

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





R.E. License #0036596 (NV) 6795 S. Edmond Street, Suite 110 Las Vegas NV 89118 www.majesticrealty.com For more information, please contact:

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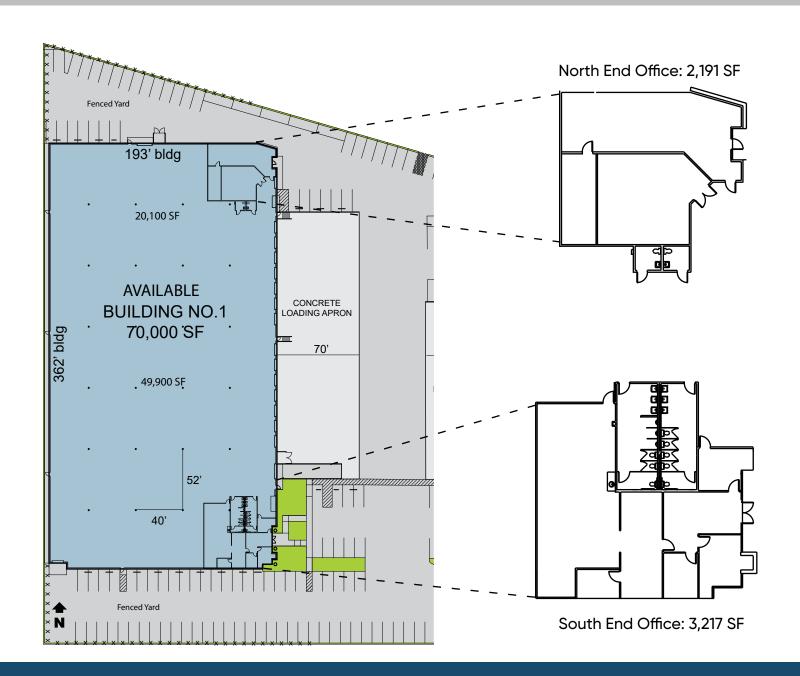


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SITE PLAN





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