

# 2965 COLEMAN STREET

LAS VEGAS, NV 89032

FIRST MONTH FREE TO  
QUALIFIED TENANT!

OWNER CARRY-BACK  
FINANCING IS AVAILABLE!



FOR SALE OR LEASE

**LAUREN WILLMORE**  
Senior Associate  
(702) 369-4825  
lauren.willmore@cbre.com  
Lic # S.0188698

**ALEX STANISIC, SIOR**  
Vice President  
(702) 369-4874  
alex.stanisic@cbre.com  
Lic # S.0179950

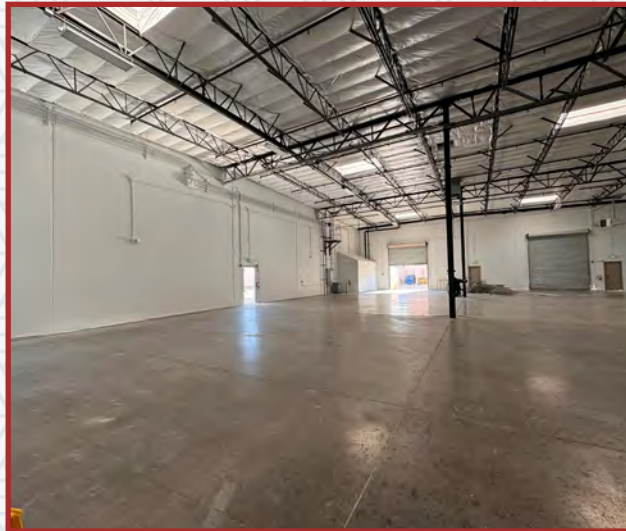
**MIKE WILLMORE**  
Senior Associate  
(702) 369-4823  
mike.willmore@cbre.com  
Lic # S.0183520

**KYLE KIRCHMEIER**  
Associate  
(702) 369-4862  
kyle.kirchmeier@cbre.com  
Lic # S.0197013

**CBRE**



# Property Overview



2965 COLEMAN STREET | LAS VEGAS, NV 89032



TOTAL SF  
13,468 SF



WAREHOUSE SF  
11,132 SF



DOCK HI DOORS  
THREE (3) 9' X 10' DOORS



GRADE LEVEL DOORS  
TWO (2) 12' X 14' DOORS



POWER  
400 AMPS 277/480V, 3-PHASE  
POWER



PARKING  
30 PARKING SPACES



CLEAR HEIGHT  
24'



SPRINKLER SYSTEM  
ESFR



LIGHTING  
LED THROUGHOUT WAREHOUSE



ZONING  
M-1 (NORTH LAS VEGAS)



WAREHOUSE COOLING  
(3) HIGH VOLUME LOW-SPEED  
SWAMP COOLERS



# Site Plan



▲ = GRADE DOOR   ● = DOCK DOOR   — = PROPERTY LINE

\*not to scale  
\*all measurements are approximate



# Floorplan

## BUILDING HIGHLIGHTS

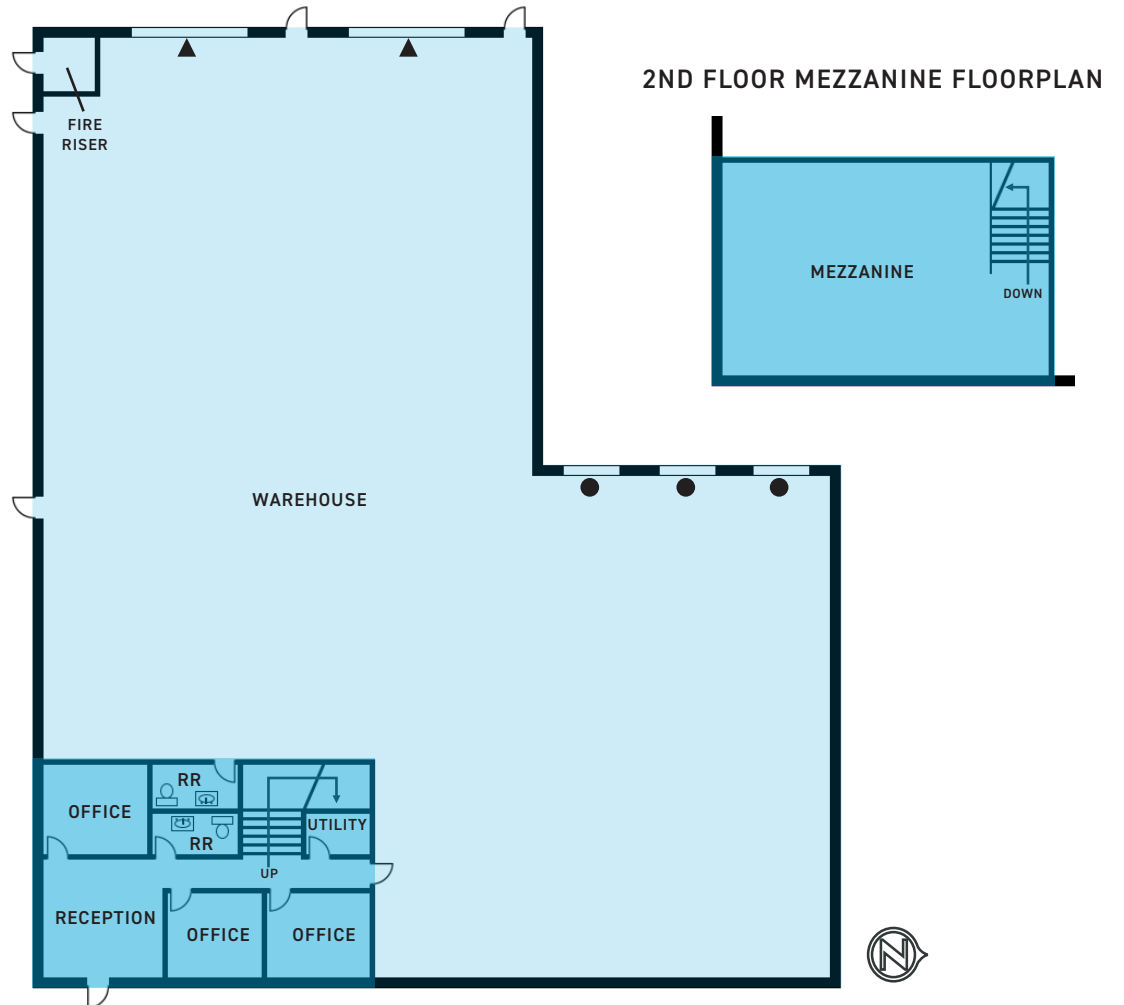
<b>TOTAL SF:</b>	13,468 SF
<b>OFFICE SF:</b>	2,336 SF
<b>WAREHOUSE SF:</b>	11,132 SF
<b>DOCK DOORS:</b>	THREE (3) EXTERNAL DOCK DOORS
<b>GRADE DOORS:</b>	TWO (2) EXTERNAL GRADE LEVEL DOORS
<b>OFFICE HIGHLIGHTS:</b>	RECEPTION, PRIVATE EXECUTIVE OFFICES, MEZZANINE, ADA SINGLE-STALL RESTROOMS, UTILITY CLOSET
<b>PRIVATE OFFICES:</b>	THREE (3) PRIVATE OFFICES
<b>RESTROOMS:</b>	TWO (2) SINGLE-STALL RESTROOMS
<b>CLEAR HEIGHT:</b>	24'
<b>SPRINKLERS:</b>	ESFR
<b>POWER:</b>	400 AMPS, 277/480V, 3-PHASE POWER
<b>LEASE RATE:</b>	\$1.25/SF (NNN)
<b>NNN FEES:</b>	\$0.18/SF
<b>SALES PRICE:</b>	\$4,000,000
<b>AVAILABILITY:</b>	READY FOR MOVE-IN

OWNER CARRY-BACK FINANCING IS AVAILABLE!

**CALL LAUREN WILLMORE 702-369-4825  
TO SCHEDULE A TOUR!**

*\*not to scale  
\*all measurements are approximate*

▲ = GRADE DOOR ● = DOCK DOOR





# Property Location

Situated behind the North Las Vegas Airport and conveniently located off W. Cheyenne Avenue and Coleman Street, the property offers premier access to the entire valley as well as an abundance of amenities and quick service facilities in the immediate area.



3.2 miles from I-15 Freeway via Cheyenne Ave



11.1 miles from Harry Reid Int'l Airport



9 miles to the Las Vegas Strip



4.5 miles from I-515/US-95 Interchange



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## CONTACT US TODAY TO SCHEDULE A TOUR

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