



70,000 SQUARE FEET (DIVISIBLE) INDUSTRIAL BUILDING

AVAILABLE FOR LEASE

3540-3550 Birtcher Drive, Las Vegas, NV



BUILDING FEATURES

- Size:** 70,000 SF (Divisible to 20,100 SF)
- Office:** 2,191 SF on North End
3,217 sq. ft. on South End
- Clearance:** 26' First Column
- Sprinklers:** .45/3,000 SF GPM
- Loading:** 14 Dock High Loading Positions
4 Ground Level Doors, 1 Ramp
- Power:** South End: 3,000 amps, 277/480 volt, 3 phase
North End: 200 amps, 277/480 volt, 3 phase

OTHER AMENITIES

IL Zoning, R-19, Foil Faced Ceiling Insulation,
2% Skylights, 70' Concrete Loading Apron,
Ample Parking & Fenced Yards



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SITE PLAN

