

FOR LEASE | ±27,120 SF | SECURE YARD

\$0.89 PSF NNN



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**LARKIN**  
INDUSTRIAL GROUP

3824 N 5th St | North Las Vegas, NV 89032

**NAI**Excel  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,  
Las Vegas, NV 89113  
702.383.3383 | [naiexcel.com](http://naiexcel.com)

Eric J. Larkin, MBA, CCIM, SIOR

LIC#BS.0073906

702.279.2479

[elarkin@naiexcel.com](mailto:elarkin@naiexcel.com)

Leslie Houston, SIOR

LIC#S.01879121

660.287.2253

[lhouston@naiexcel.com](mailto:lhouston@naiexcel.com)

Michael Kenny, SIOR

LIC#S.0178188

702.408.0963

[mkenny@naiexcel.com](mailto:mkenny@naiexcel.com)

Seth Wright

LIC#S.0202229

949.531.8369

[swright@naiexcel.com](mailto:swright@naiexcel.com)

# Property Summary

LEASE RATE	<b>\$0.89/SF NNN</b>
*OPEX	<b>\$0.20/SF</b>
BUILDING SQFT	<b>±27,120 Total</b>
OFFICE SQFT	<b>±1,000 SF</b>
AVAILABLE	<b>Available Now</b>

\*OPEX includes HVAC repairs and maintenance

- Zoned M-2 with possible secure, outdoor parking exclusive to Unit D.
- Additional ±2,000 SF HVAC open office/storage (Removable)
- Small WH office in rear (Removable)
- 3 Docks
- 1 Drive-in
- 24' - 26' Clear
- 400 Amps 3-Phase\*
- Easy access to I-15 from Cheyenne and Craig

\*To be verified.

### HYDRAULIC SYSTEM

Discharge Rate	<b>.64 GPM/SQFT</b>
(L/min) per sqft (m <sup>2</sup> ) of floor area over a maximum area of	
<b>2,000 SQFT (m<sup>2</sup>)</b>	when supplied with water at the rate of
<b>1,851.38 GPM (L/min)</b>	at <b>62 psi (bars)</b> at the base of the riser.
House Strain Allowance	<b>500 GPM(L/min)</b>
Occupancy Classification	<b>High Pile Storage</b>
Commodity Classification	<b>Class IV</b>
Maximum Storage Height	<b>22 FT</b>



FOR MORE INFO  
OR TEXT 23117 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

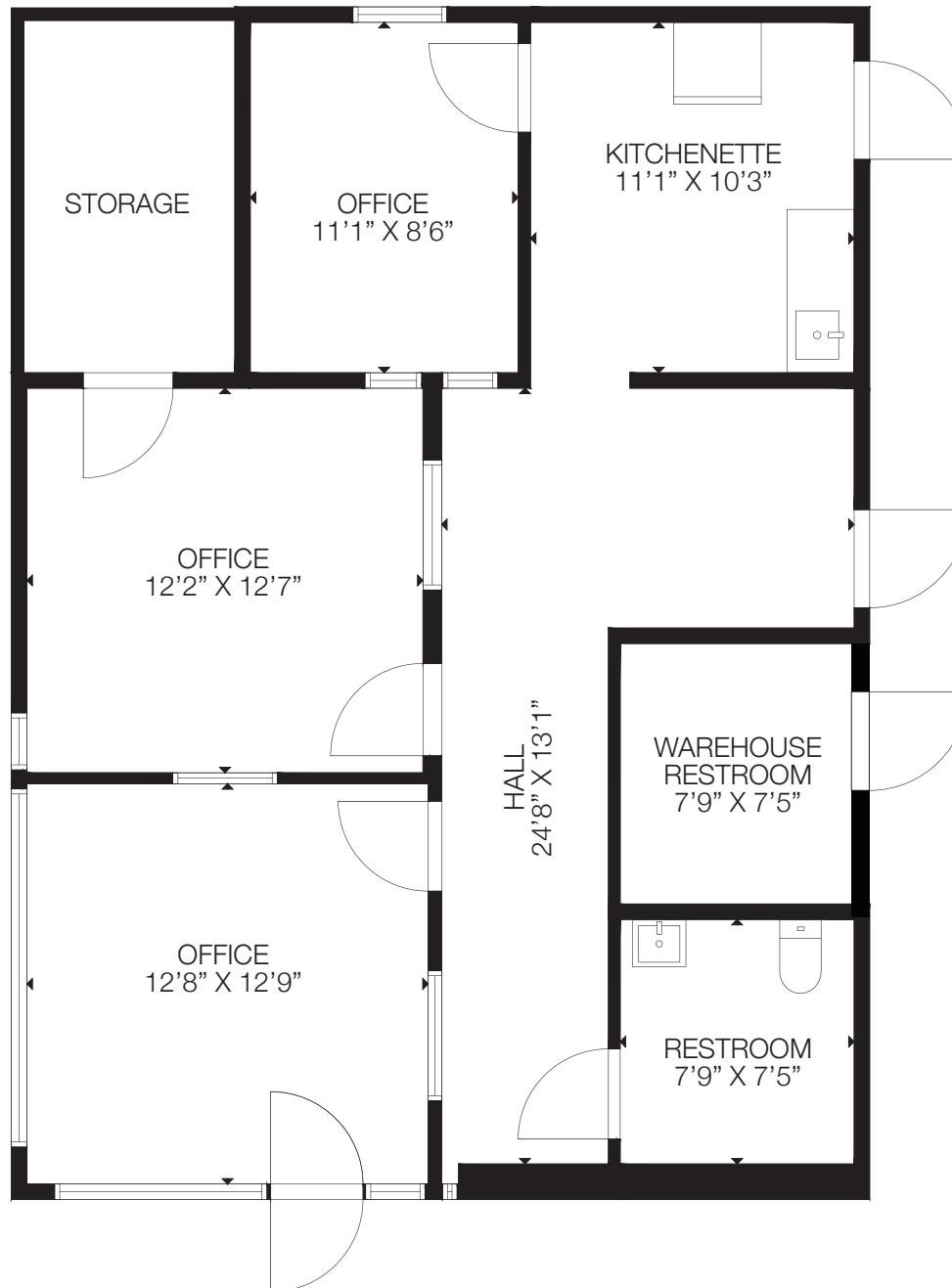
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# Office Floorplan

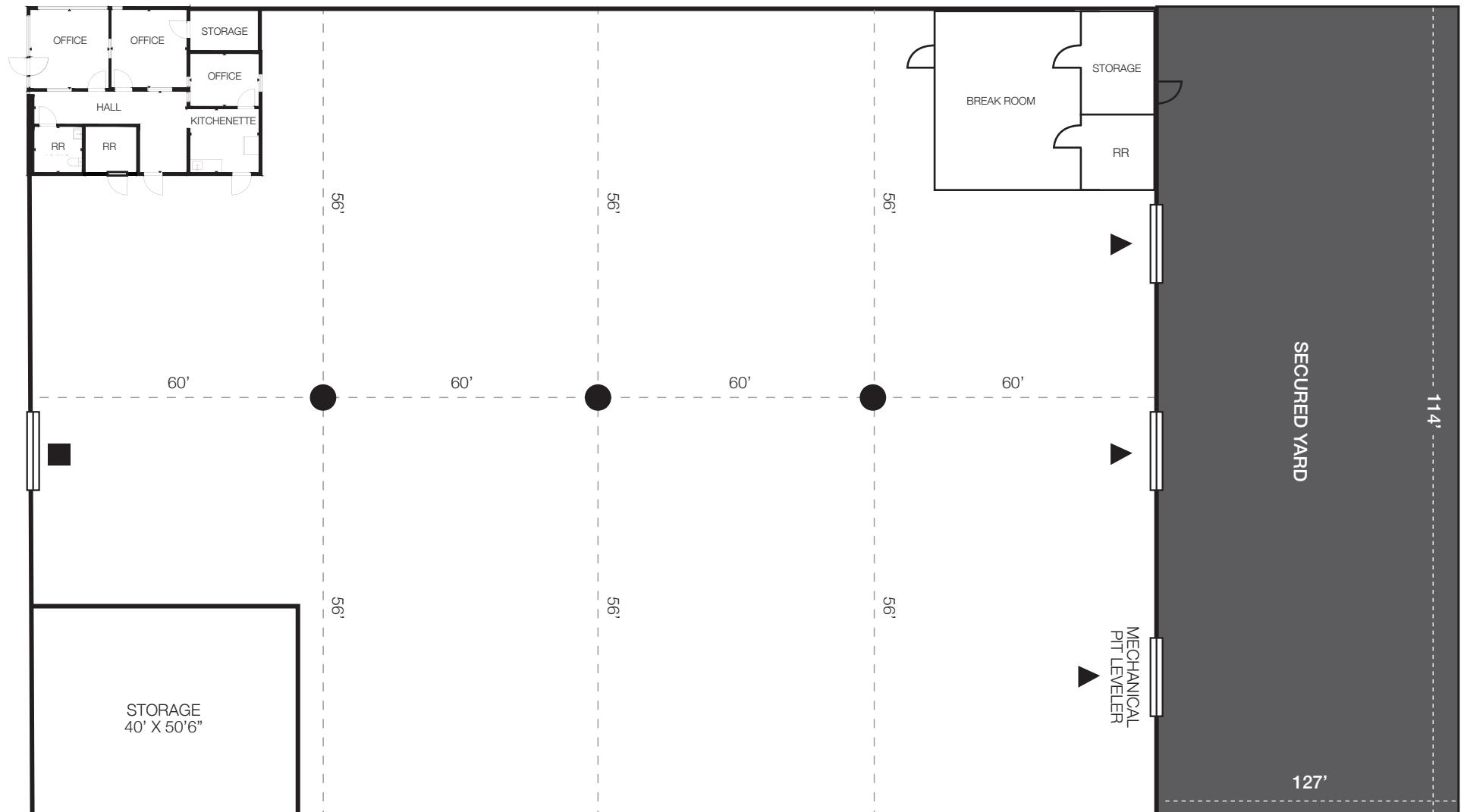


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\*Floorplan not drawn to scale.

# Site Plan



\*NOTE: This site plan is not drawn to scale

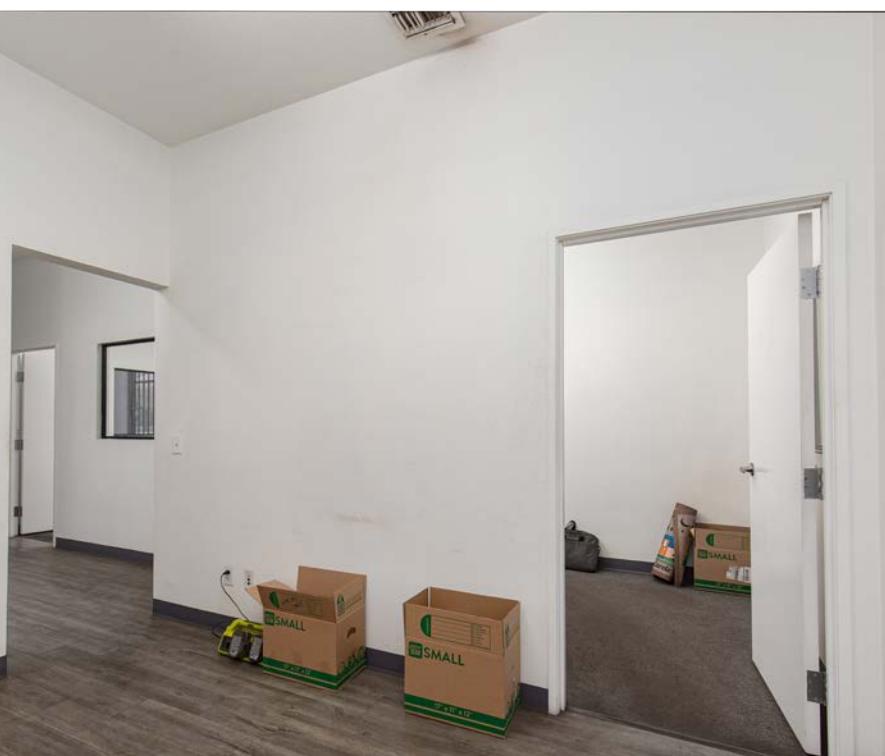
- ▶ Dock Level Loading
- Grade Level Loading

# Area Map

- █ Shops/Tenants
- █ Schools
- █ Public Parks
- █ Govt. Buildings
- █ Airport













## Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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