

SALE-LEASE BACK

OWNER-USER OR SALE-LEASE BACK OPPORTUNITY



±33,075 SF BUILDING W/ DOCK HIGH & GRADE LEVEL LOADING DOORS

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

PHoyt@rcadvs.com

NV-RE License: BS.0144760

4080 N. PECOS ROAD | NORTH LAS VEGAS, NV 89115

SALE-LEASE BACK



OWNER-USER OR SALE-LEASE BACK OPPORTUNITY!

This ±33,075 SF building 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.



MIKE DE LEW, 

(702) 469-6496

MDelew@rcadvs.com

NV-RE License: S.0025952

PAUL HOYT, 

(702) 782-3306

PHoyt@rcadvs.com

NV-RE License: BS.0144760

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

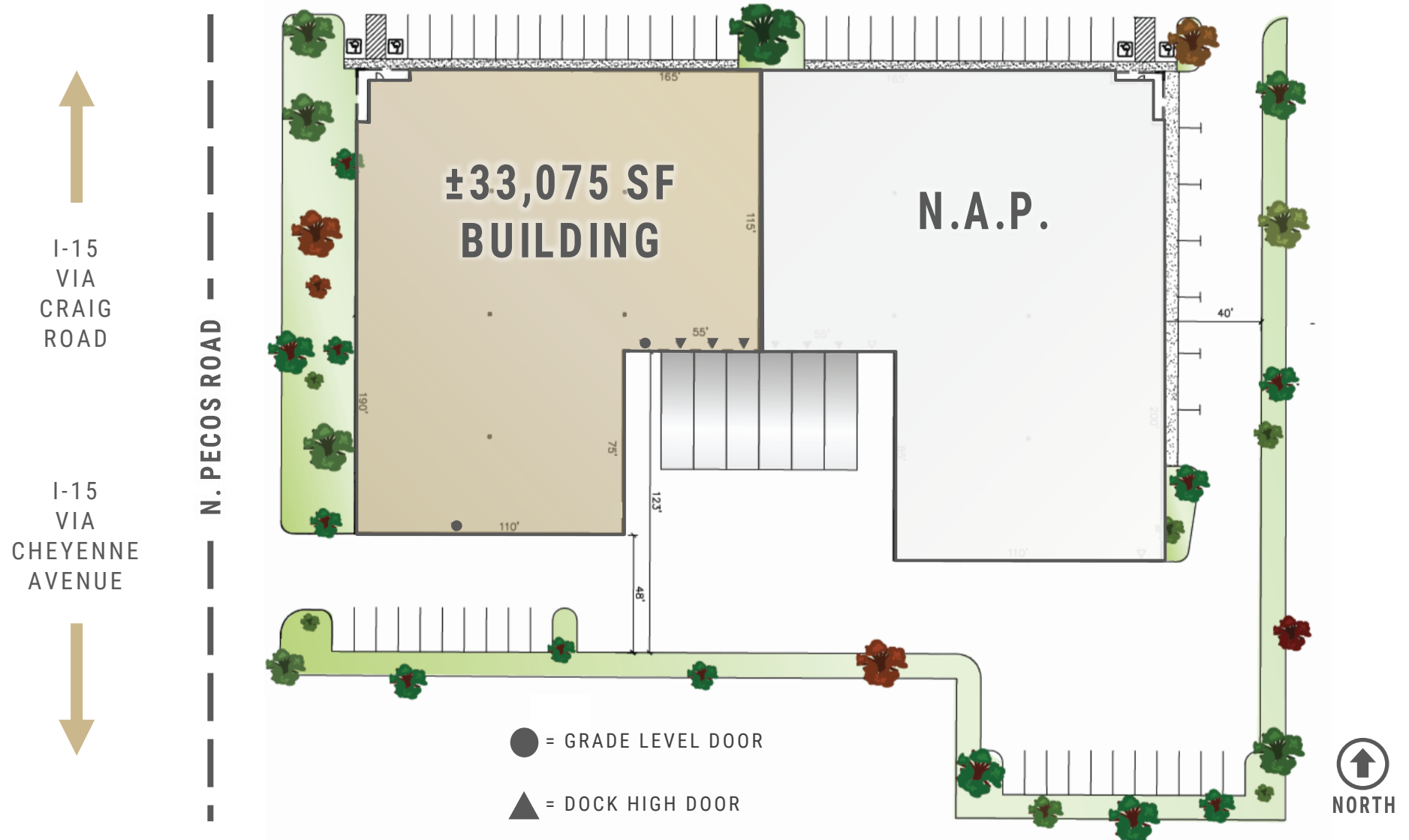
(702) 515-1010

www.rcadvs.com



4080 N. PECOS ROAD | NORTH LAS VEGAS, NV 89115

SALE-LEASE BACK



MIKE DE LEW, SIOR®

(702) 469-6496

MDelew@rcadvs.com

NV-RE License: S.0025952

PAUL HOYT, SIOR®

(702) 782-3306

PHoyt@rcadvs.com

NV-RE License: BS.0144760

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

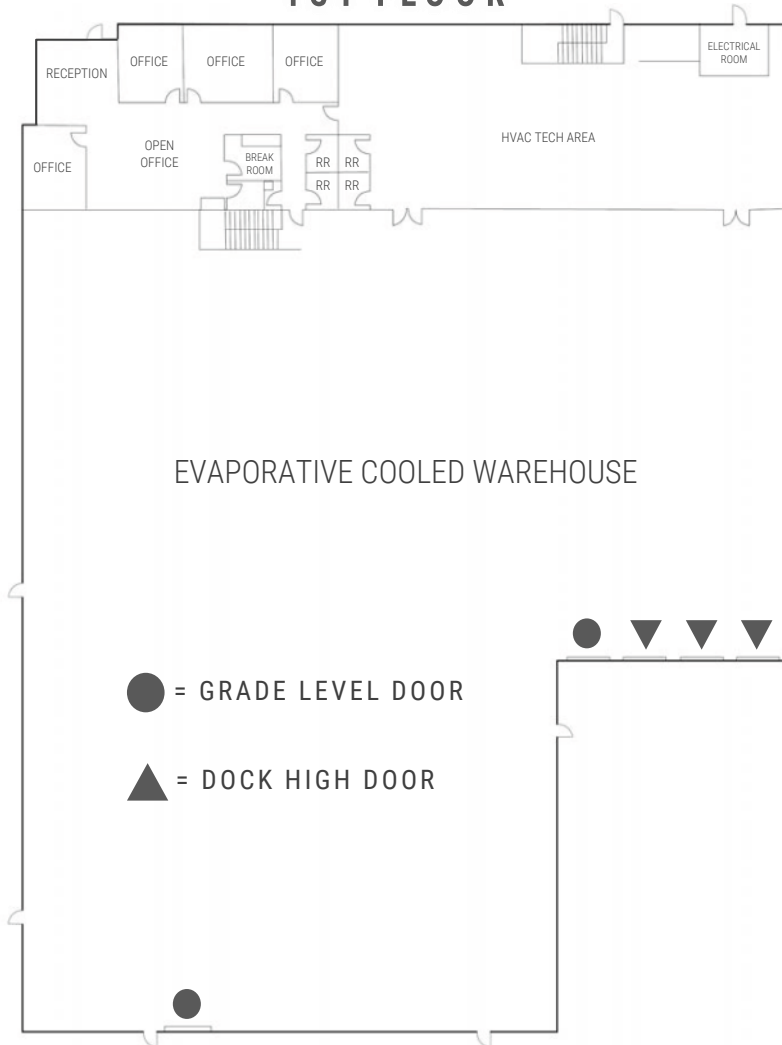
www.rcadvs.com



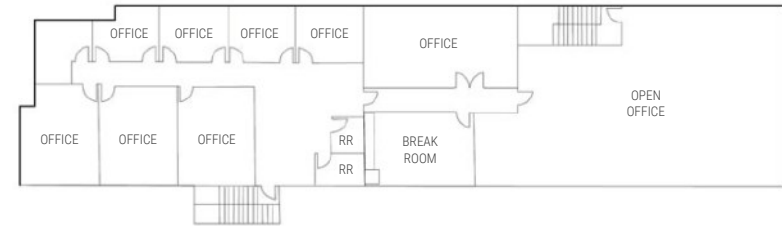
4080 N. PECOS ROAD | NORTH LAS VEGAS, NV 89115

SALE-LEASE BACK

1ST FLOOR



2ND FLOOR



±33,075 SF BUILDING

- ±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: \$7,950,000 (\$240.36/SF)

OWNER-USER OR SALE-LEASE BACK OPPORTUNITY

MIKE DE LEW, SIOR®

(702) 469-6496

MDelew@rcadvs.com

NV-RE License: S.0025952

PAUL HOYT, SIOR®

(702) 782-3306

PHoyt@rcadvs.com

NV-RE License: BS.0144760

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com



4080 N. PECOS ROAD | NORTH LAS VEGAS, NV 89115

SALE-LEASE BACK



MIKE DE LEW, SIOR®

(702) 469-6496

MDelew@rcadv.com

NV-RE License: S.0025952

PAUL HOYT, SIOR®

(702) 782-3306

PHoyt@rcadv.com

NV-RE License: BS.0144760

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com

