

FOR SALE

INDUSTRIAL WITH YARD



1801-1807 Western Ave.
Las Vegas, Nevada 89102



LISTED BY:

DANA BERGGREN

NV LIC B.55006.LLC | BUSB.7183.BKR



Dana.Berggren@expcommercial.com



(702) 326-3535



10845 Griffith Peak Dr. #2
Las Vegas, NV 89135

Investment, Owner-Occupy, or
Redevelopment Opportunity near I-15,
The Strip, and Downtown Las Vegas

Asking Price: \$3,000,000

The information contained herein is obtained from sources deemed reliable. Broker makes no warranty or representation as to the accuracy of this presentation and recipient acknowledges this presentation is subject to change. Buyers and tenants shall conduct their own due diligence.

FOR SALE

INDUSTRIAL WITH YARD



1801-1807 Western Ave.
Las Vegas, Nevada 89102



HIGHLIGHTS

- +/- 10,800 SF industrial building ideal for manufacturing, fabrication, and storage operations
- Consists of 4 individual suites, each with grade level doors offering versatile leasing or owner user options
- Zoned M
- 4 new HVAC units and 4 new evaporative coolers
- Prime location in the Central Submarket of Las Vegas area near The Strip, Downtown, and I-15
- Ample space for warehouse, storage, and production needs
- Multiple units offer potential for diverse tenant base
- Convenient access to major transportation routes
- New construction all around
- Investment, Owner-Occupy, or Redevelopment
- American Builders business also listed for sale. Please inquire for more information.

LISTED BY:

DANA BERGGREN

NV LIC B.55006.LLC | BUSB.7183.BKR



Dana.Berggren@expcommercial.com



(702) 326-3535



10845 Griffith Peak Dr. #2
Las Vegas, NV 89135

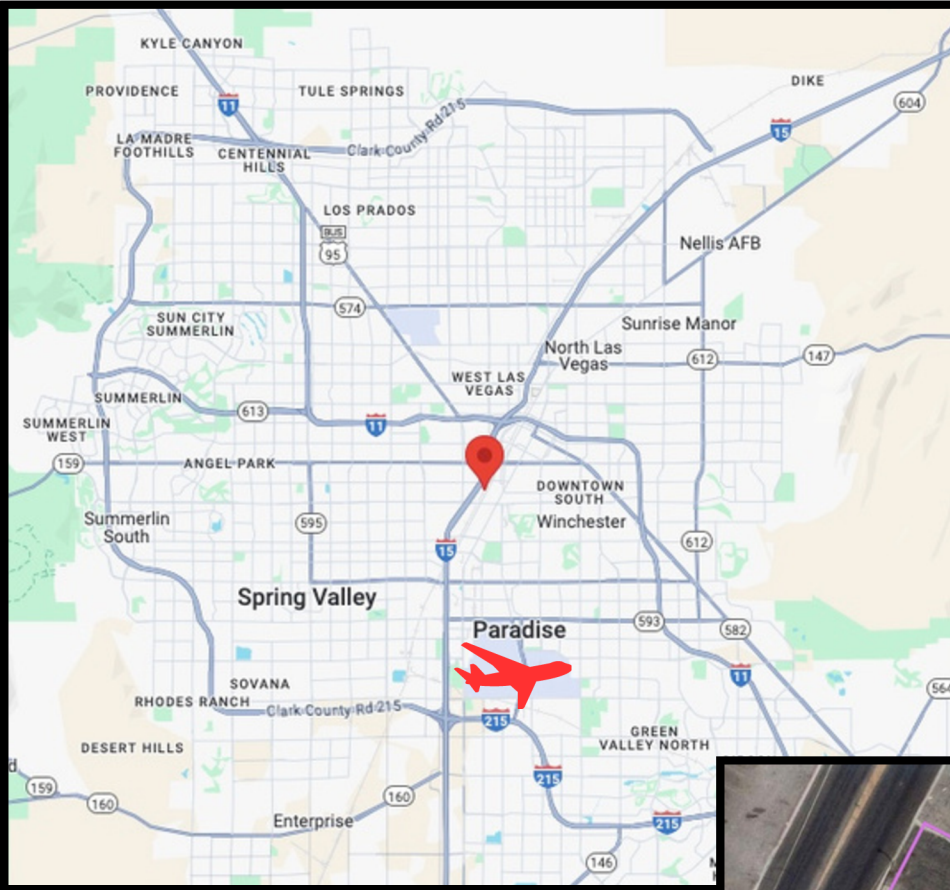
The information contained herein is obtained from sources deemed reliable. Broker makes no warranty or representation as to the accuracy of this presentation and recipient acknowledges this presentation is subject to change. Buyers and tenants shall conduct their own due diligence.

FOR SALE

INDUSTRIAL WITH YARD



1801-1807 Western Ave.
Las Vegas, Nevada 89102



Located in the Central Submarket of Las Vegas, between on Western Ave. between Sahara and Charleston. Easy access to Downtown, The Strip, and I-15. LAS Airport is 6 miles away.



LISTED BY:

DANA BERGGREN

NV LIC B.55006.LLC | BUSB.7183.BKR



Dana.Berggren@expcommercial.com



(702) 326-3535



10845 Griffith Peak Dr. #2
Las Vegas, NV 89135

The information contained herein is obtained from sources deemed reliable. Broker makes no warranty or representation as to the accuracy of this presentation and recipient acknowledges this presentation is subject to change. Buyers and tenants shall conduct their own due diligence.