

# 5110

E. WASHINGTON AVENUE  
LAS VEGAS, NV 89110

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



**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  $\pm 8,851$  SF cold storage facility, ideally situated on a  $\pm 0.29$  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

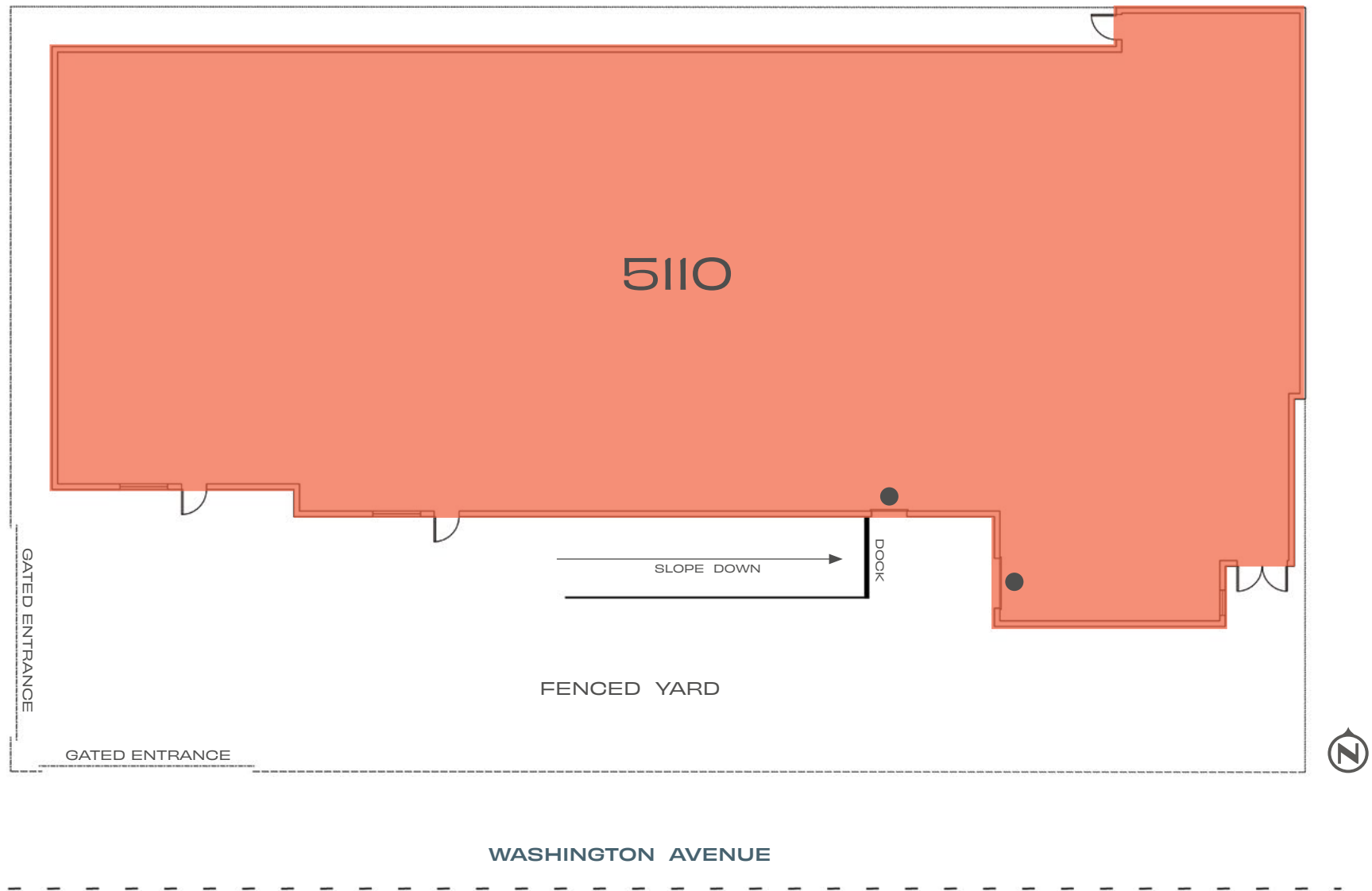
\$1,495,000.00



### PRICE PSF

\$168.91/SF

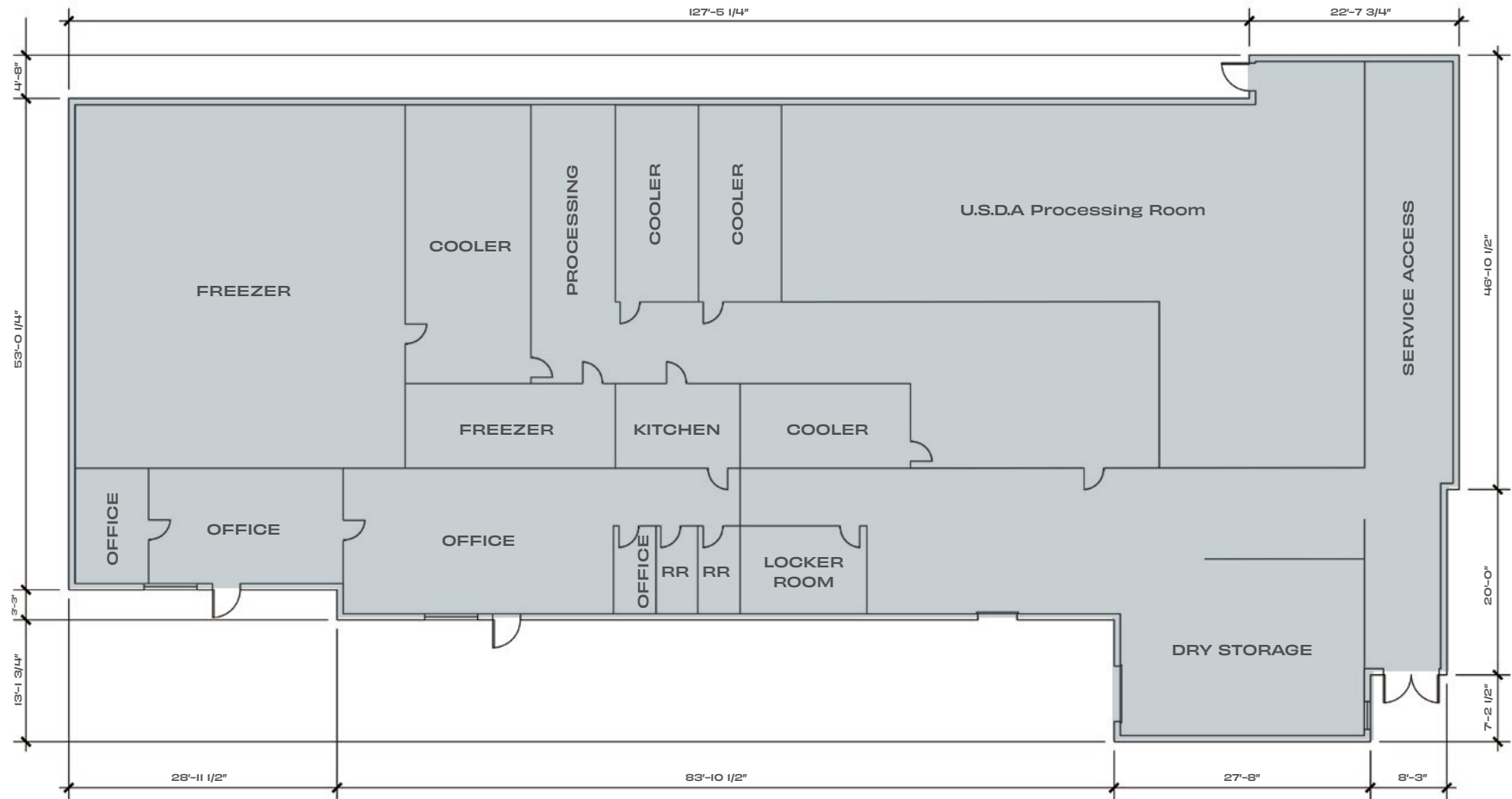
## SITE PLAN



\*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**

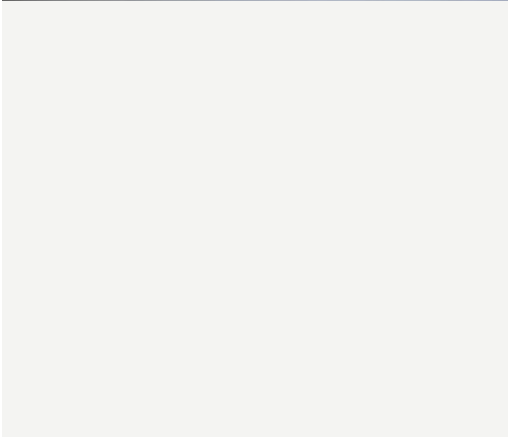
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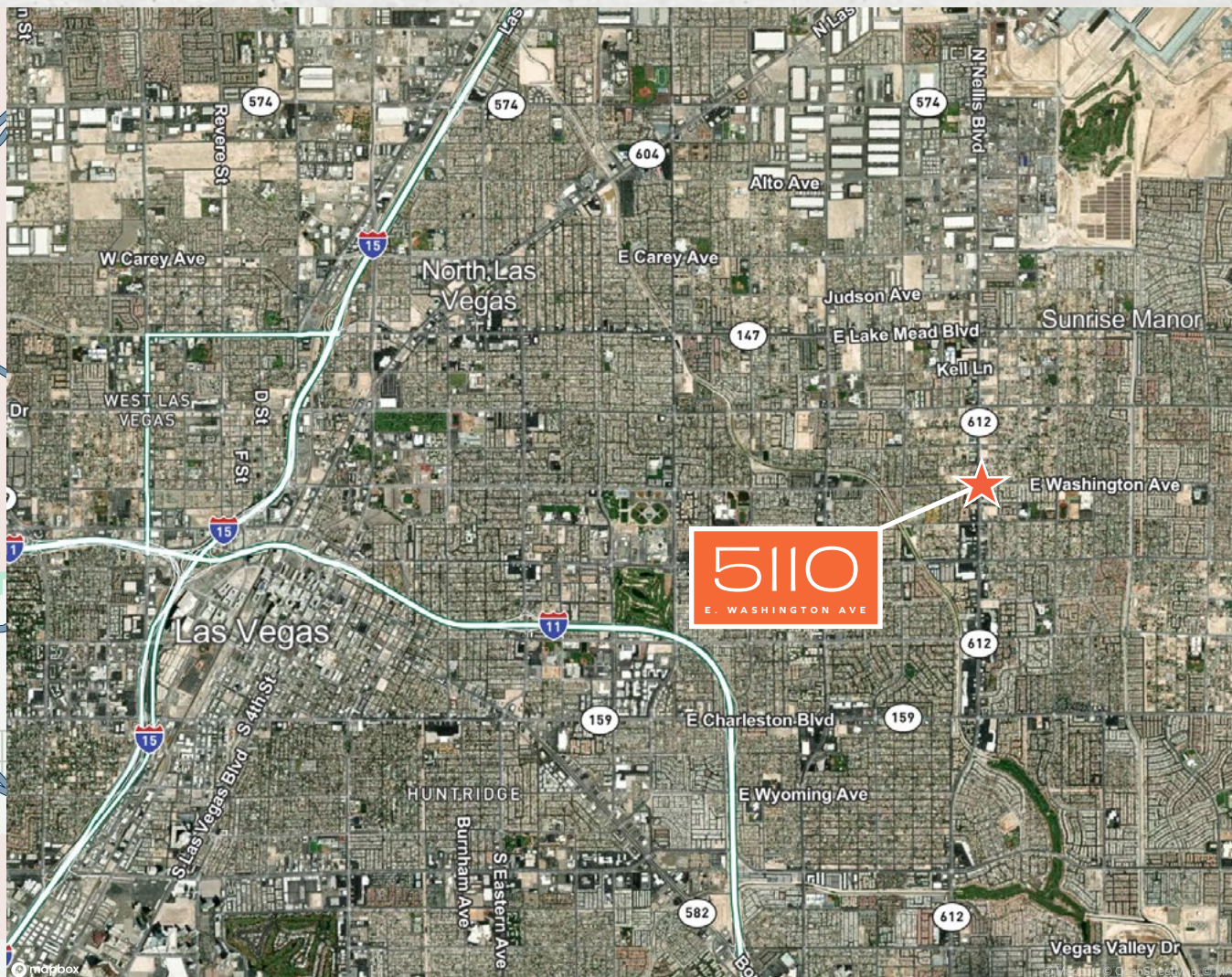
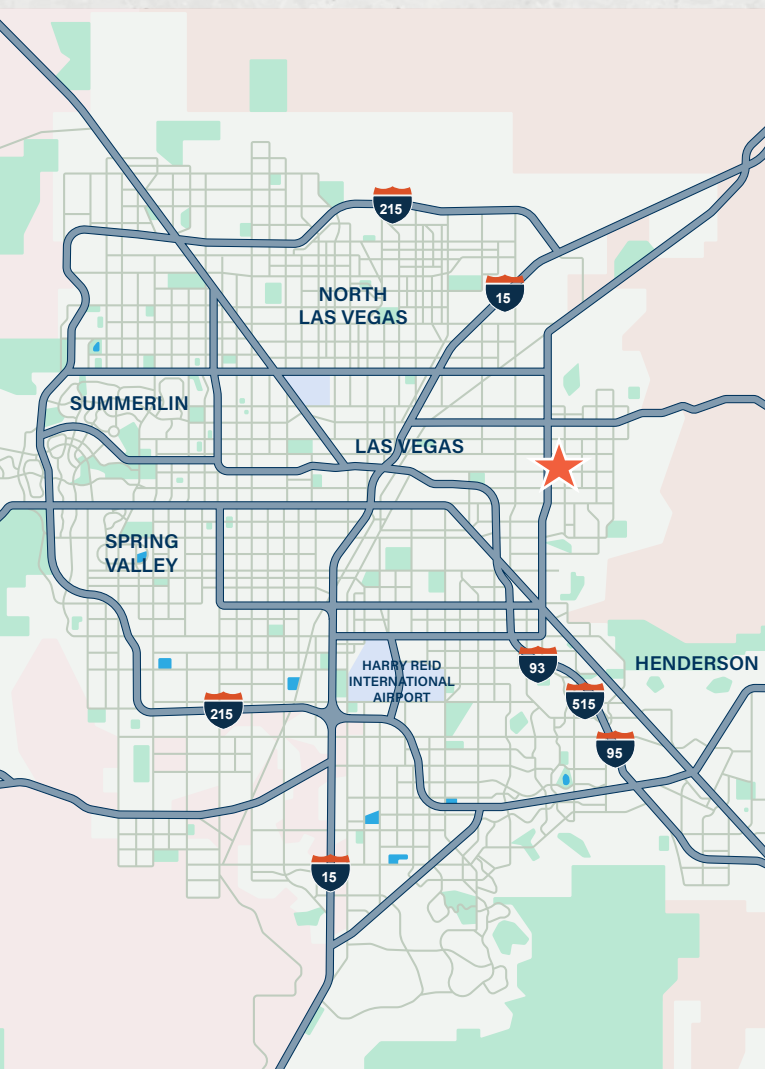


# Property Photos





# 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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## INVESTMENT CONTACTS

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