

5110

E. WASHINGTON AVENUE
LAS VEGAS, NV 89110

**FULLY BUILT-OUT REFRIGERATION SPACE
FOR SALE OR LEASE**



8,851 SF FREESTANDING BUILDING ON 0.29 ACRES

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CBRE

The Offering

Prime Cold Storage Facility in Northeast Las Vegas

CBRE presents an exceptional industrial opportunity with this ±8,851 SF cold storage facility, ideally situated on a ±0.29 Acre lot at 5110 E. Washington Avenue. Purpose-built for cold storage, food distribution, and processing, the property is fully equipped with commercial-grade features, including six cooling rooms (walk-in freezers and refrigerators), a USDA-certified processing room, an on-site USDA inspection room, three offices, a kitchen, break room, and two restrooms.

Operational efficiency is enhanced by a loading dock, roll-up door, secured fenced yard, high-capacity 480V electrical service, and prominent signage.

This turnkey facility presents outstanding potential for owner-users and investors seeking a well-positioned asset with significant upside.



Property Overview



ADDRESS

5110 E. Washington Avenue, Las Vegas, NV 89110



MARKET/SUBMARKET

Las Vegas, NV – North Las Vegas Submarket



SQUARE FOOTAGE

8,851 SF



LOT SIZE

0.29 AC



YEAR BUILT

1968



SALE PRICE

\$1,495,000.00



PRICE PSF

\$168.91/SF



LEASE RATE

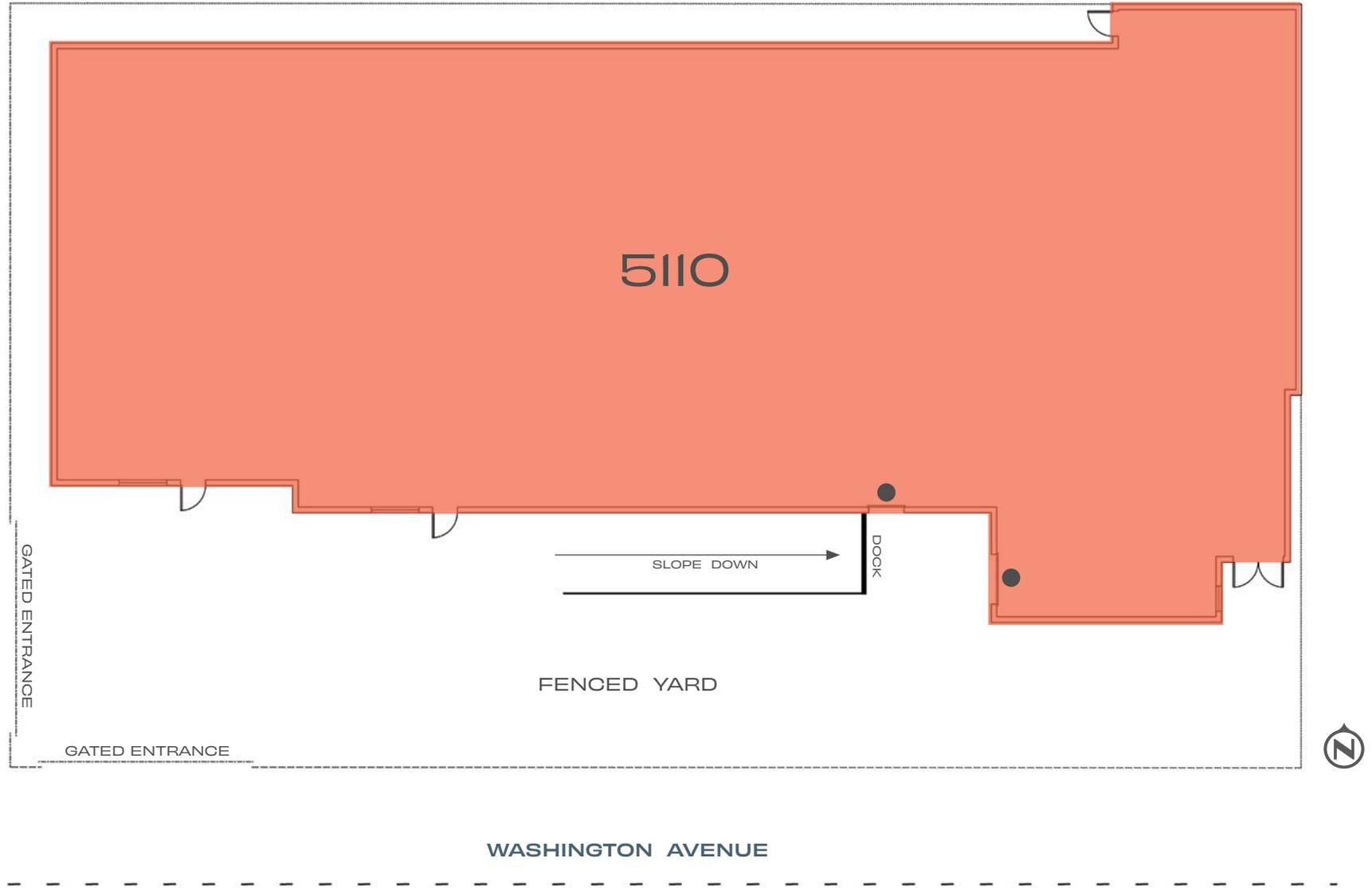
\$0.95/SF (NNN)



CAMS

\$0.09/SF

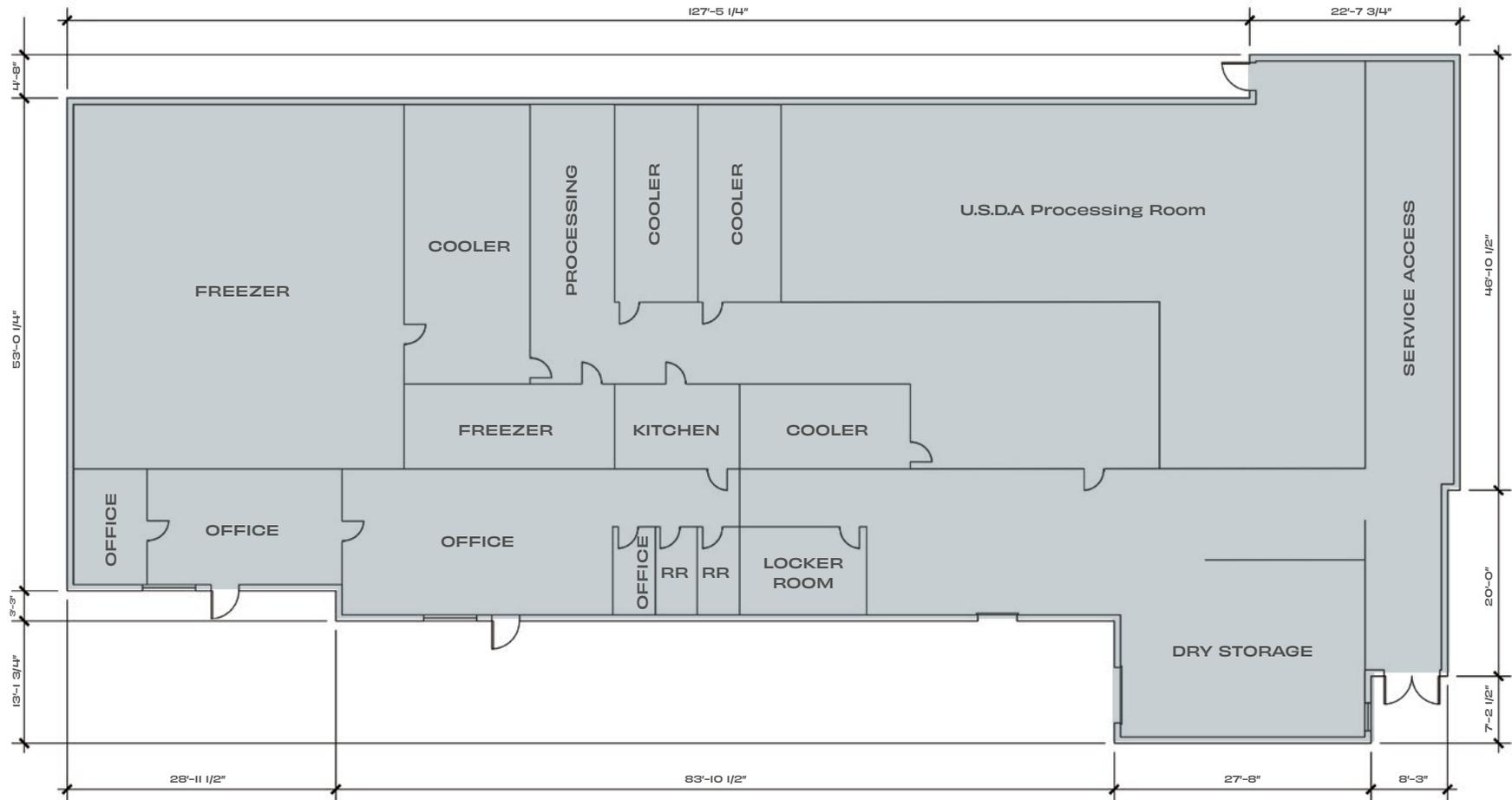
SITE PLAN



*not to scale
*all measurements are approximate

● = GRADE DOOR

FLOOR PLAN



*not to scale
 *all measurements are approximate

● = GRADE DOOR

Investment Highlights

Property Features

BUILDING SF 8,851	LOCATION CLASS C
LAND SF 12,632	NUMBER OF STORIES 1
LAND ACRES 0.29	NUMBER OF BUILDINGS 1
YEAR BUILT 1968	CEILING HEIGHT 11' 3.25"
# OF PARCELS 1	DOCK HIGH LOADING RAMP Servicing 2 Grade Doors
ZONING TYPE GC	GRADE LEVEL DOORS 2
BUILDING CLASS C	FENCED YARD Paved, Secured & Fenced Yard

Mechanical

HVAC	Central
ELECTRICAL / POWER	480v (*Tenant to verify)

Construction

FOUNDATION	Concrete
EXTERIOR	Concrete Block
PARKING SURFACE	Paved
LANDSCAPING	Paved

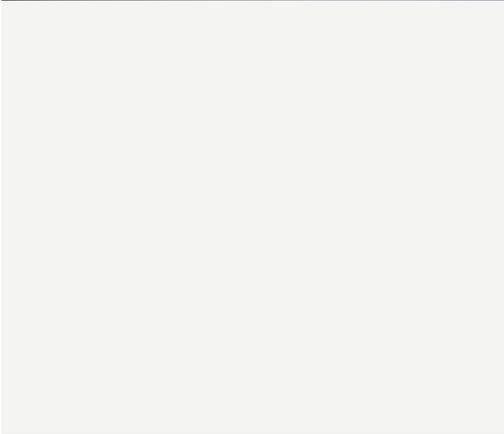
Tenant Information

MAJOR TENANT/S	Owner-User or Investor
LEASE TYPE	Delivered Vacant

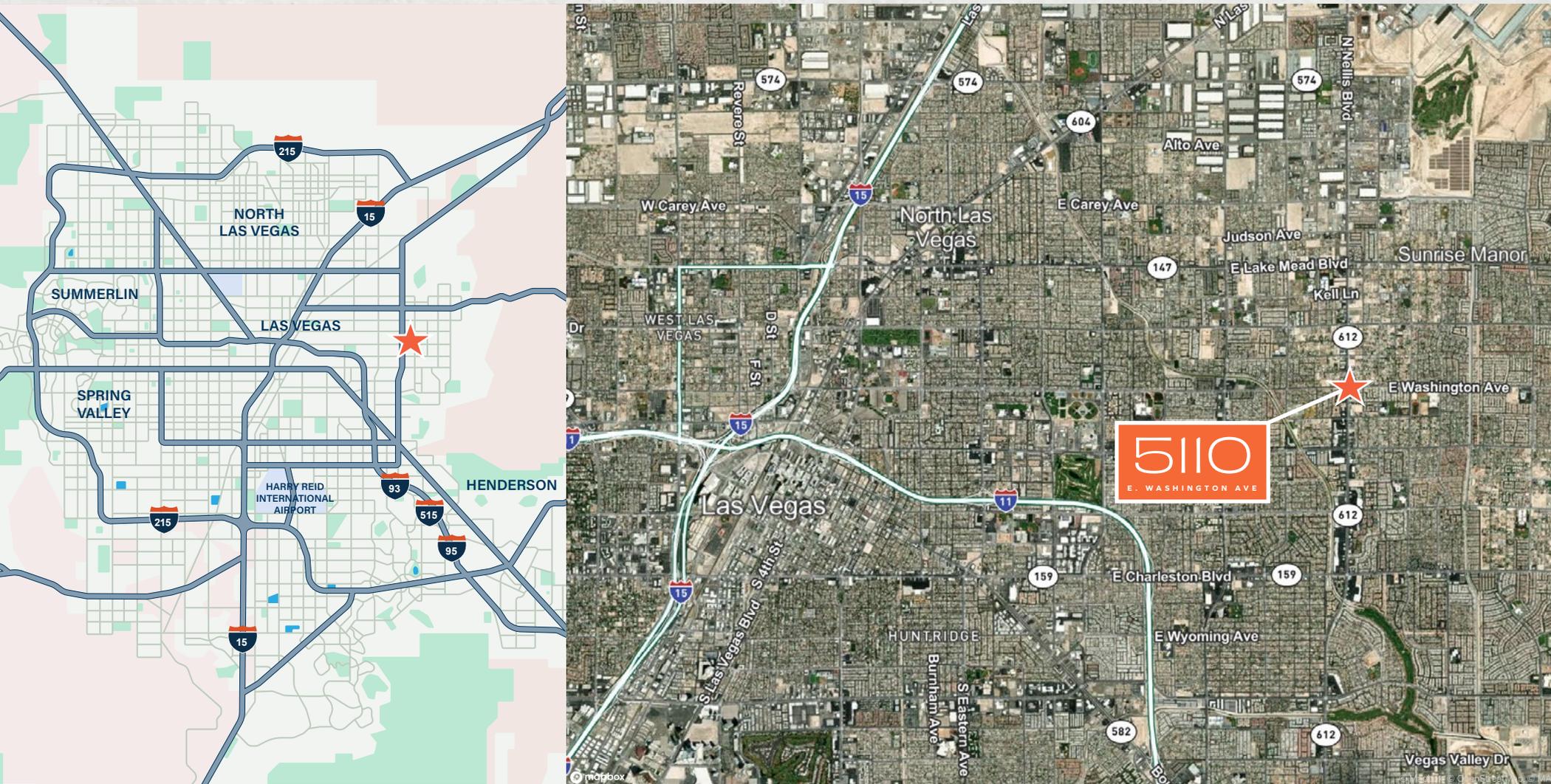
Pricing

SALE PRICE	\$1,495,000.00 (\$168.91/PSF)
LEASE RATE	\$0.95/SF (NNN)
CAMS	\$0.09/SF

Property Photos



Location Overview



LOCATED NEAR THE HIGH-TRAFFIC INTERSECTION OF WASHINGTON AVE AND NELLIS BOULEVARD — WITH A COMBINED TRAFFIC COUNT OF APPROXIMATELY 43,000 VEHICLES — THE SITE OFFERS CONVENIENT ACCESS TO MAJOR FREEWAYS, HARRY REID INTERNATIONAL AIRPORT, AND THE LAS VEGAS STRIP.

DISTANCES TO:

Las Vegas Blvd	6.7 miles
Harry Reid Int'l Airport	11.9 miles
I-15 Freeway	4.9 miles
I-95 Freeway	3.2 miles



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