

2960 E. SUNSET RD.

#100, 105, 110 • LAS VEGAS, NV 89011

FOR SALE & FOR LEASE

+/- 14,320 SF

INVESTMENT/OWNER USER • INDUSTRIAL PROPERTY

\$5,226,800 (\$365/SF)

PHILLIP SEATON

Senior Investment Advisor

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NORTHCAP 
COMMERCIAL

Symphony Park
575 W. Symphony Park Ave Ste 100
Las Vegas, NV 89106
www.northcapcommercial.com

HIGHLIGHTS

2960 E. SUNSET RD. #100, 105, 110

Las Vegas, NV 89011

Asking Price	\$5,226,800 (\$365/SF) See page 3 for individual suite pricing
Building Type	Industrial Property
Total SF	+/- 14,320 Total SF (fully HVAC controlled) +/- 12,620 Warehouse SF +/- 1,700 Two-Story Office SF
Zoning	Industrial Property (IP)
Drive-in Doors	Three (3) Drive-in Loading Doors (12'x14')
Clear Ht.	+/- 25' Clear Ht.
Power	200 - 400a/208v, 3-Phase
Year Built	2017 Concrete Tilt-up Construction
APN	162-36-410, 071, 072, 074
Lease Term	Month-to-Month
Tenant	Next Level Volley Ball
Income	CONTACT BROKER

OVERVIEW

Rare condo-style industrial property located within the Las Vegas Airport Submarket.

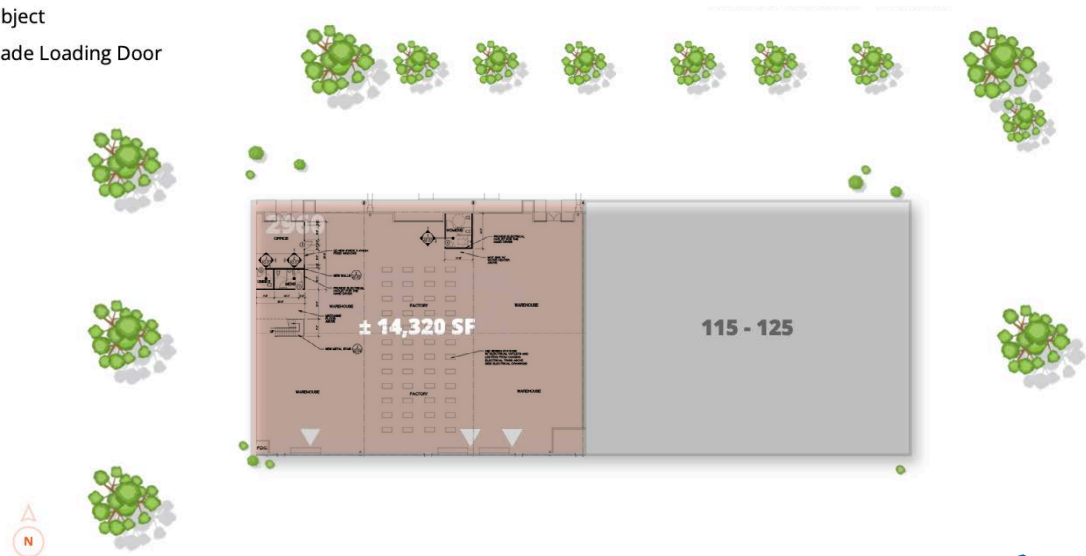
Close proximity to Resort Corridor, Harry Reid Intl. Airport, Allegiant Stadium, I-15/215 Interchange.

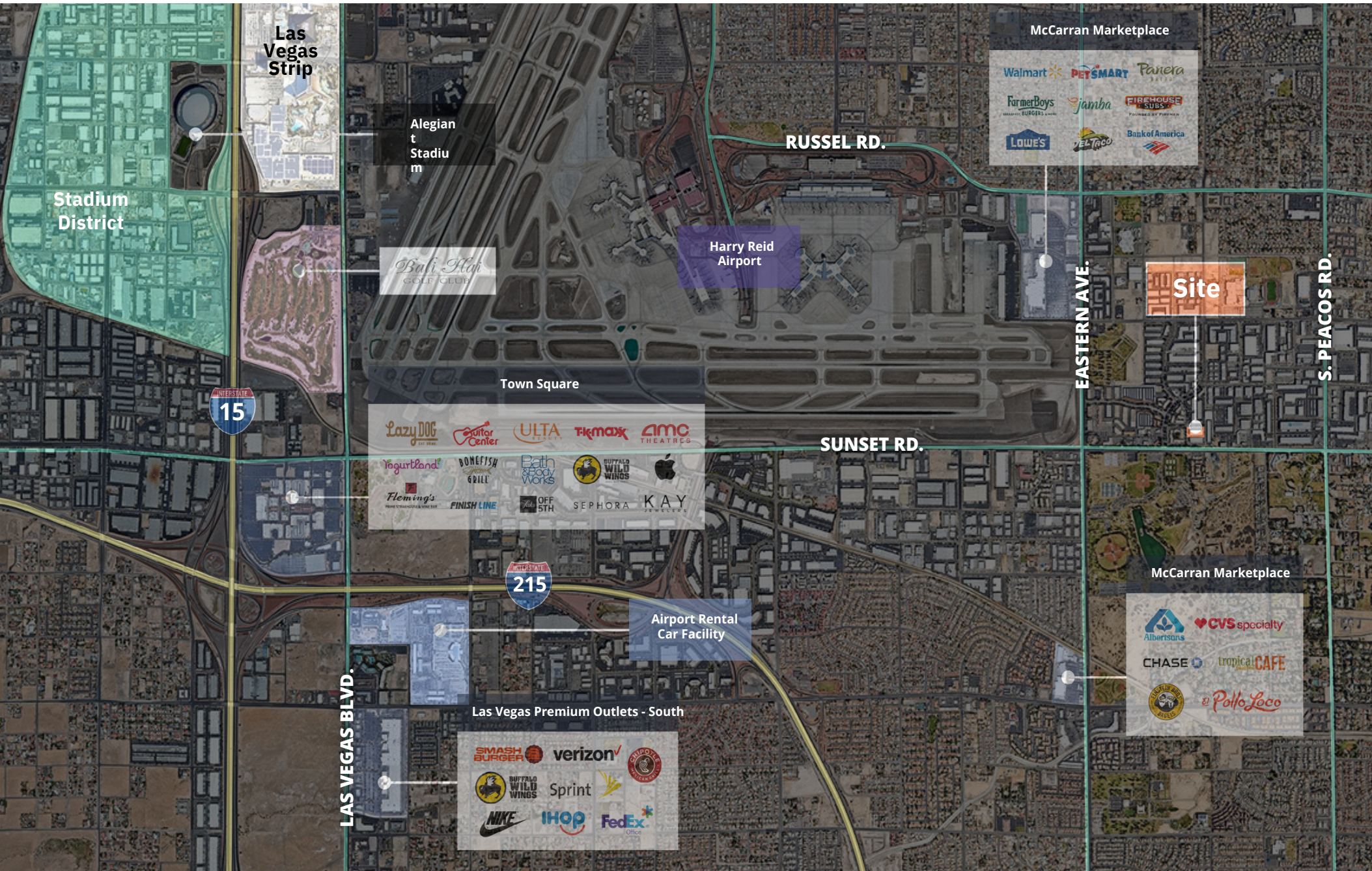
Three +/- 4,500 sf parcels (commercially subdivided) offers layout flexibility. Totaling +/- 14,320 SF

FEATURES

- Fully HVAC Warehouse/Office
- Single Tenant (with potential for 3 demised units)
- Separately metered power

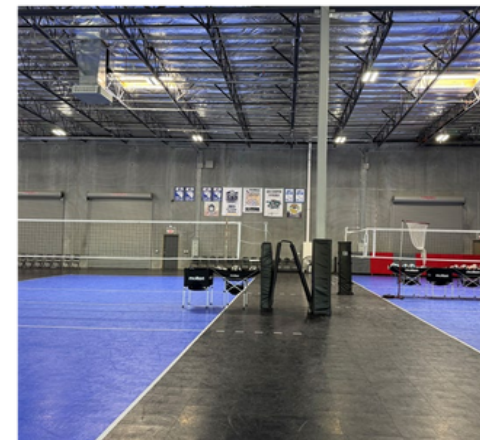
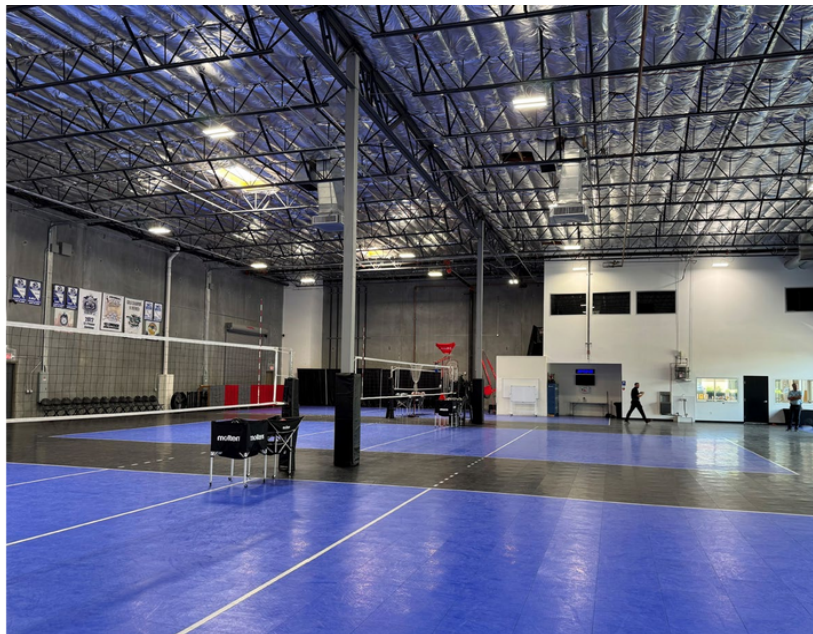
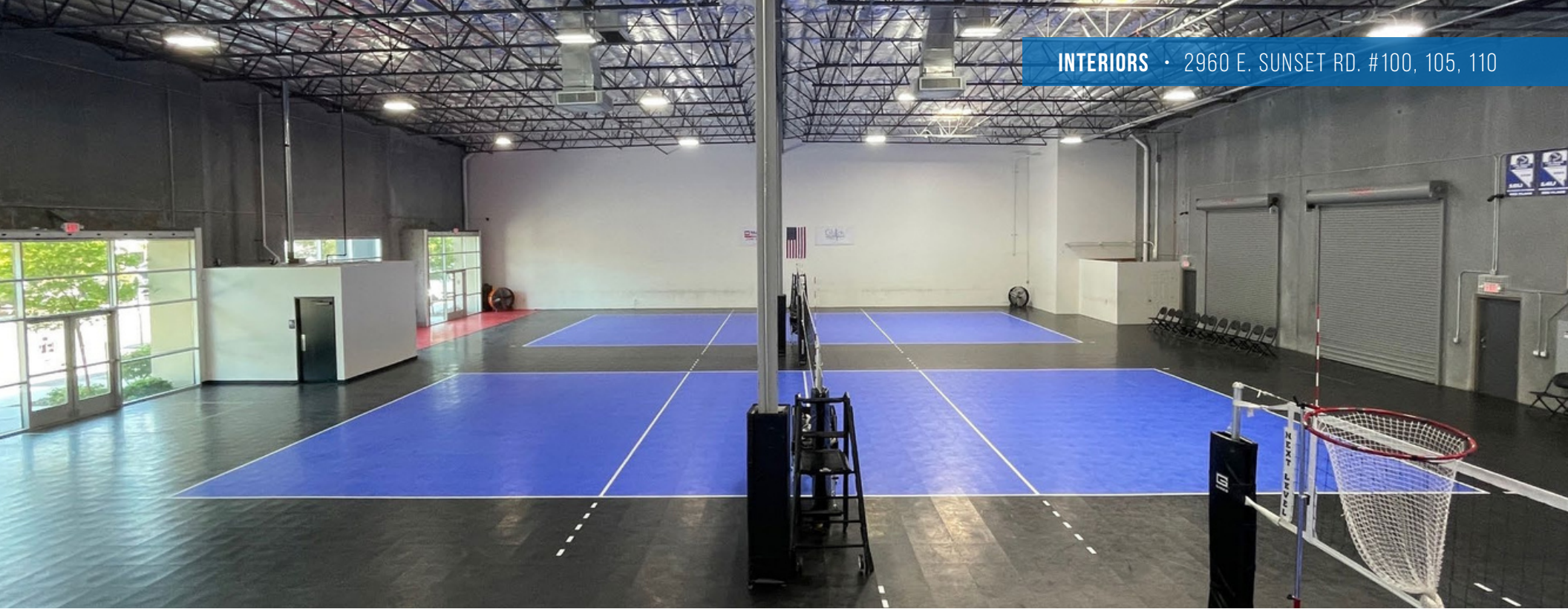
- Subject
- ▲ Grade Loading Door











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