

6418

VEGAS VALLEY DRIVE

Colliers

VIDEO TOUR

FOR SALE



LAS VEGAS STRIP

DOWNTOWN LAS VEGAS

E. LAS VEGAS VALLEY DRIVE

TREE LINE DRIVE

SITE
±6.12 ACRES

6418

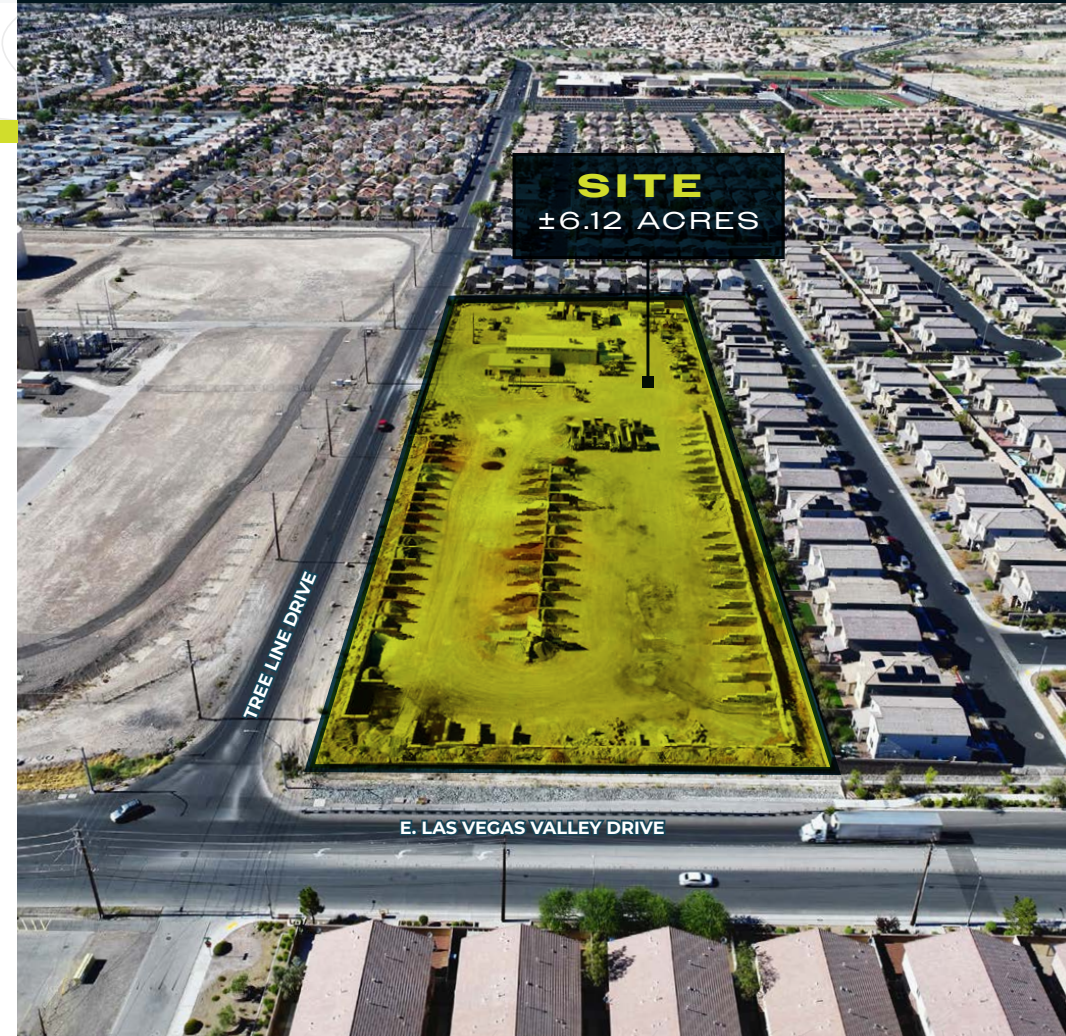
VEGAS VALLEY DRIVE

ASKING PRICE **\$6,732,000 (\$1.1M/ACRE)**

PROPERTY HIGHLIGHTS

- APN: 161-10-602-004
- ±6.12 Acres
- Asking \$6,732,000 (\$1.1M/Acre)
- \$25.25 PSF
- Zoning IL (Light Industrial)
- Close proximity to US-95
- Fully entitled for self storage
- Great location for Industrial Development or IOS User

 VIDEO TOUR



ERIC MOLFETTA, SIOR, MBA

+1 702 836 3756
eric.molfetta@colliers.com
License # NV-BS.1002310

AMANDA IRVING

+1 702 836 3732
amanda.irving@colliers.com
License # NV-S.0177576

Colliers

6418

VEGAS VALLEY DRIVE

TRADE AREA MAP



6418

VEGAS VALLEY DRIVE

Fully entitled for self storage



SITE
±6.12 ACRES

TREE LINE DRIVE

E. LAS VEGAS VALLEY DRIVE

6418

VEGAS VALLEY DRIVE

Great location for Industrial
Development or IOS User



SITE
±6.12 ACRES

TREE LINE DRIVE

E. LAS VEGAS VALLEY DRIVE

6418

VEGAS VALLEY DRIVE

Close proximity to US-95



SITE
±6.12 ACRES

TREE LINE DRIVE

E. LAS VEGAS VALLEY DRIVE

 VIDEO TOUR

6418

VEGAS VALLEY DRIVE



EXCLUSIVE LISTING AGENTS:

ERIC MOLFETTA, SIOR, MBA

+1 702 836 3756

eric.molfetta@colliers.com

License # NV-BS.1002310

AMANDA IRVING

+1 702 836 3732

amanda.irving@colliers.com

License # NV-S.0177576

©2024 Colliers International. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.