

FOR SALE



±6,704 SF Freestanding Building

# Wigwam Jones Industrial Park

5925 W. Wigwam Avenue, Las Vegas, Nevada 89139

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Accelerating success.

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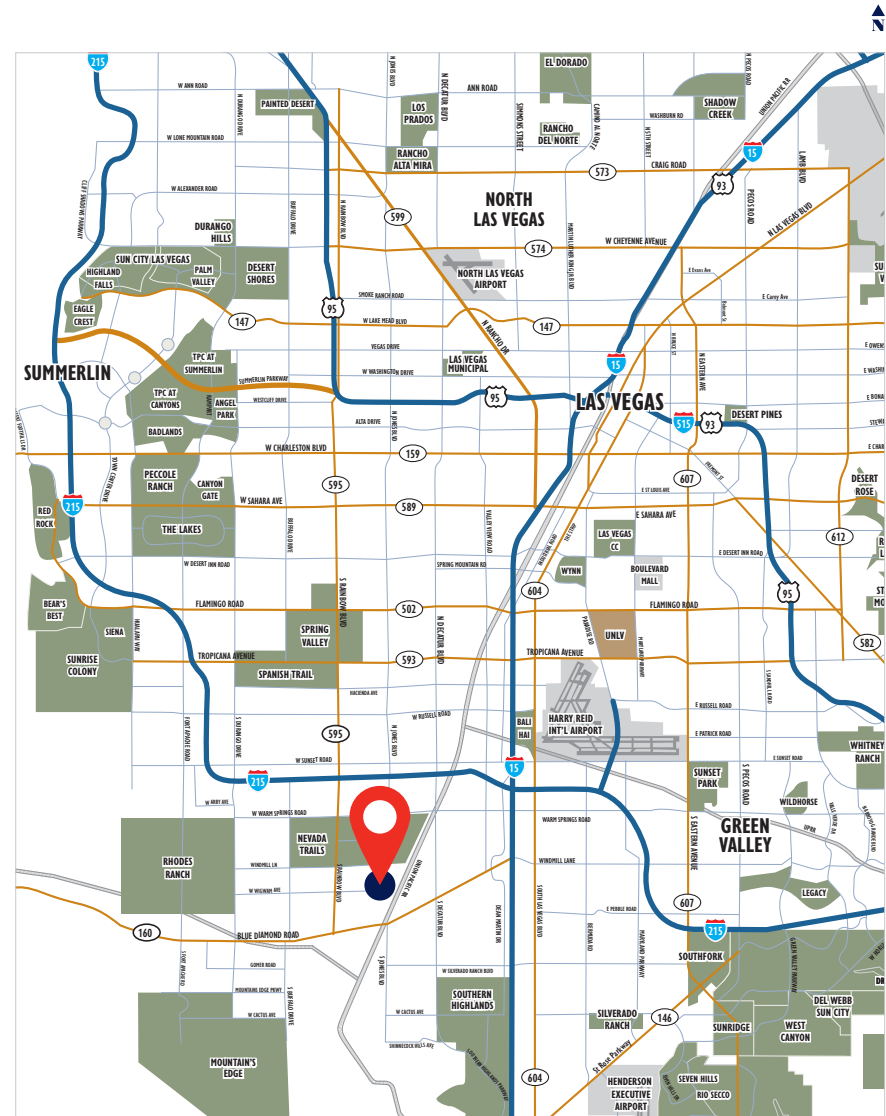


5925 W. Wigwam Avenue, Las Vegas, Nevada 89139

5925 Wigwam Avenue is located in the Wigwam Jones Industrial Park just south of the I-215 via Jones Boulevard and Wigwam Avenue and is just minutes from the Las Vegas "Strip" and Harry Reid International Airport.

## HIGHLIGHTS

|                     |                                      |
|---------------------|--------------------------------------|
| Cross Streets       | W. Wigwam Avenue and Jones Boulevard |
| County              | Clark                                |
| Zoning              | Industrial Light (IL)                |
| APN                 | 176-13-310-009                       |
| Year Built          | 2008                                 |
| Clear Height        | ±18'                                 |
| Total Property Size | ±0.29 Acres                          |
| Power               | ±600 Amps, 120/208v, 3-phase power   |
| Association Dues    | \$702/Mo.                            |

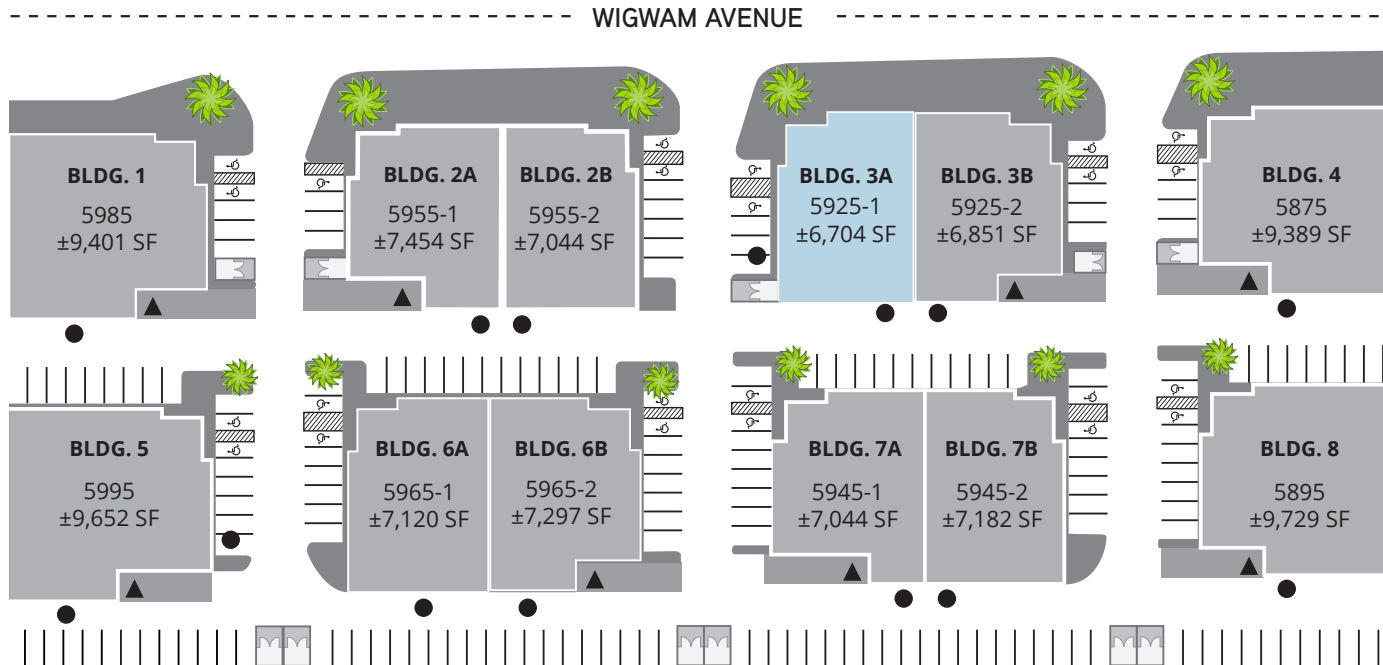


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For illustration purposes only. Not to scale.

## Site Map



● = Grade Level Loading

▲ = Dock High Door

■ = Available

| Building  | Total SF  | Office SF | Mezzanine SF | Warehouse SF | Dock Loading        |
|-----------|-----------|-----------|--------------|--------------|---------------------|
| 3A 5925-1 | ±6,704 SF | ±1,365 SF | ±1,003 SF    | ±5,339 SF    | Two (2) ±12' x ±14' |

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## Property Details

### Total SF

±6,704 SF

### Office SF

±1,365 SF

### Mezzanine SF

±1,003 SF

### Warehouse SF

±5,339 SF

### Grade Door

Two (2) ±12' x ±14'

### Parking Spaces

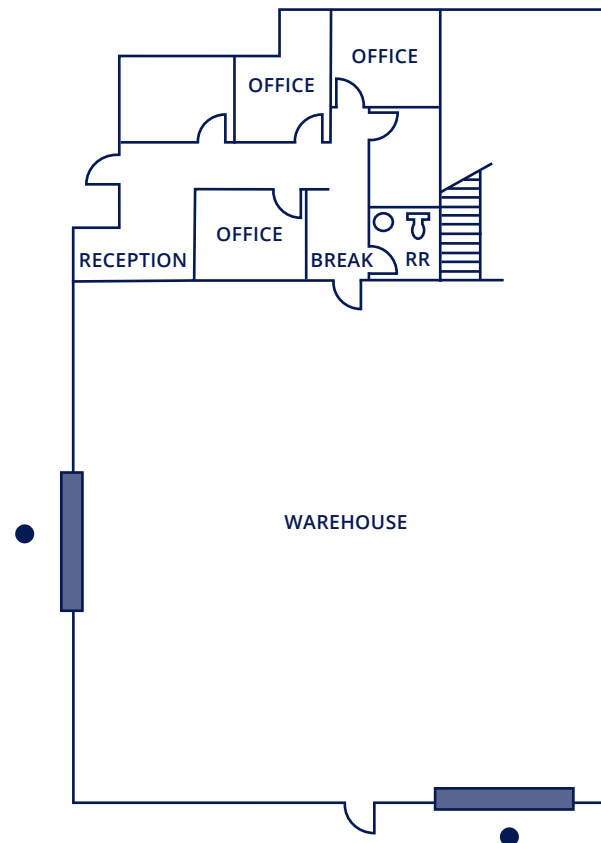
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### Property Improvement

Fully Secured/ Fenced Yard

● = Grade Level Loading

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Aerial Map



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\$4.5B+ Annual revenue  
70 Countries we operate in  
2B Square feet managed  
46,000 Lease/Sale transactions  
\$99B Assets under management  
22,000 Professionals

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**Exclusive Listing Agents:**

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