

±53,200 TOTAL SF INDUSTRIAL BUILDING ON ±2.57 ACRES

2020 MENDENHALL DRIVE

NORTH LAS VEGAS, NEVADA 89081



PRESENTED BY:

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COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169

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PROPERTY HIGHLIGHTS

- Located near Craig Road and Losee Road, just West of the I-15 Freeway Interchange
- ±53,200 SF Building on ±2.57 Acres
- ±2,798 SF of HVAC Office with four (4) restrooms
- 64 Total Parking Spaces
- ±24,150 SF of Paved and Fenced Yard Space
- Three (3) 9'x10' Dock High Loading Doors
- Four (4) 16'x14' Grade Level Truck Doors
- Two (2) 12'x14' Grade Level Truck Doors
- ±1,200 amps of 277/480 Volt, 3-Phase power
- ±22' Minimum Clear Height
- ±44' x ±66' Column Spacing
- Metal Halide Lighting
- Skylights in warehouse
- Concrete Tilt-Up Construction
- Evaporative Cooled Warehouse
- Six (6) New Warehouse Evap Coolers Being Installed
- Existing Evap Cooling Being Replaced
- M-2 Zoning (City of North Las Vegas)
- Fire Sprinklered at 0.20 gpm/1,500 SF
- Built in 1997
- APN: 139-02-613-020
- **LEASE RATE: \$0.52/SF**
- **CAM: \$0.07/SF**

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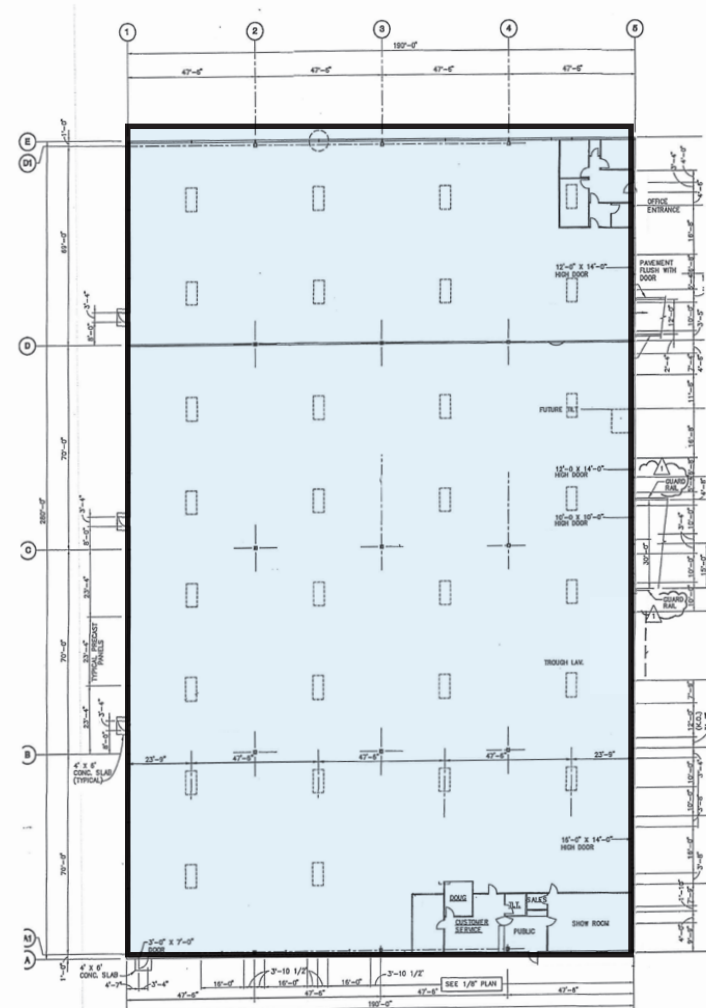
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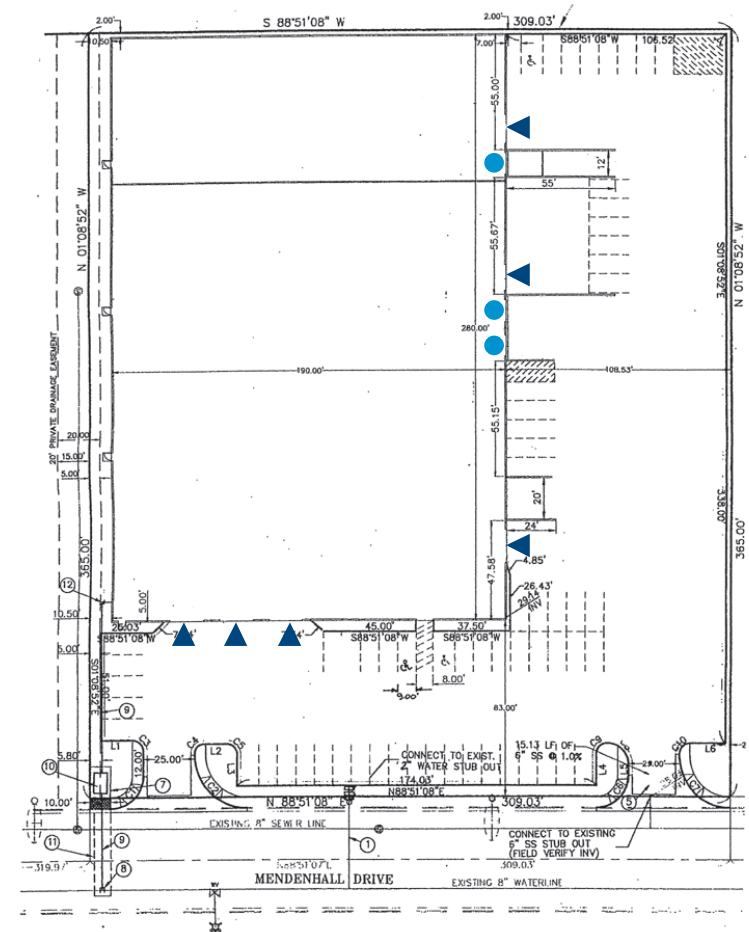
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▲ Grade Level Truck Doors

● Dock High Loading Doors

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