

FOR LEASE | ±34,000 SF | PAVED & SECURE YARD

**G I D**  
INDUSTRIAL



SCAN & SUBSCRIBE!

**LARKIN**  
INDUSTRIAL GROUP

6160 Stevenson Way Unit A | Las Vegas, NV 89120

**NAIExcel**

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# Property Summary

NNN LEASE RATE	<b>\$1.25/SF NNN</b>
NNN EXPENSES	<b>\$0.18/SF</b>
AVAILABLE SF	<b>±34,000 SF</b>
AVAILABLE	<b>Immediately</b>
ZONING	<b>MD</b>

- ±1,842 SF HVAC Office\*
- Fully Sprinklered
- 24' – 27' minimum clear height\*
- Two (2) Dock High Doors
  - One Edge of Dock Plate
- Two (2) Grade Level Doors
  - One (1) Oversized – 16' x 12'
- Concrete Tilt-Up Construction (1990)
- Paved & Secure Yard

\*Tenant to verify.

## HYDRAULIC SYSTEM

No. of Sprinklers	<b>TBD</b>
Basis of Design	
1. Density	<b>.495</b> GPM/SQFT
2. Designed area of discharge	<b>3,000</b> SQFT
System Design	
1. Water flow rate	<b>1,146.76</b> GPM
2. Residual pressure at the base of the riser	<b>47.073</b> PSI



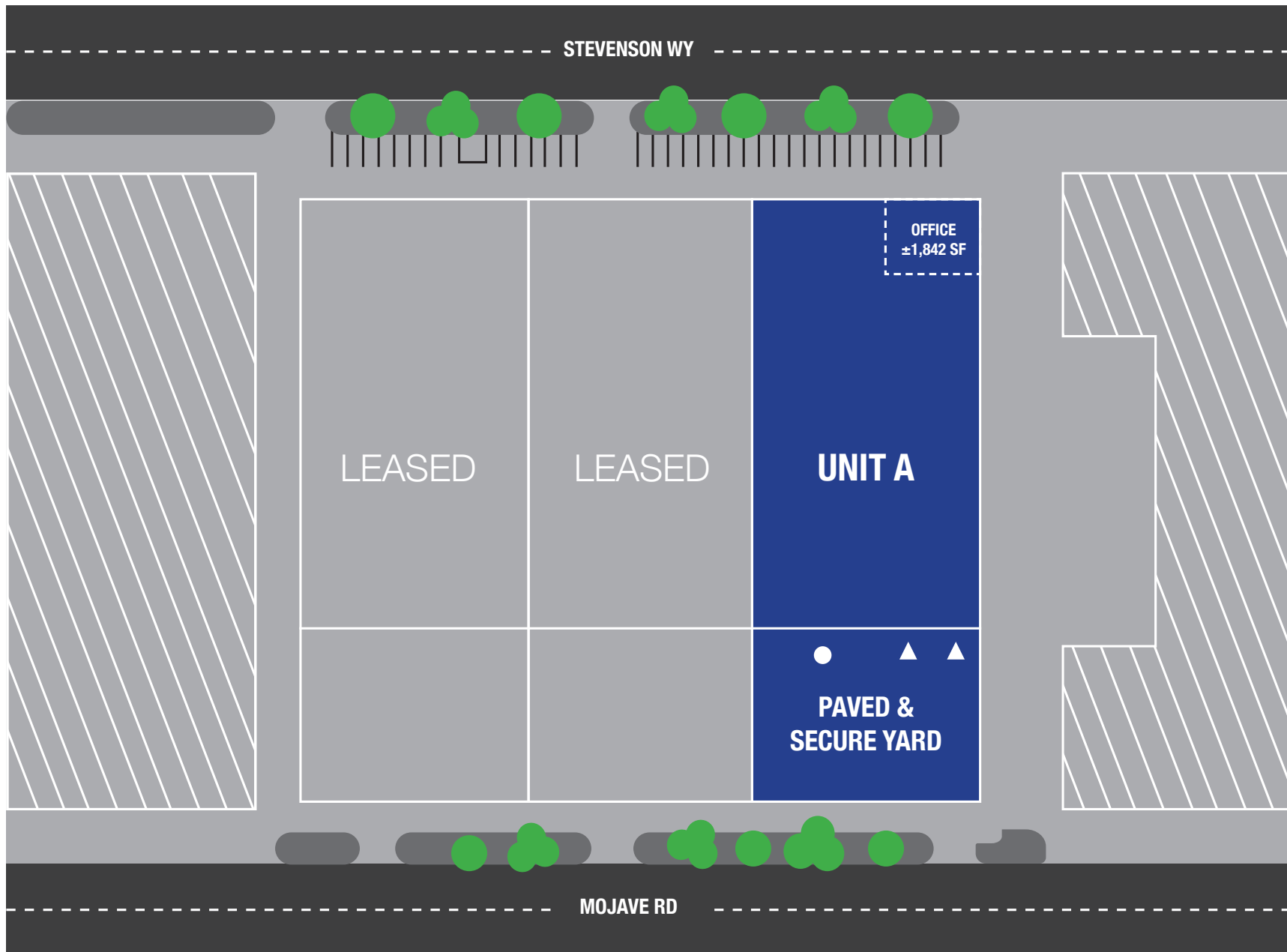
# Office Floorplan - A

 [CLICK HERE](#)  
A FOR 3D TOUR

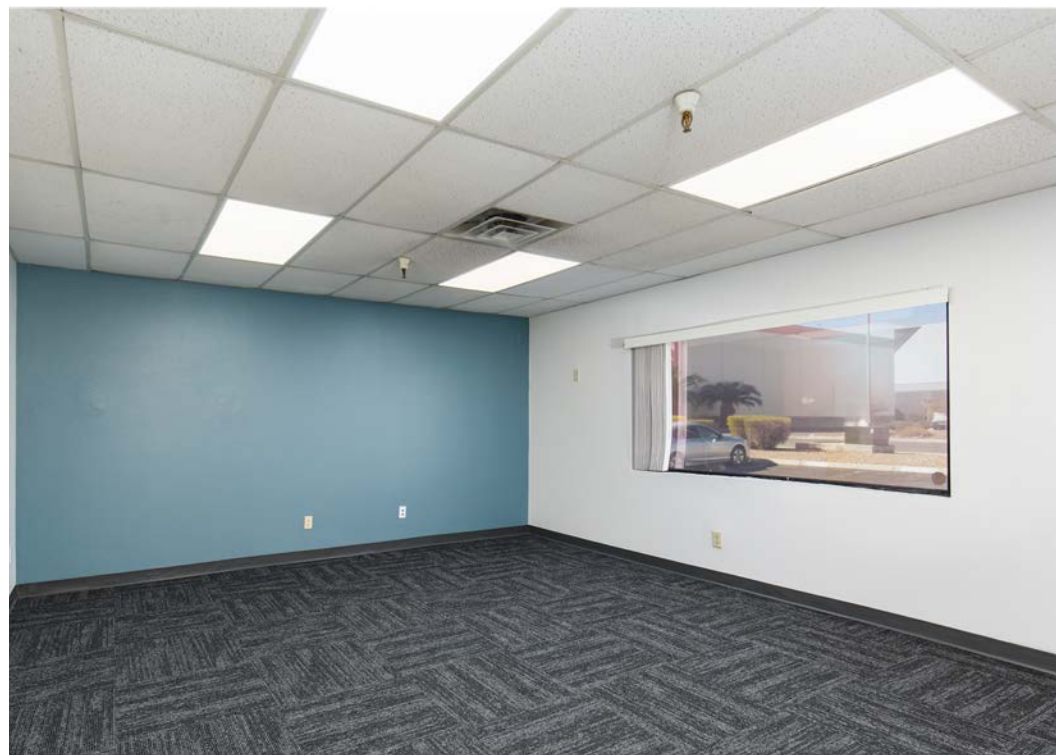


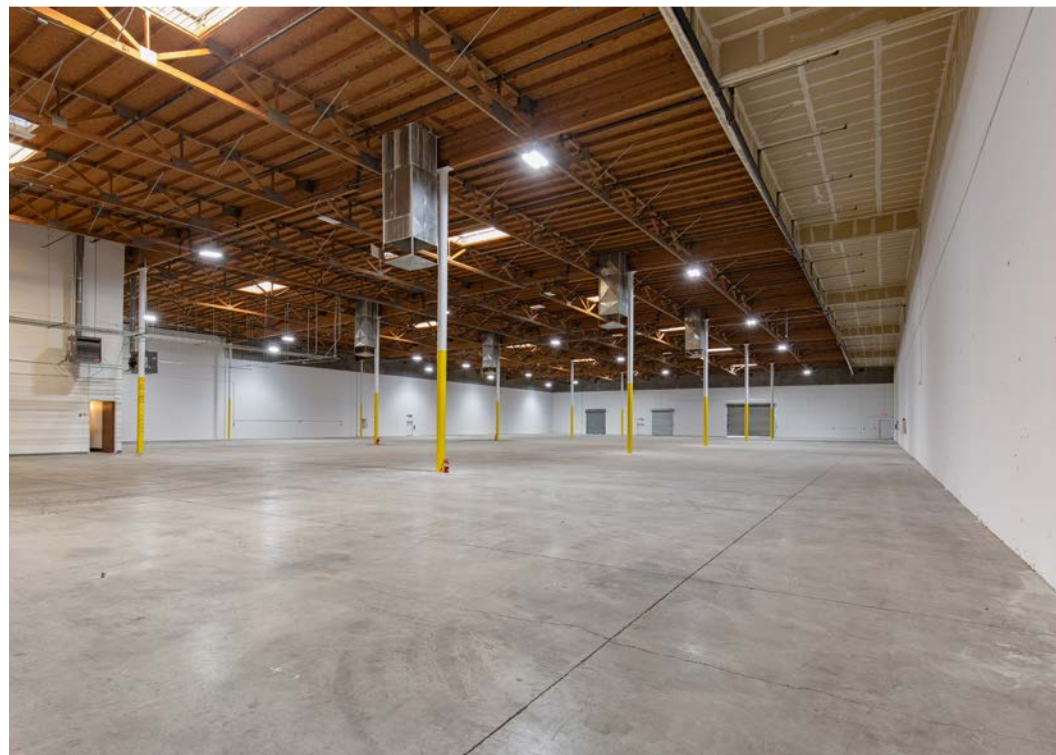
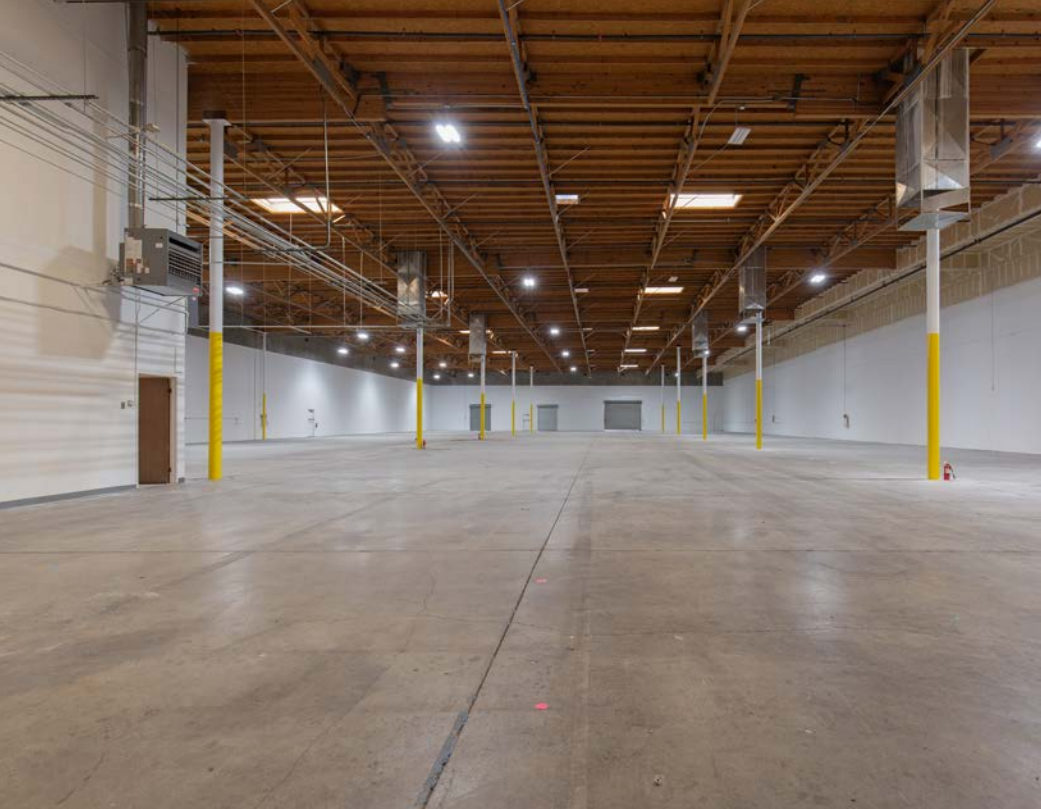
# Site Plan

- ▲ Dock High Doors
- Grade Level Doors









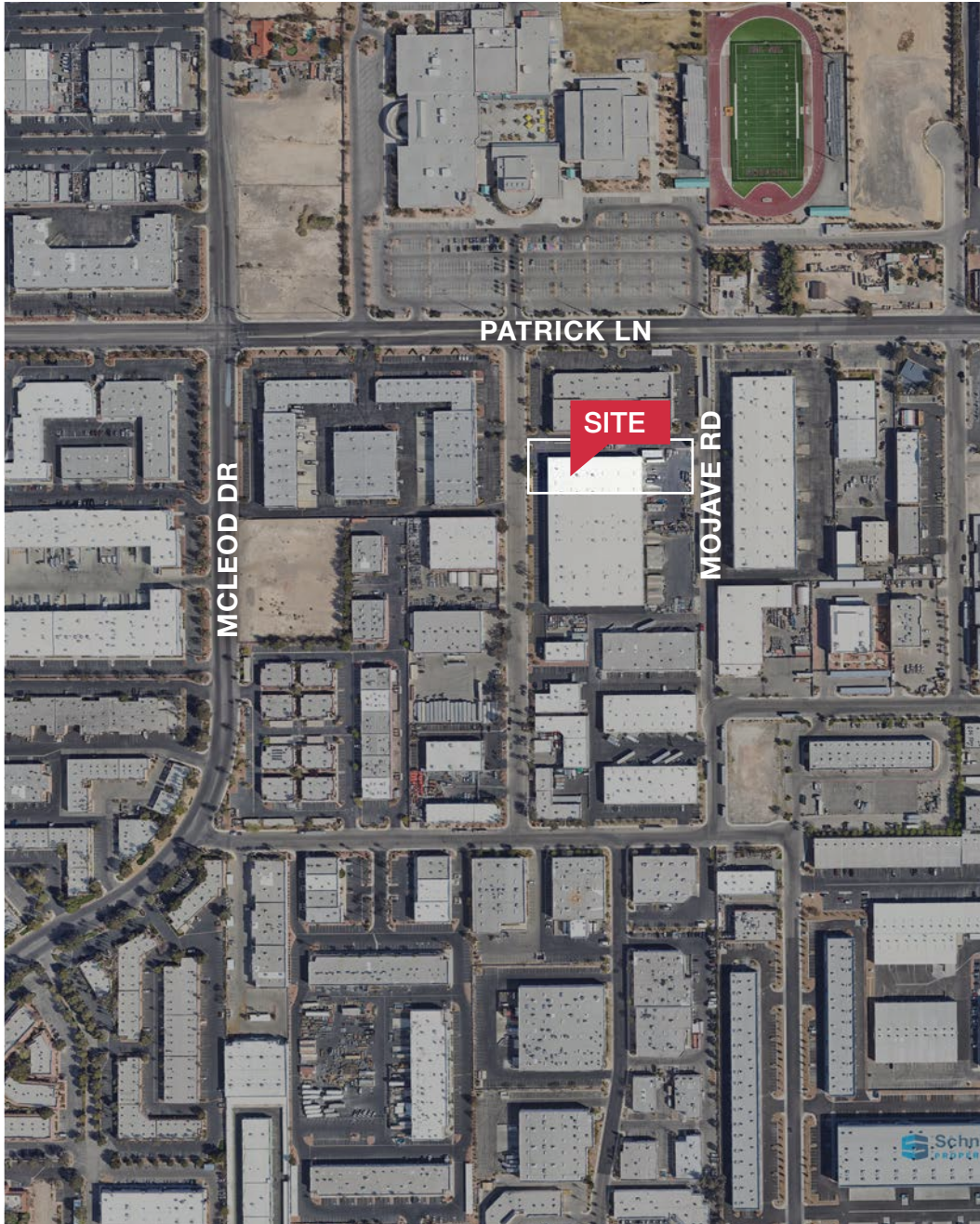
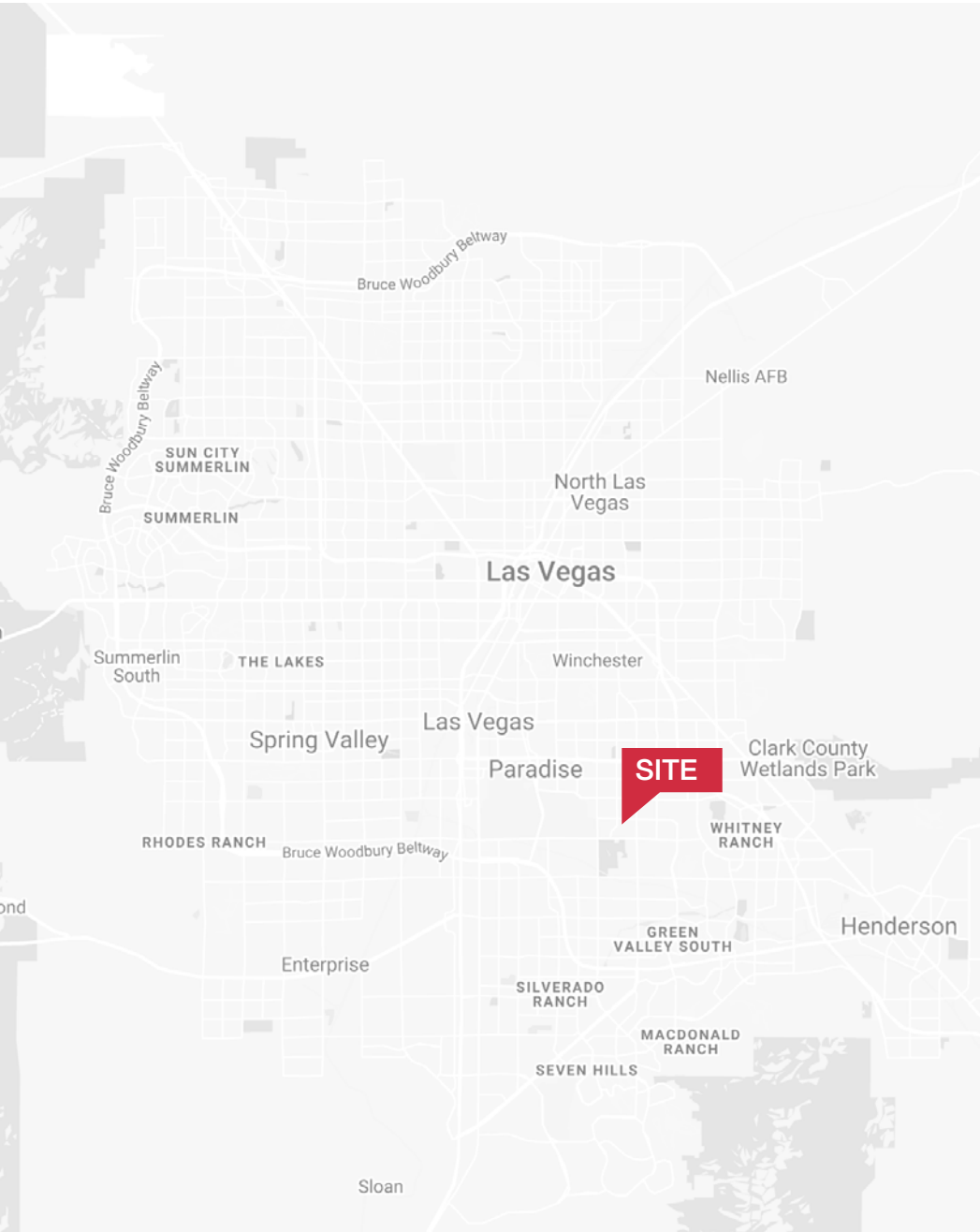
# Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





# Area Map





## Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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