



4522 N Lamb Blvd

4522 N Lamb Blvd, Las Vegas, NV 89115



Ruthann Horsley

Refined Realty

10161 Park Run Dr, Suite 150, Las Vegas, NV 89145

ruthann@refinedrealtylv.com

(702) 239-5516



4522 N Lamb Blvd

\$3,900,000

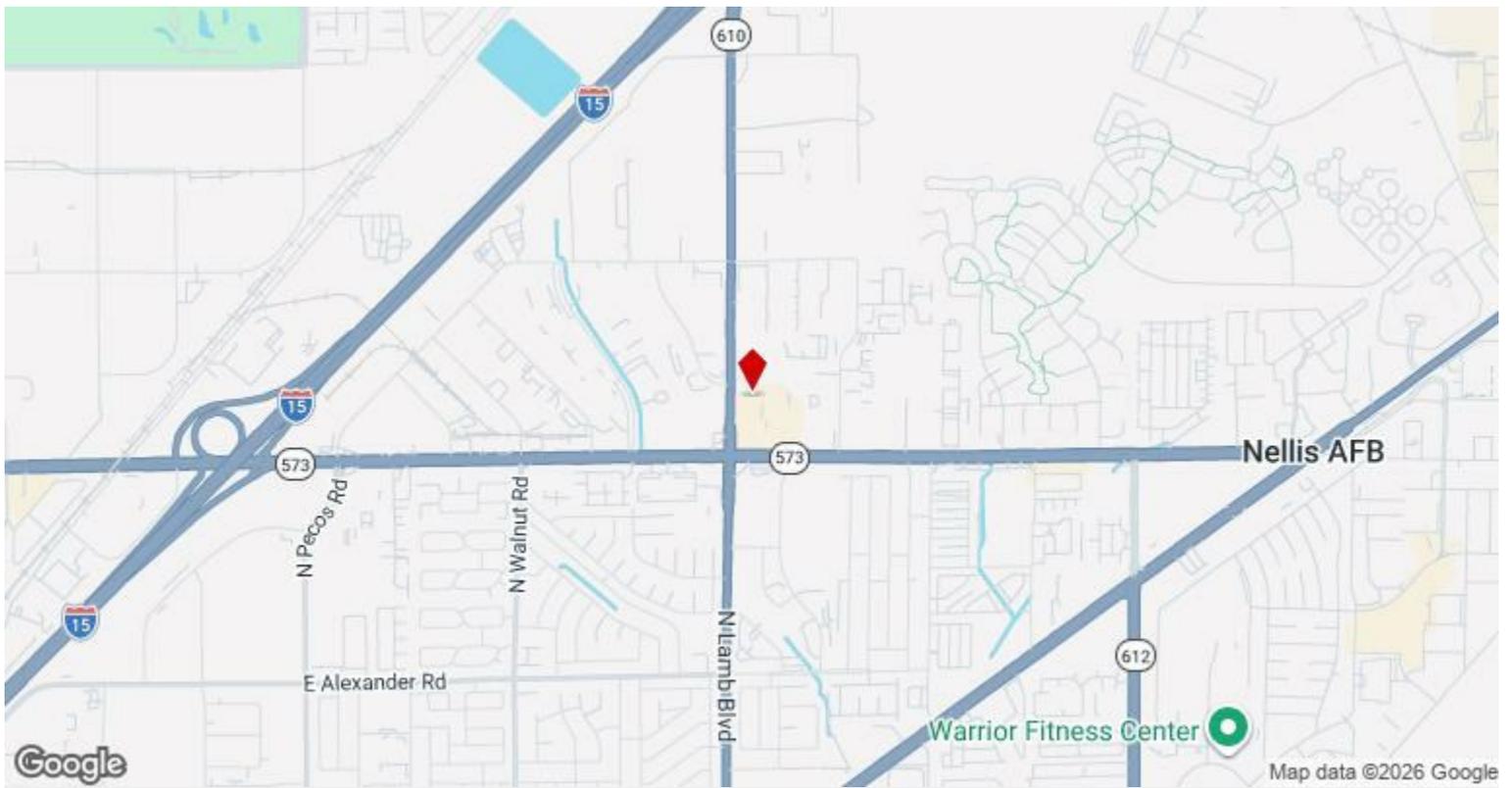
Increasing yield investment: growing over remaining lease term 3% contractual rent increases and 5 year renewal at fair market value option with very strong tenant. Absolute NNN structure tenant pays all expenses. Building is adaptatable for many uses. Pictured lifts are removed....



Price:	\$3,900,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	5.55%
Lot Size:	1.22 AC
Gross Building Area:	17,500 SF
Rentable Building Area:	17,500 SF
No. Stories:	1
Year Built:	2021
Tenancy:	Single
Parking Ratio:	3.26/1,000 SF
Clear Ceiling Height:	21 FT
No. Drive In / Grade-Level Doors:	2

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Brightpoint Auto Body	-	



4522 N Lamb Blvd, Las Vegas, NV 89115

Property Photos



Property Photos

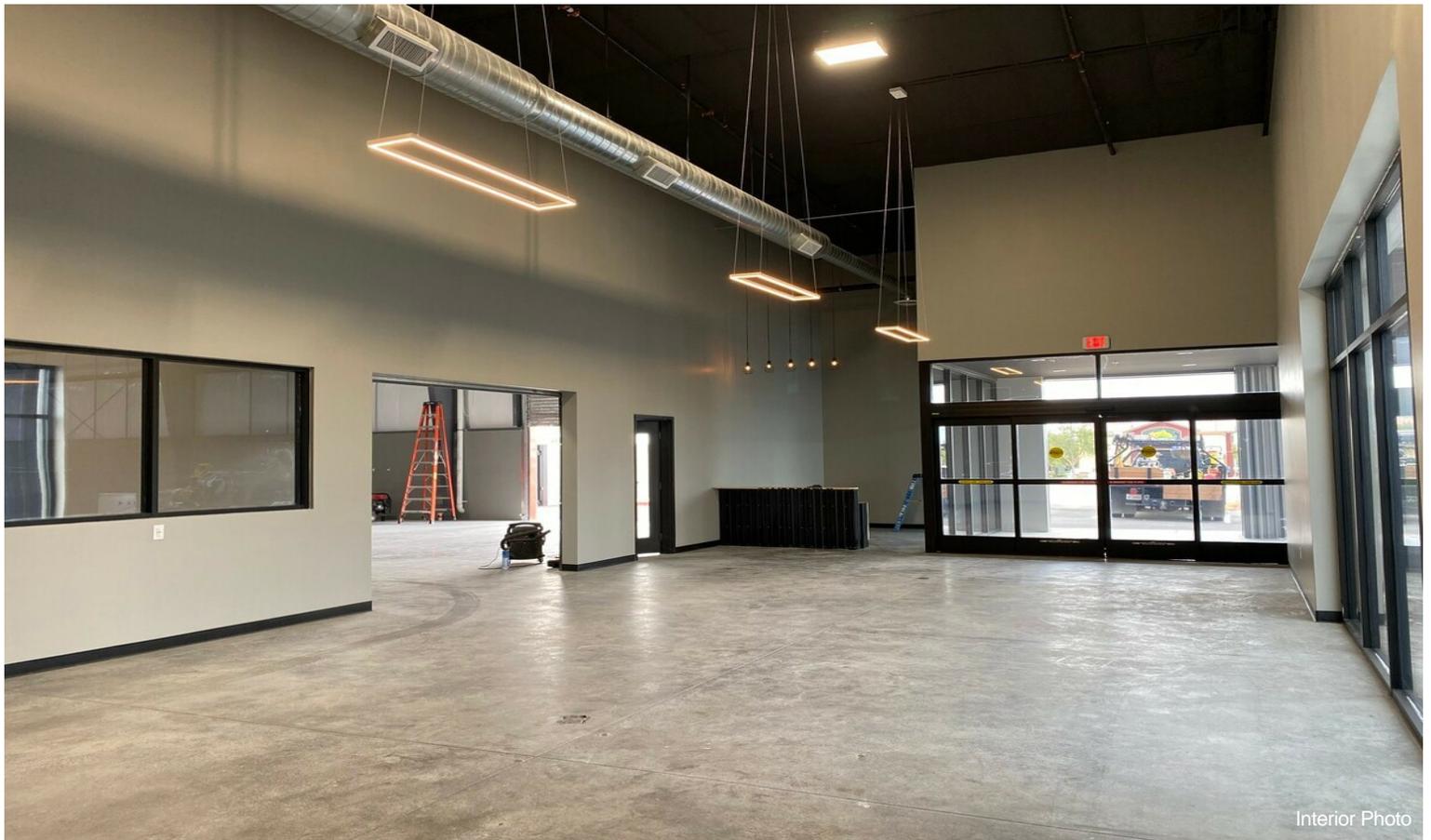


Building Photo

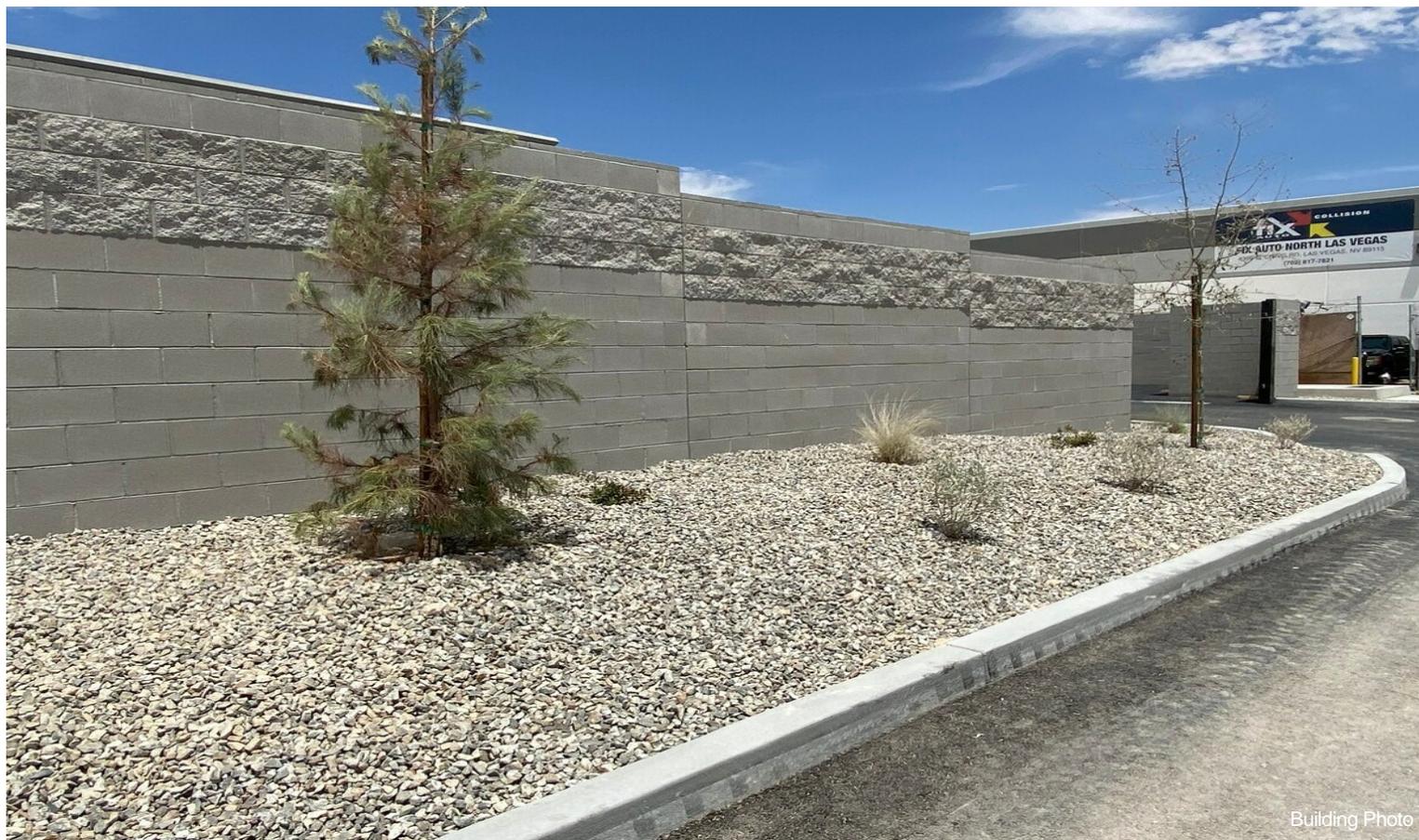


Interior Photo

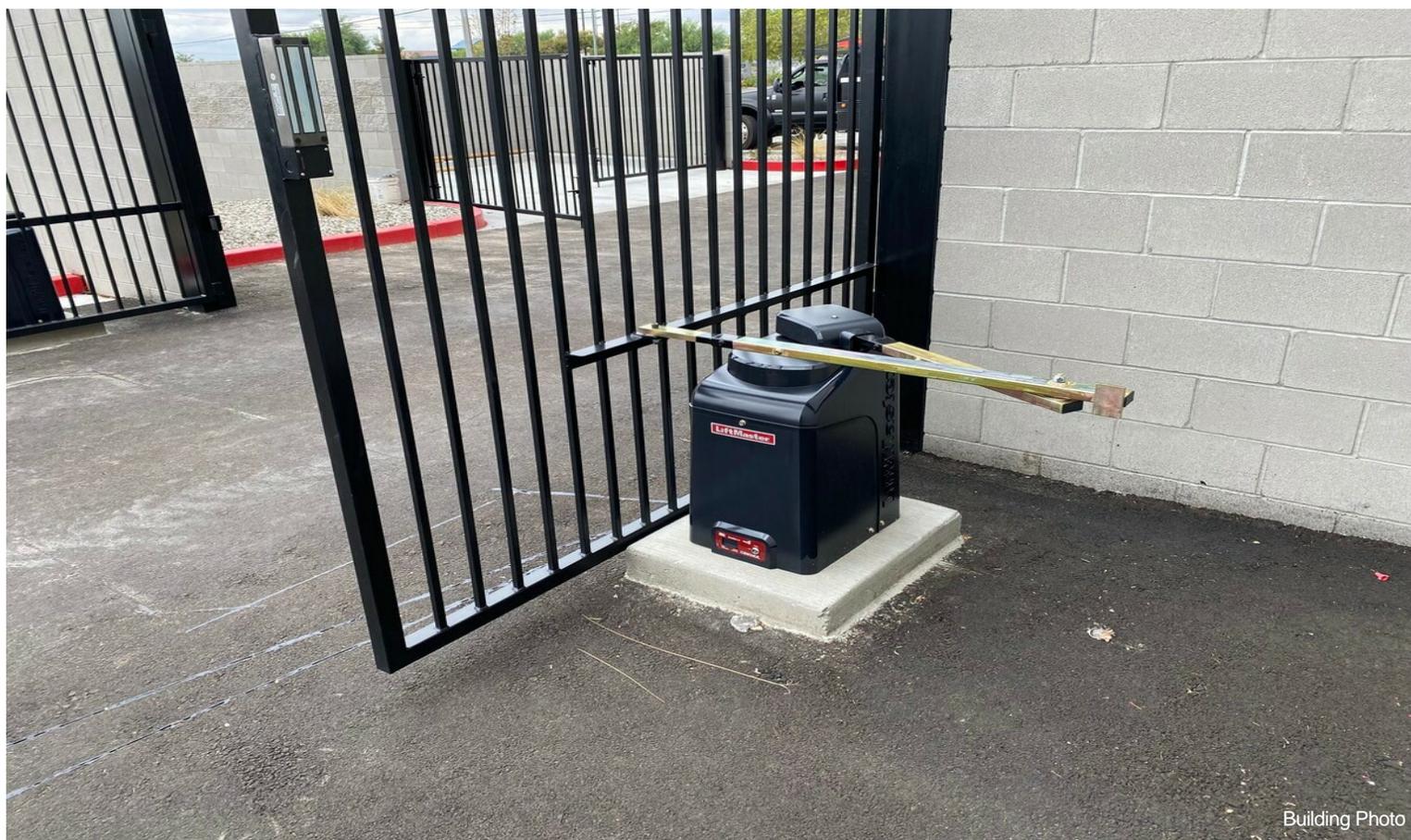
Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

