

FOR LEASE

# 2980 MARION DRIVE

Las Vegas, NV 89115

CECILE AVENUE

MARION DRIVE

TOTAL SIZE:  $\pm 8,062$  SF

$\pm 8,062$  FREESTANDING BUILDING ON  $\pm 2.14$  ACRES



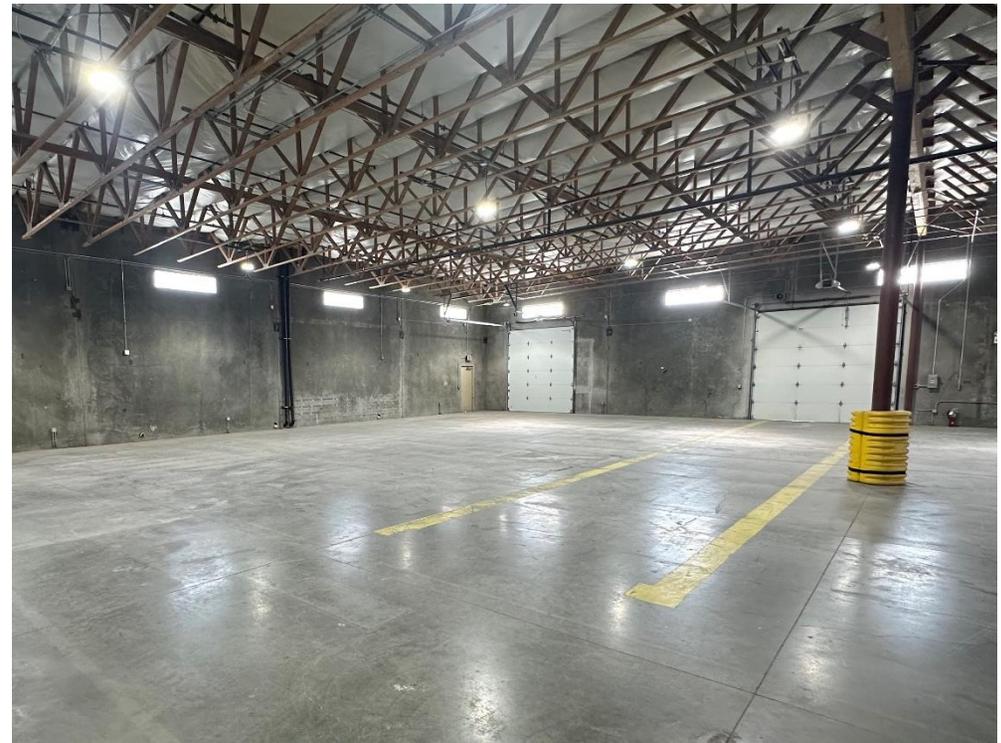
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## LAS VEGAS, NV 89115

### Property Features

The building is situated on 2.14 acres and features an oversized, paved, graveled, striped, and secured yard inclusive of 38 parking spaces (16 open surface spaces outside the yard area, and 22 open surface spaces within the enclosed yard area). Water, sewer, power, and gas service the property.

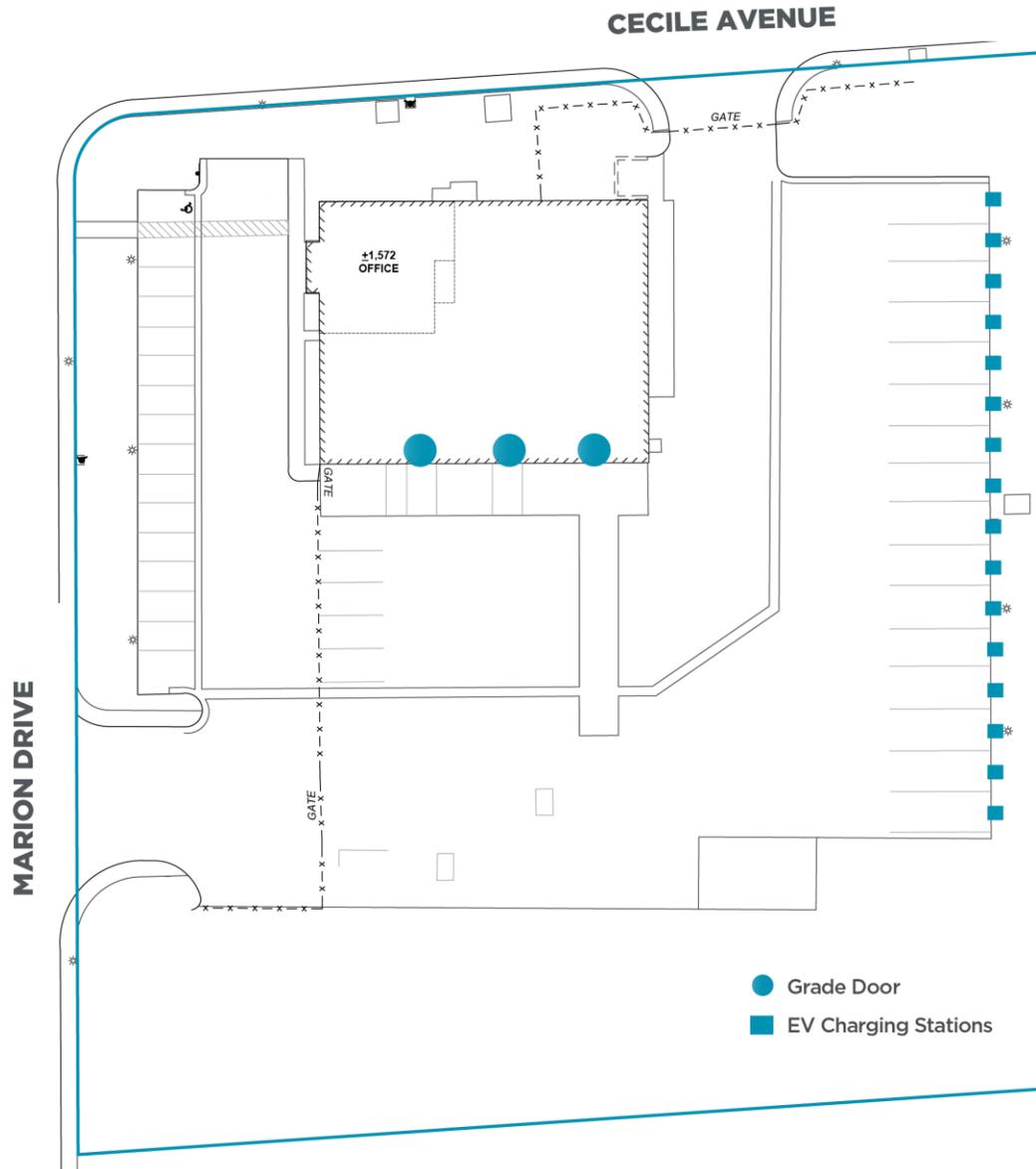
- ±2.14 AC
- ±8,062 SF Freestanding Building
- Built in 2000
- 277/480v, 400amps 3-Phase Power
- Fully Sprinklered
- (3) 12'x12' Grade Doors
- 20' Minimum Clear Height
- 16 EV Charging Stations
- (1) Set of Double Personnel Doors
- (1) Standard Personnel Door
- 2 Private Offices
- 2 Restrooms
- Bullpen & Kitchenette
- Large Secured Yard/Parking
- APN: 140-17-610-001
- IL Zoning



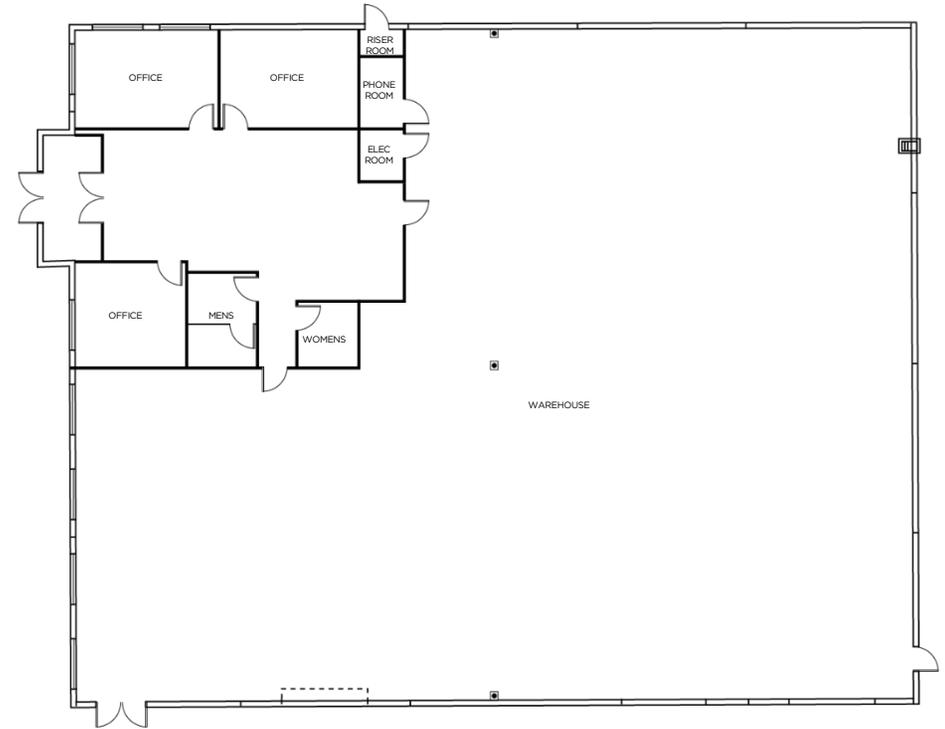
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### Site Plan

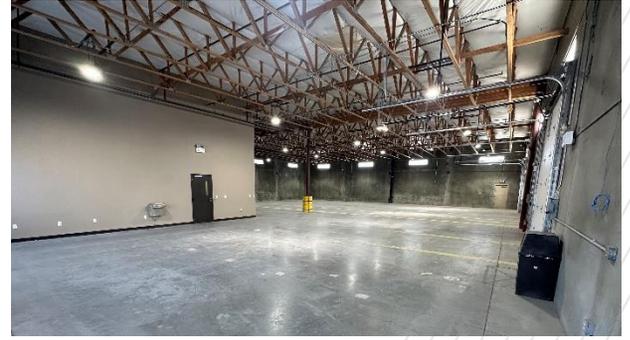


### Floor Plan



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## LAS VEGAS, NV 89115

Aerial Map





**FOR MORE INFORMATION, CONTACT:**

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