

**PRICE
REDUCED!**
\$7,250,000
(\$219.20/SF)

SALE-LEASE BACK

OWNER-USER OR SALE LEASE BACK OPPORTUNITY



ALL FURNITURE, FIXTURES & EQUIPMENT INCLUDED (WAREHOUSE RACKING, CAGES & FORKLIFT)

±33,075 SF TURNKEY LOGISTICS-READY FACILITY W/ DOCK HIGH & GRADE LOADING

4080 N. PECOS ROAD

NORTH LAS VEGAS, NV 89115

MIKE DE LEW, 

(702) 469-6496

MDelew@rcadvs.com

NV-RE License: S.0025952

PAUL HOYT, 

(702) 782-3306

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- Efficient Plug-and-Play Warehouse Layout
- Ideal for Logistics-Driven Users such as; 3PL, E-Commerce, Pharmaceutical, and General & Regional Distribution, etc.
- ±2,200 Pallet Positions Installed & Available
- Three (3) - Forklifts & One (1) - Upriser on Site
- Secured Dock Loading w/ an Alarm System & Cameras
- Installed Plumbing (Potential Kitchen Upstairs)
- Approximately Fifty (50) Workbenches w/ Internet & Electrical Outlets at Every Station
(Includes Secure Cages for High-Value Inventory)

OWNER-USER

OR

LEASE BACK OPPORTUNITY!

This ±33,075 SF turnkey, logistics industrial facility is located just 3/4 miles away from the I-15 Craig Road interchange and is in close proximity to an abundance of nearby restaurant & retail amenities, the I-215 freeway, the Las Vegas Strip, and Harry Reid International Airport.



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REALCOMM ADVISORS

770 E. Warm Springs Road
Suite 120

Las Vegas, NV 89119

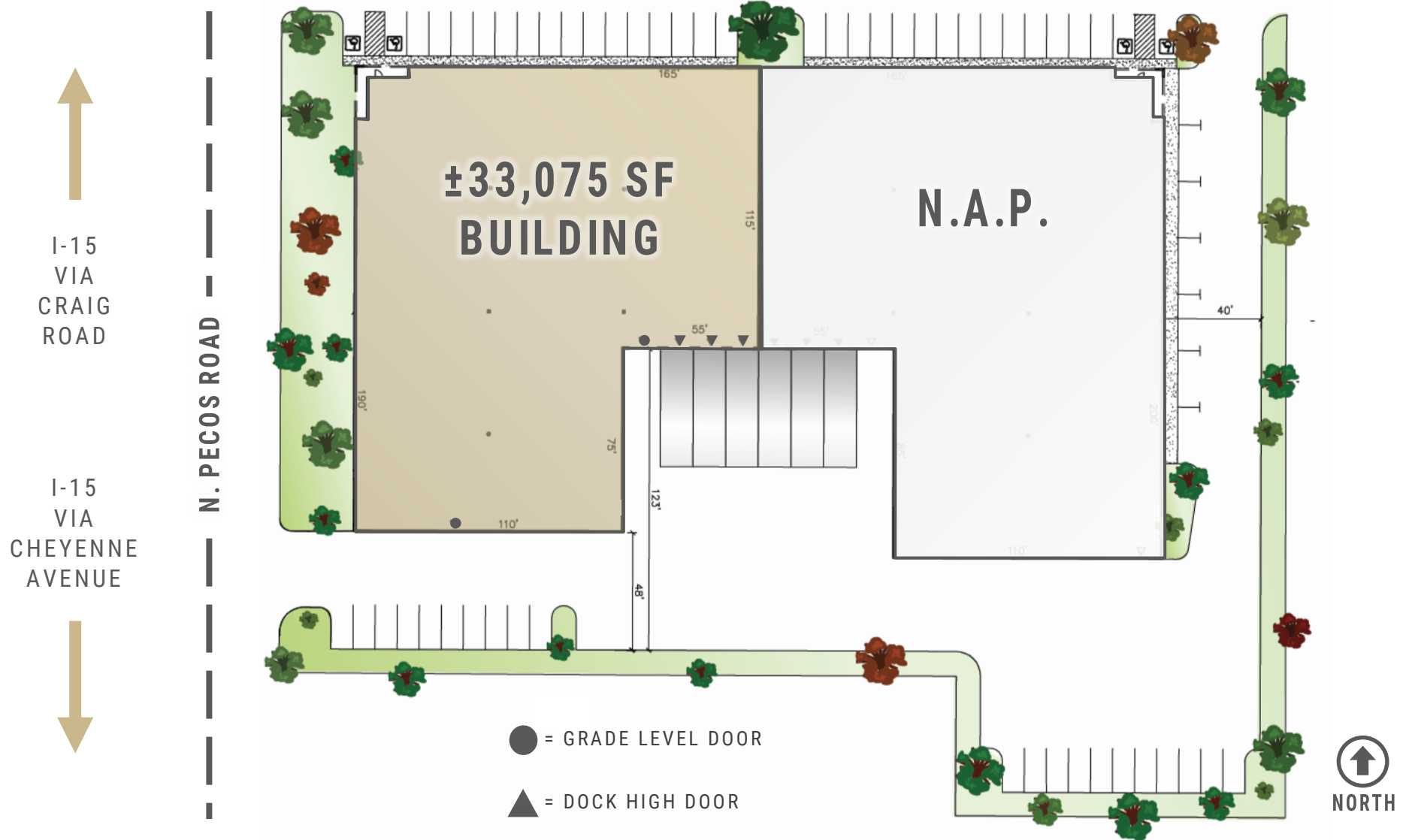
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www.rcadvs.com



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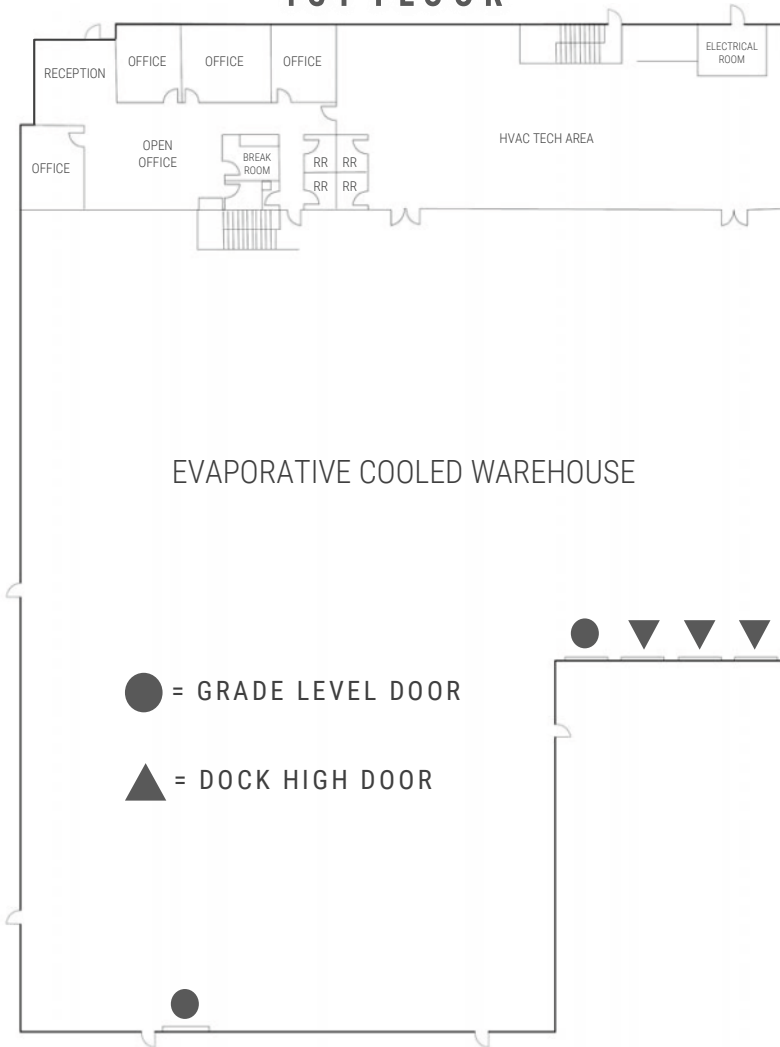
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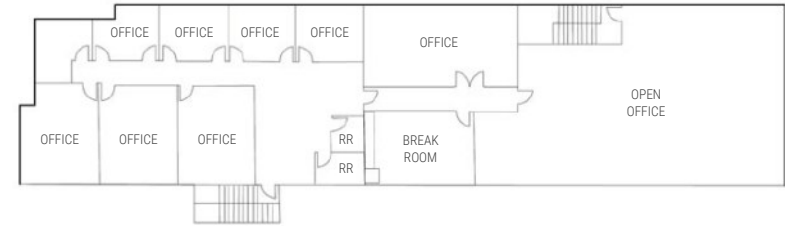
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SALE-LEASE BACK

1ST FLOOR



2ND FLOOR



**±33,075 SF TURNKEY LOGISTICS-READY /
PLUG & PLAY WAREHOUSE FACILITY**

- ±8,070 SF HVAC Office
- ±3,670 SF HVAC "Tech Area"
- ±21,335 SF Warehouse
- ±24' Clear Height
- Warehouse Skylights
- 28 Parking Spaces
- 800A, 277/480V, 3-PH Power
- Two (2) - Grade Level Doors
- Three (3) - Dock High Doors
- ESFR Fire Sprinkler System
- Situated on 1.2 Acres
- Zoning: M-1

PURCHASE PRICE: \$7,250,000 (\$219.20/SF)

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