

FOR SALE OR LEASE



±14,758 SF
BUILDING

VIEW
3D
TOUR

Diamond Gowan Industrial

3559 JOHN PETER LEE STREET

NORTH LAS VEGAS, NV 89032

MIKE DE LEW, 

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NV-RE License: S.0025952

PAUL HOYT, 

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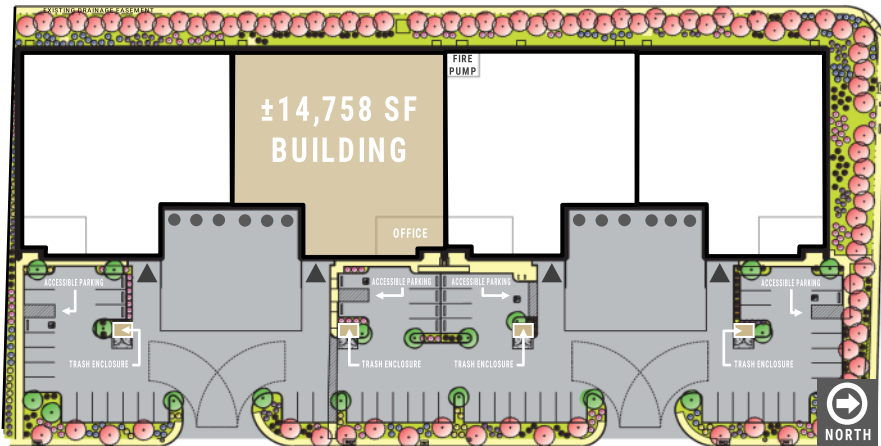
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DIAMOND GOWAN INDUSTRIAL

is a four (4) building industrial project totaling $\pm 55,370$ square feet with access to the I-15 via Cheyenne Avenue. Situated in the North Las Vegas submarket, Diamond Gown Industrial is within close proximity to the North Las Vegas Airport & nearby amenities.



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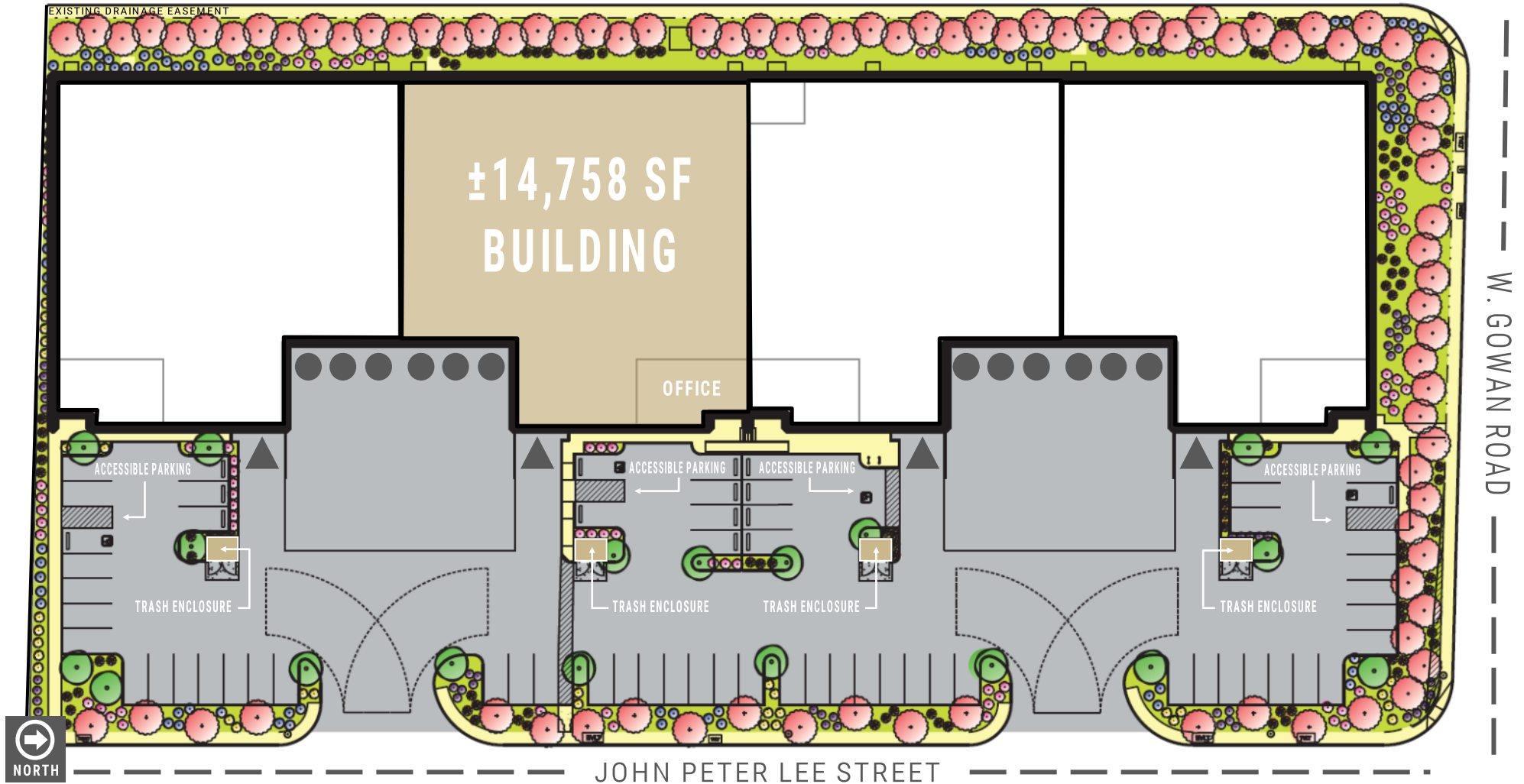


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▲ = 14' x 16' GRADE LEVEL DOOR

● = 9' x 10' DOCK HIGH DOOR



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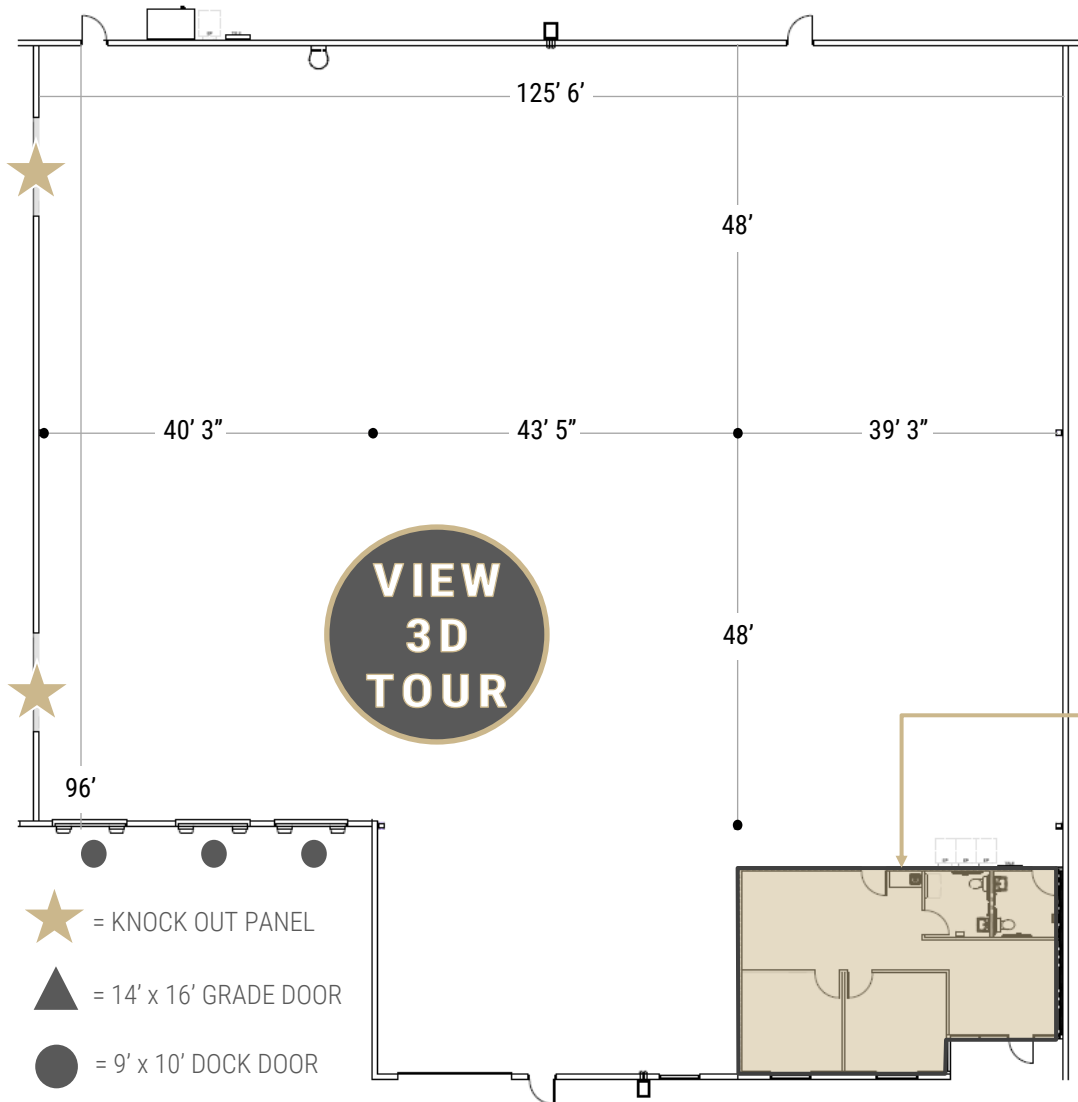
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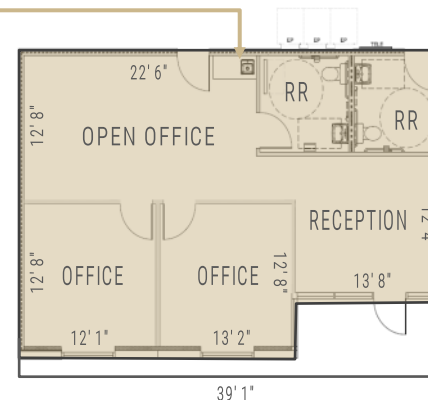
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±14,758 TOTAL BUILDING

- ±1,000 SF Office
- ±13,758 SF Warehouse
- ±28' Clear Height
- ESFR Fire Sprinklers
- Zoning: M-2
- 16 Parking Spaces
- Situated on ±0.75 Acres
- Three (3) - 9' x 10' Dock Doors
- One (1) - 14' x 16' Grade Doors
- 600 Amps, 277/480 Volt, 3-Phase Power
- Warehouse Skylights (4' x 8")
- High-Bay LED Warehouse Lighting
- Knock-Out Panel Options
- APN #: 139-10-310-020



LEASE PRICE (NNN):

BASE RENT: \$1.15/SF

NNN FEE: \$0.23/SF

SALE PRICE:

\$4,206,030.00

(\$285/SF)

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Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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