



7.24 ACRE | READY TO DEVELOP 100,230 SF DISTRIBUTION BUILDING

FOR SALE

3825 N. LAS VEGAS BLVD., LAS VEGAS, NV 89115

The property is located in the North Las Vegas submarket prominently located directly on Las Vegas Boulevard just east of Lamb Boulevard with easy access to the I-15 Freeway via Craig Road (2.5 miles), Cheyenne Avenue (3.3 miles), or Lamb Boulevard (2.9 miles).

GREG PANCIROV,  SIOR

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PROPERTY DETAILS

- 7.24 Acres Net
- I-L Zoning (Clark County)
- APN: 140-08-101-007
- Property Tax Annual 22-23: \$3,987
- **Price: \$3,750,000**

ITEMS IN PLACE

- Architectural Plans
- MP&E Plans
- Structural Plans
- Civil Plans
- Grading Plans
- Landscape Plans
- Phase I Report
- ALTA Survey
- Geotechnical Report
- Technical Drainage Study (approved)
- Traffic Study
- Reciprocal Access Easement (across portion of adjacent easterly parcel)
- Designed & Approved Drainage Channel (\$2M Estimated Cost)



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PLANNED DEVELOPMENT

- 100,230 Square Feet Total
- Situated on 7.24 Acres
- 16 Dock High Loading Doors
- 3 Grade Level Loading Doors
- 30' Clear Height Avg.
- ESFR Fire Sprinkler System
- 60' x 60' Column Spacing Typ.
- 6" Concrete Slab @ 4,500 PSI
- 3,600 Square Foot Structural Mezzanine (Office or Storage)
- TPO Roof Membrane
- R-19 Value Roof Insulation
- Skylights



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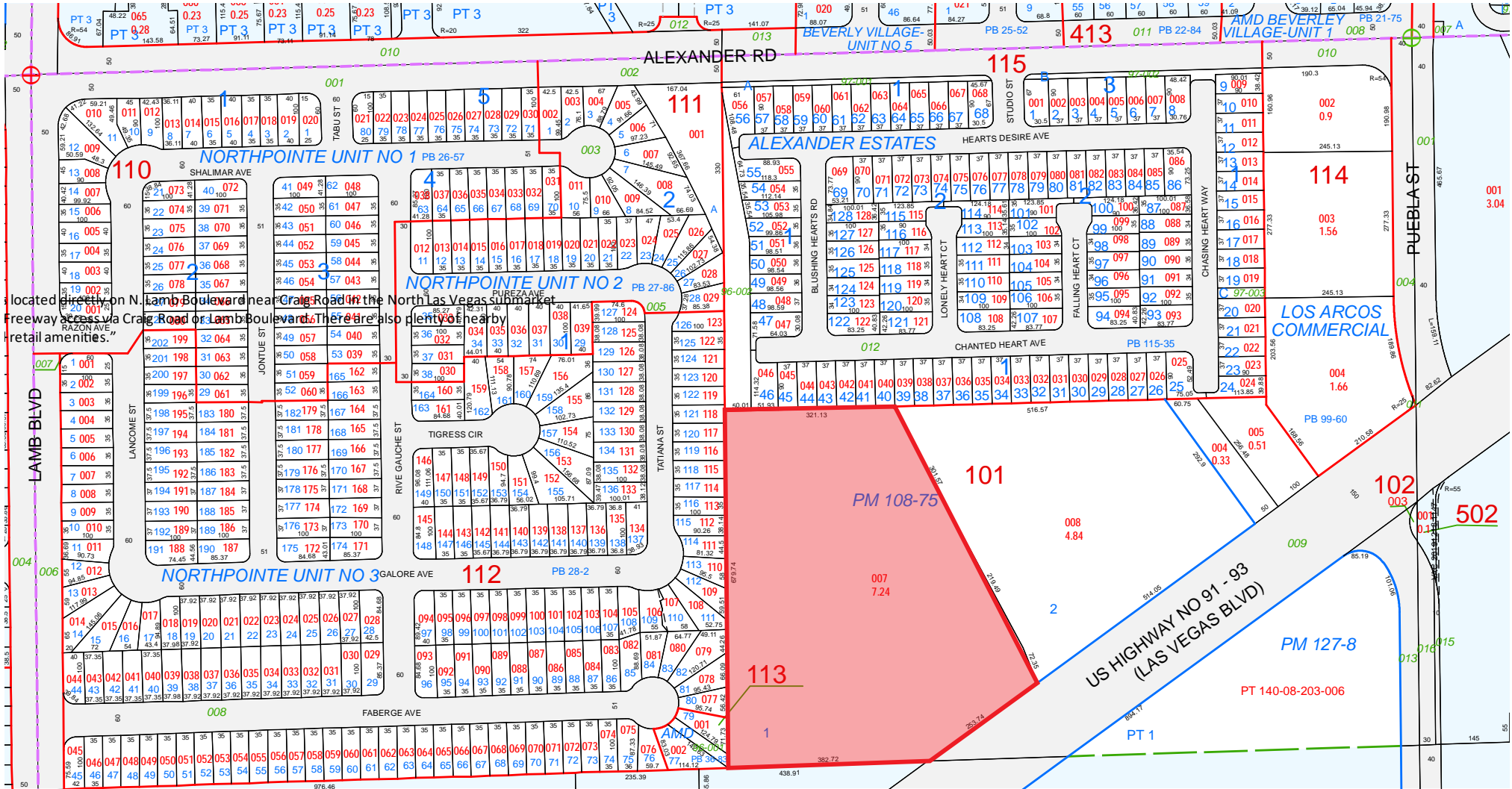
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located directly on N. Lamb Boulevard near Craig Road in the North Las Vegas suburb market.
 Freeway access via Craig Road or Lamb Boulevard. There are also plenty of nearby retail amenities.

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