



33,075 SF DOCK HIGH BUILDING | INVESTMENT OR OWNER/USER

FOR SALE

4080 N. PECOS RD. | LAS VEGAS, NV 89115

The building is located 3/4 Mile from the I-15 Craig Road freeway interchange along with access to an abundance of nearby restaurants and access to labor.

GREG PANCIROV,  SIR

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PAUL HOYT,  SIR

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REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

+702-515-1010

www.realcommadvisors.com



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PROPERTY DETAILS

33,075 SF Total

- 8,070 SF HVAC Office
- 3,670 SF HVAC Open “Tech Area”
- 21,335 SF Evaporative Cooled Warehouse
- 24’ Clear Height
- ESFR Fire Sprinkler System
- 3 Dock High Doors
- 2 Grade Level Doors
- Concrete Tilt Construction
- Skylights in Warehouse
- 800 Amps, 277/480 Volt, 3 Phase Main
- 28 Parking Spaces
- M-1 Zoning (City of North Las Vegas)
- 1.2 Acre Parcel (APN 140-06-417-002)
- 2023-24 Property Tax: \$24,507
- Direct Pecos Road Frontage



Purchase Price: \$8,500,000

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LEASEBACK DETAILS

Owner will leaseback the Property with the below basic terms:

- Triple Net Lease (AIR Form)
- Three (3) Year Term
- \$476,000 Year 1 NNN Base Rent
- 5.60% Year 1 CAP Rate
- 3% Annual Base Rent Increases
- Tenant: Lan Global, Inc.
www.langlobal.com



Purchase Price: \$8,500,000

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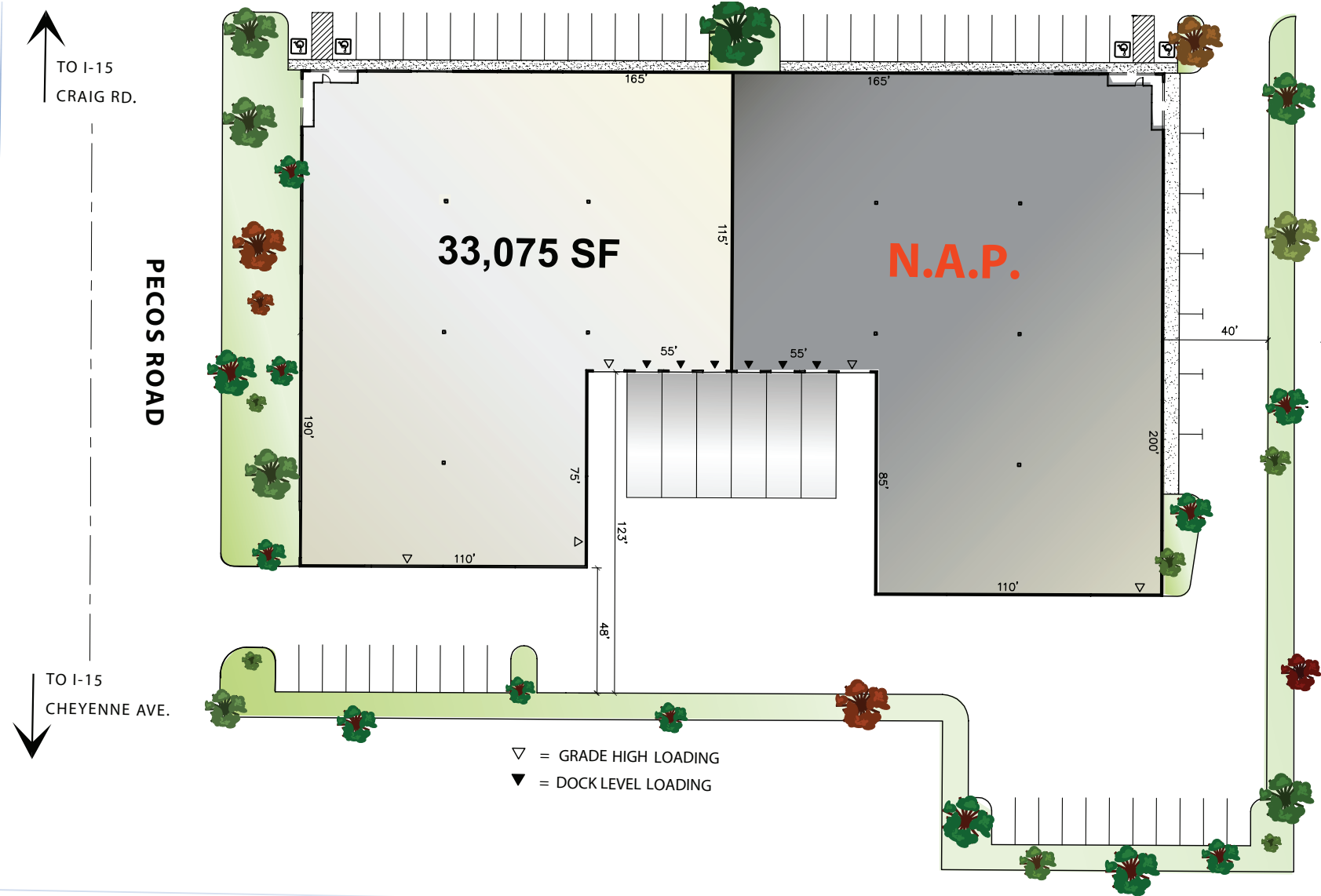
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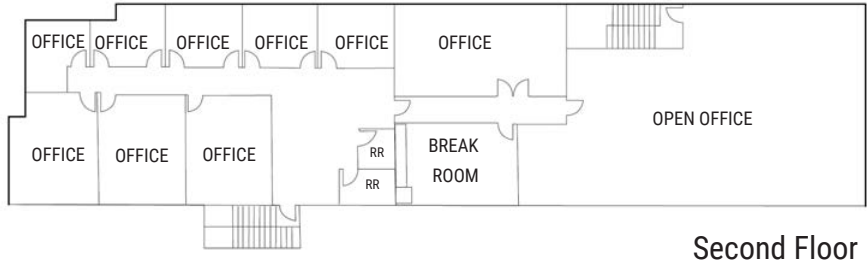
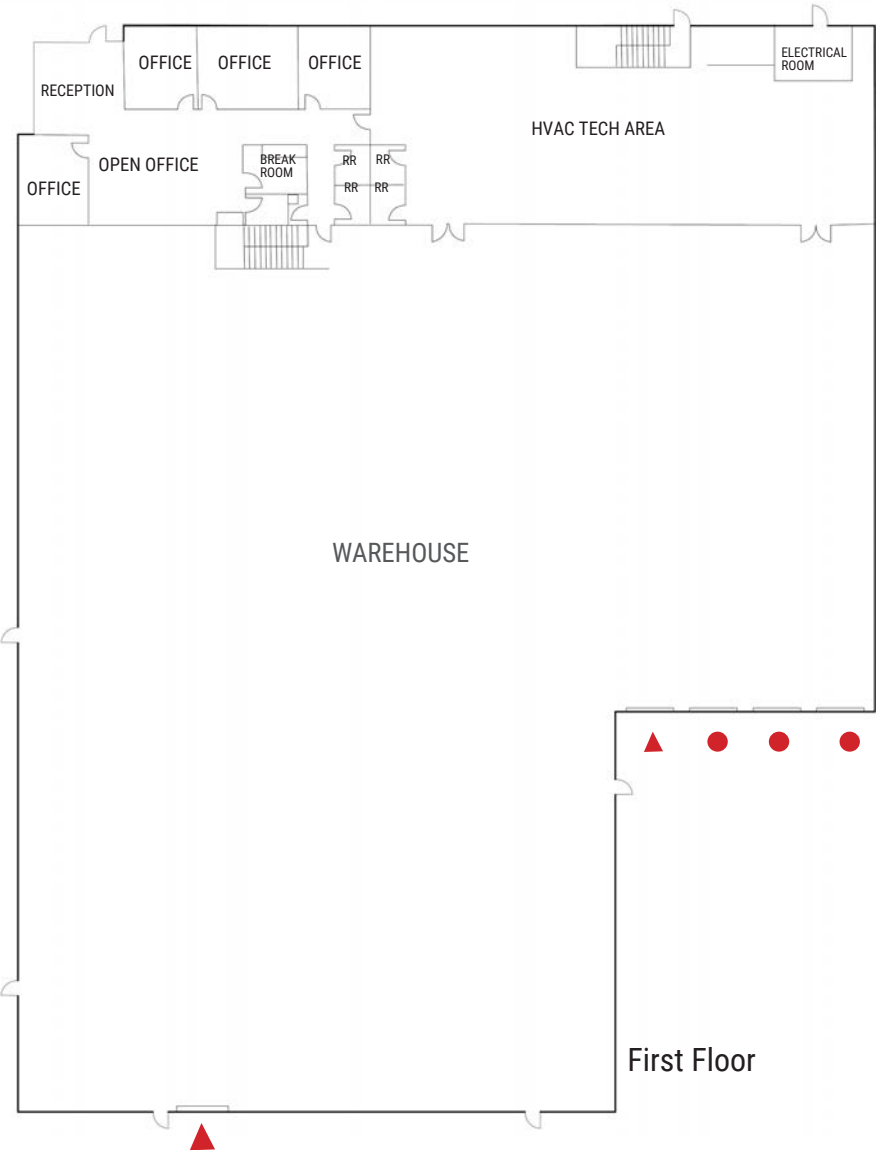
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- = Dock High Loading

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