

510

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 ± 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

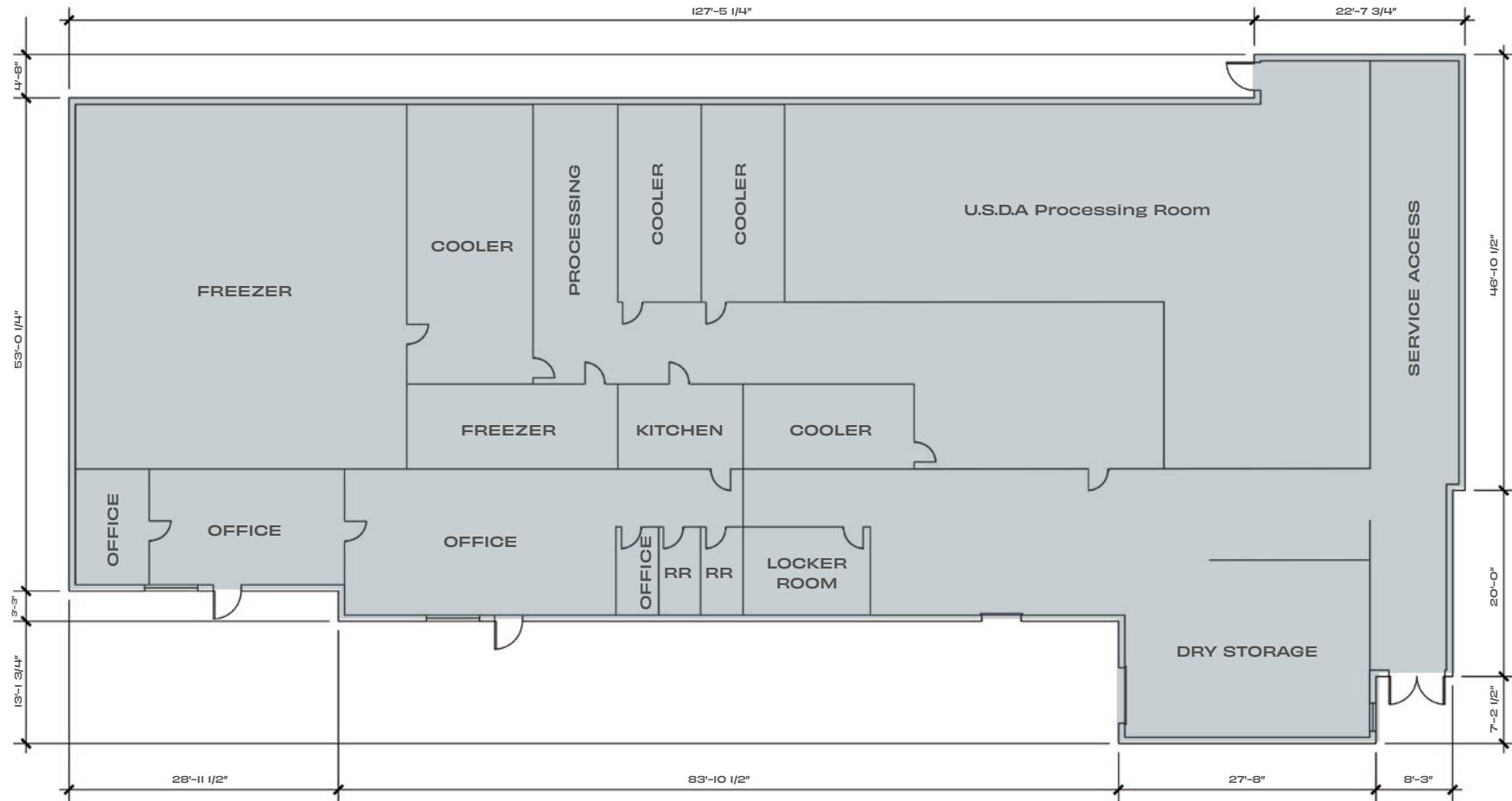
SITE PLAN



*not to scale

*all measurements are approximate

FLOOR PLAN



*not to scale

*all measurements are approximate

● = GRADE DOOR

Investment Highlights

Property Features

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

Mechanical

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

Construction

FOUNDATION	Concrete
EXTERIOR	Concrete Block
PARKING SURFACE	Paved
LANDSCAPING	Paved

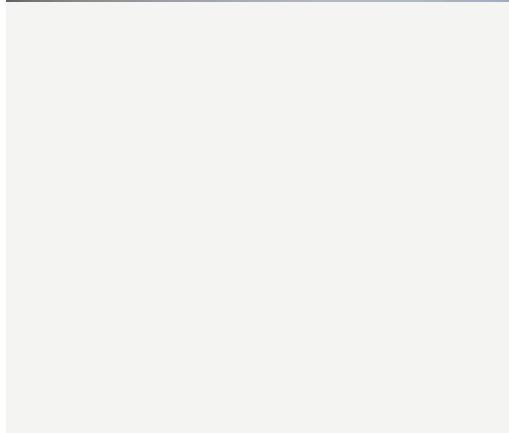
Tenant Information

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

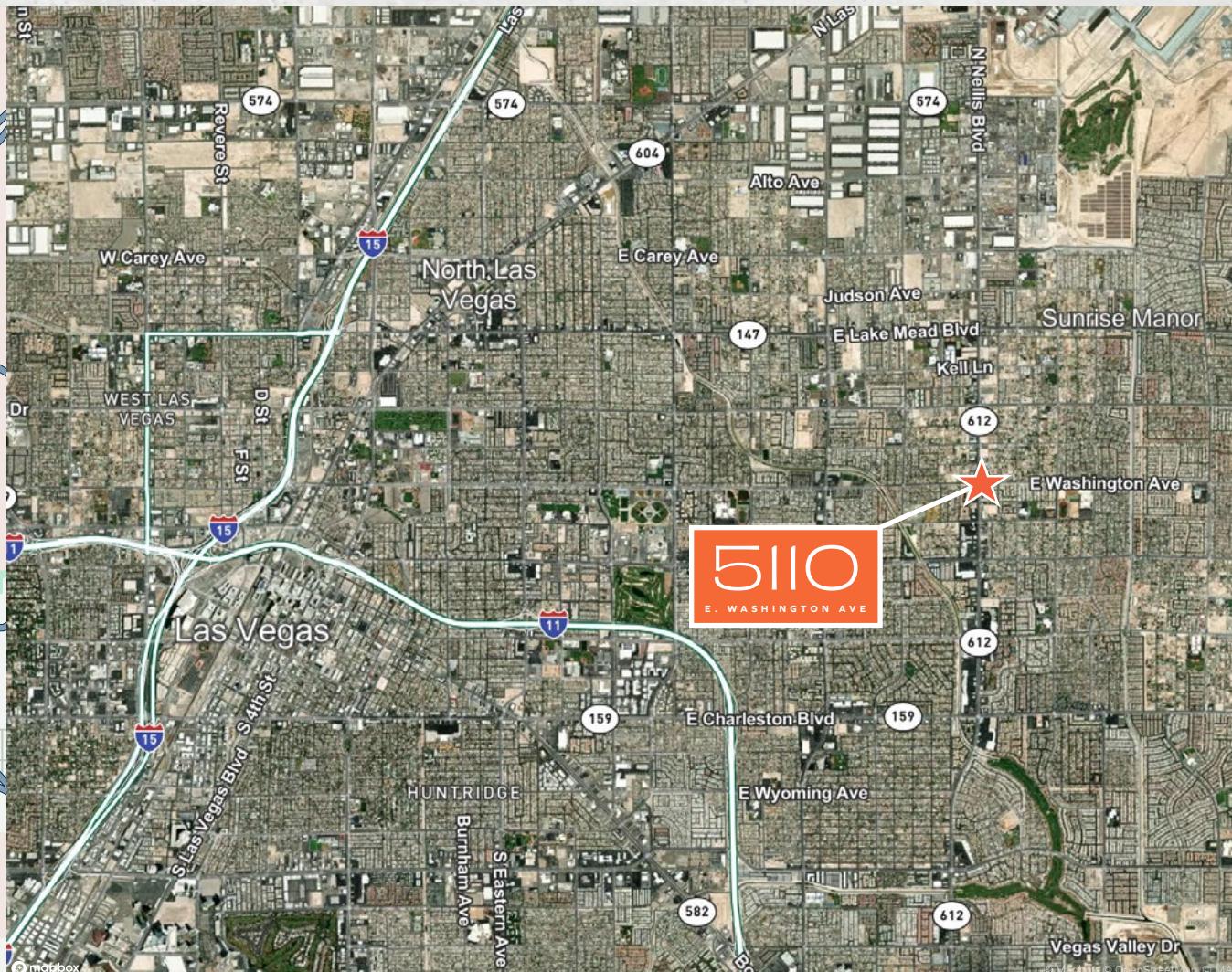
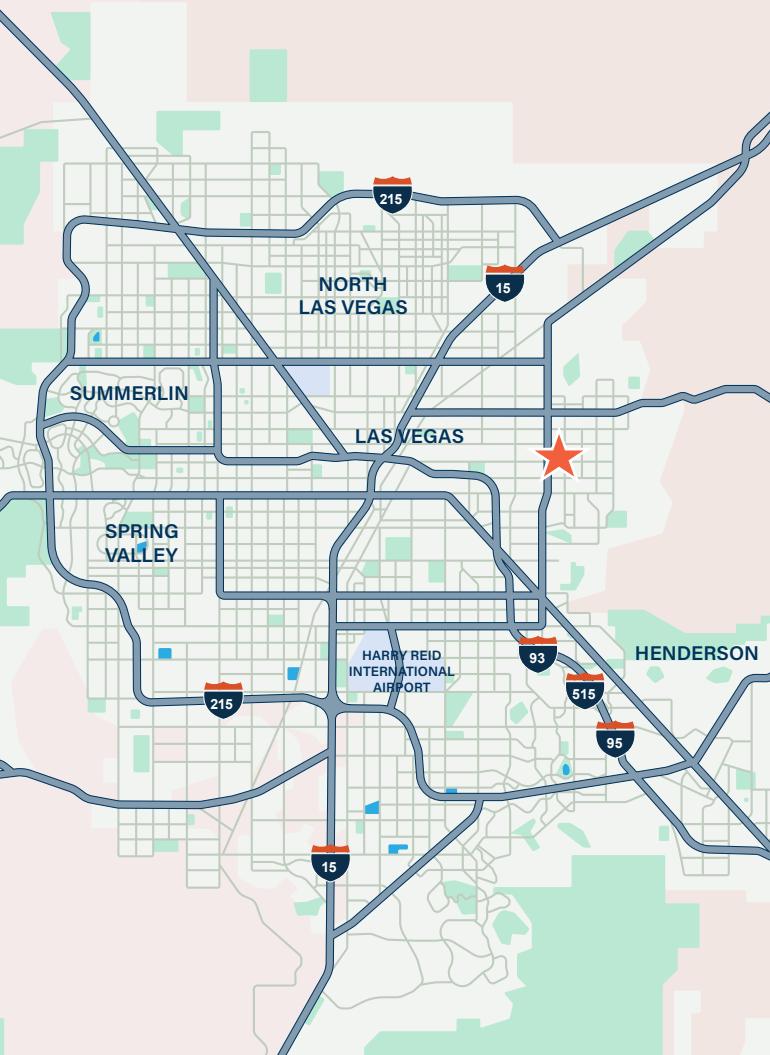
Pricing

SALE PRICE	\$1,495,000.00
PRICE PSF	\$168.91/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

The logo consists of the numbers '510' in a large, white, sans-serif font. The '1' is stylized with a vertical line and a circle to its right.

E. WASHINGTON AVENUE



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INVESTMENT CONTACTS

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The CBRE logo is the company's name in a bold, white, sans-serif font.

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