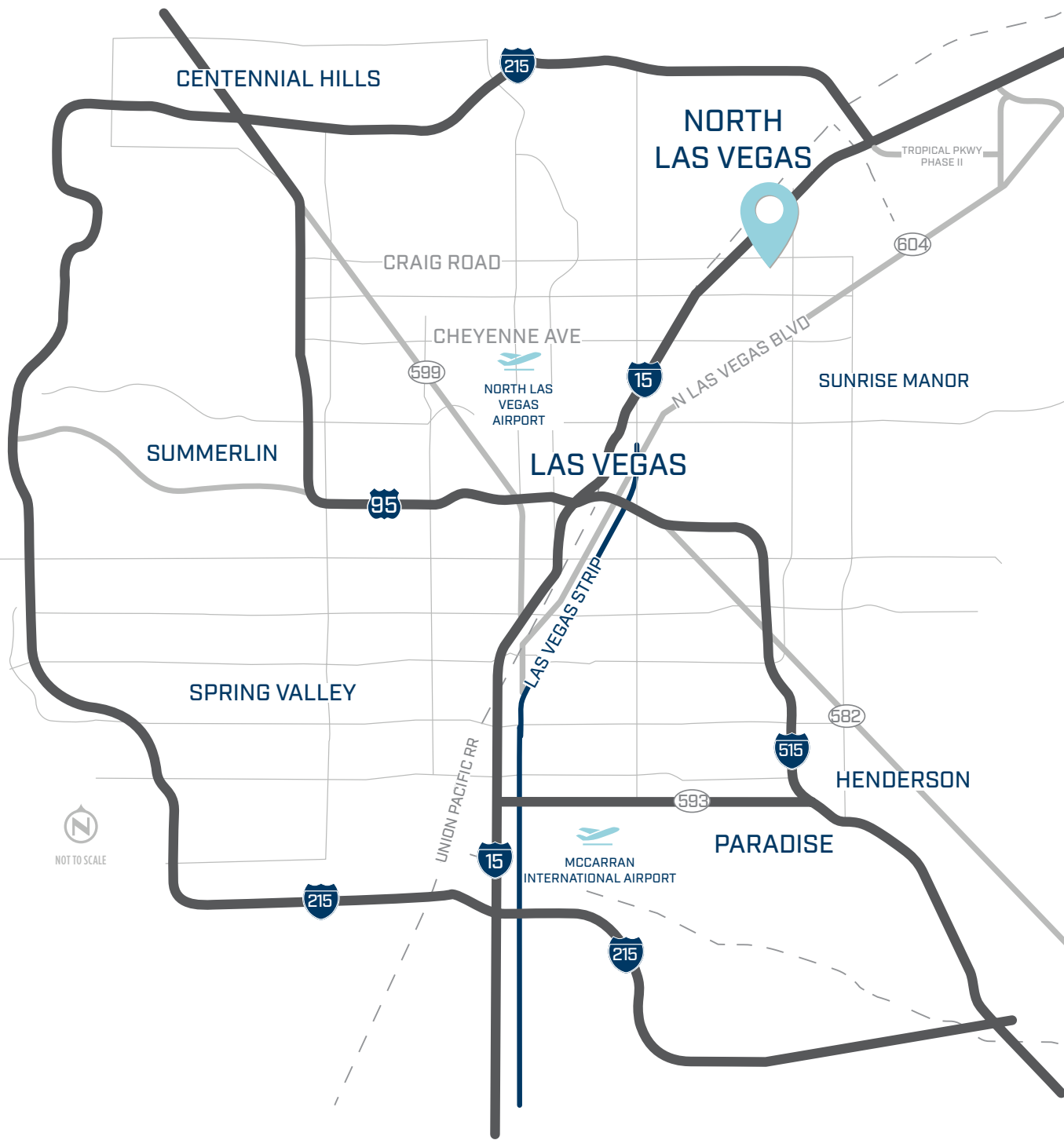


// WALNUT INDUSTRIAL FACILITY
4450 N. Walnut Road, NLV, NV

// SITE PLAN



// SITE MAP



4450

N. WALNUT ROAD

N. LAS VEGAS, NV 89081

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