

FOR SALE | INDUSTRIAL DEVELOPMENT OPPORTUNITY ±0.87 NET ACRES | PRIME INDUSTRIAL CORRIDOR

2325 Marion Drive, Sunrise Manor, Las Vegas, NV 89115



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All SVN® offices are independently owned and operated.

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Property Details



\$1,450,000

Sale Price



±0.87 Acres

Net Acreage



140-20-117-003

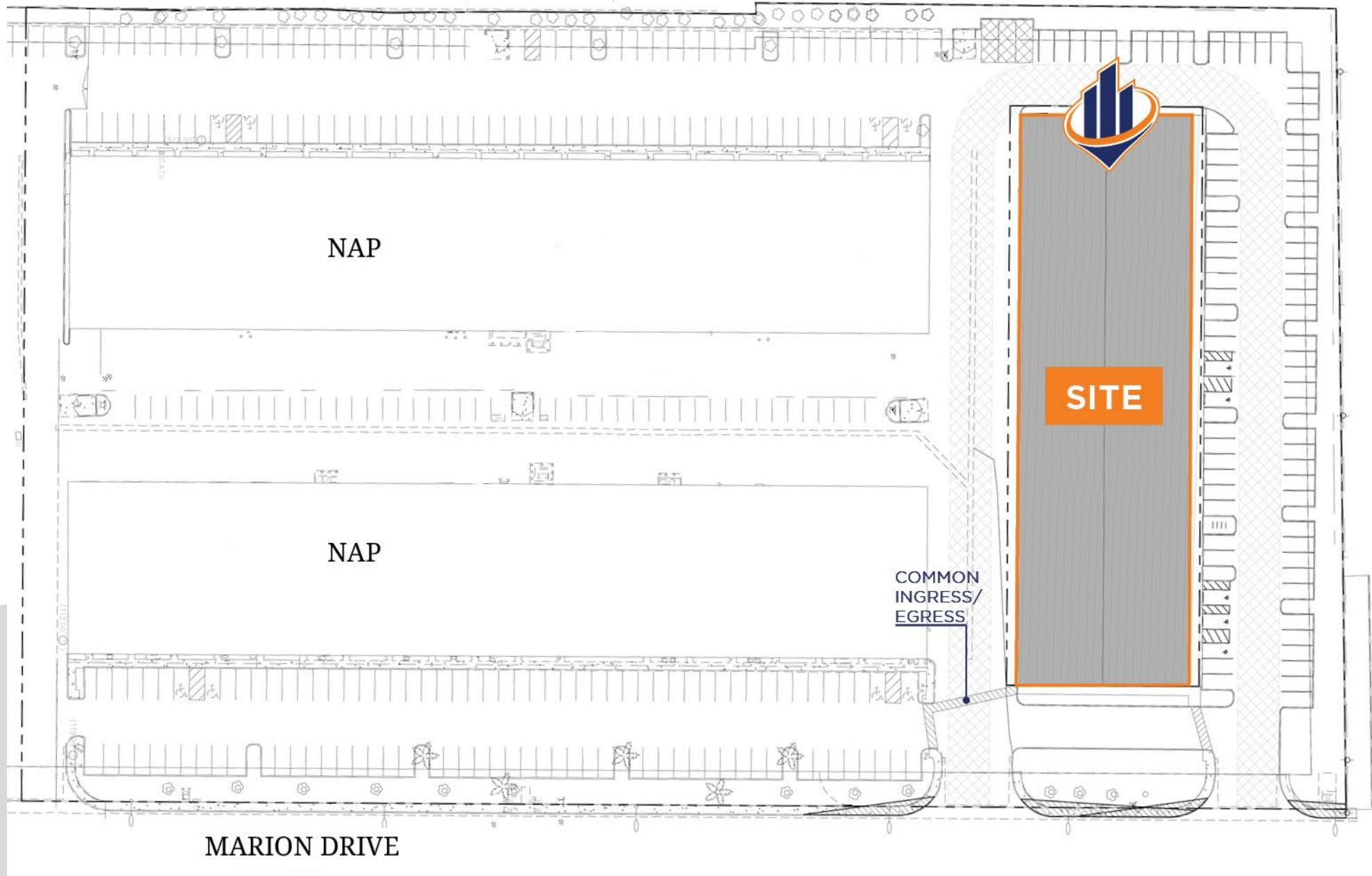
Parcel Number (APN)

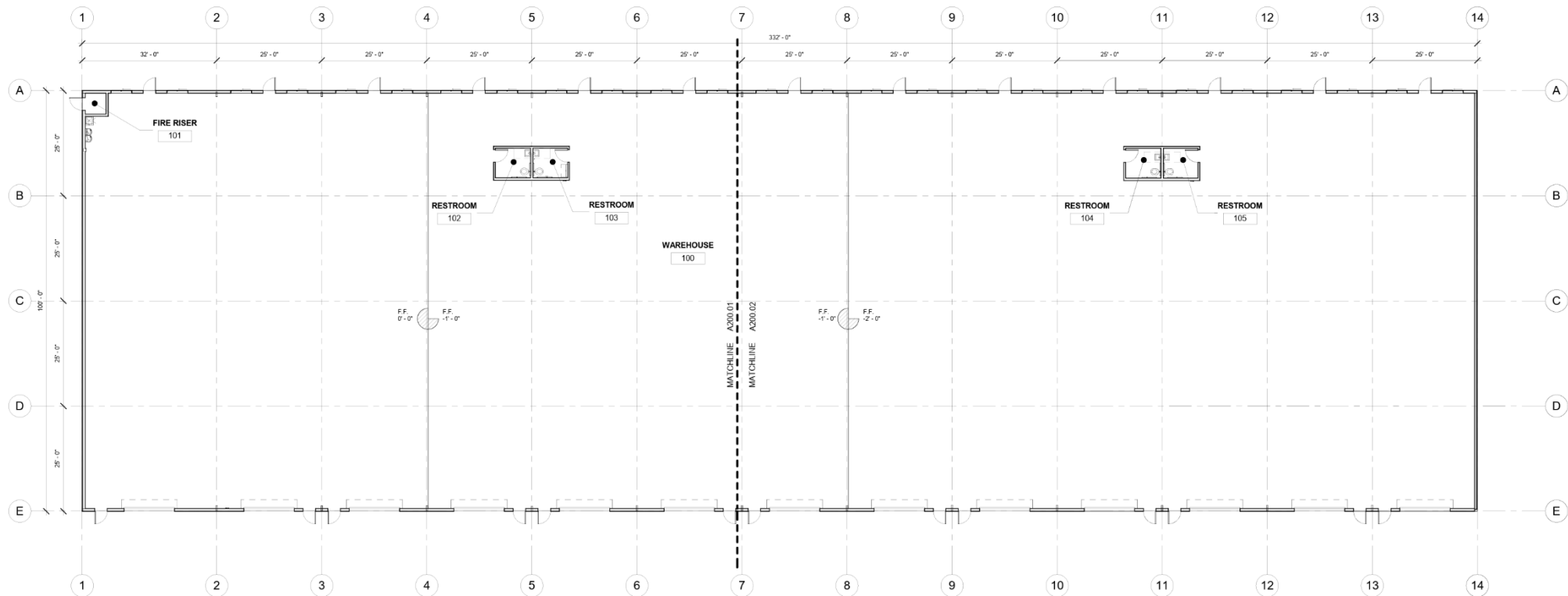
Zoning:	Industrial Park (IL)
Building Approval:	± 33,200 SF Multi-Tenant Industrial Development
Potential Tenancy:	Ideal For a 1-3 Tenant Building; Also Divisible into 13 units of ± 2,500 SF Bays.
Parking Ratio:	1.5:1000
Loading Type:	Front Grade-Level Roll Up Doors
Sprinklers:	Yes (ESFR)
Grade Level Doors:	Four (4)
Construction Type:	Metal
Flood Zone:	Not in 100-Year Flood Zone
Water Connection:	On Site
Sewer Connection:	On Street Next to Site
Power Connection:	Transformer Box Conduit on Site
Cable Connection:	On Site Conduit Pulled
Freeway Access:	I-15 via E Cheyenne Ave

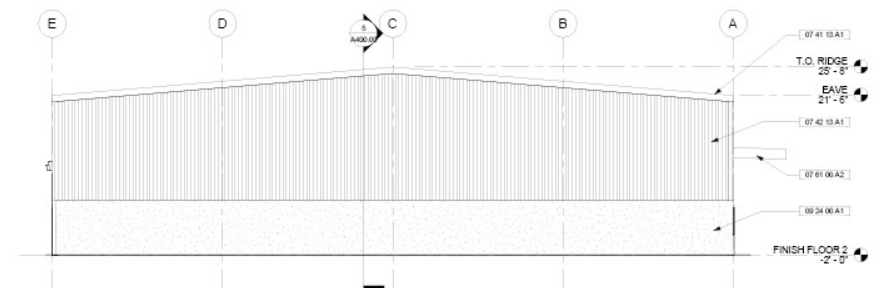
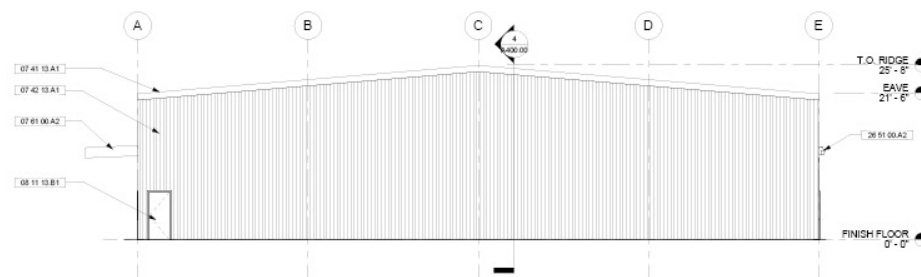
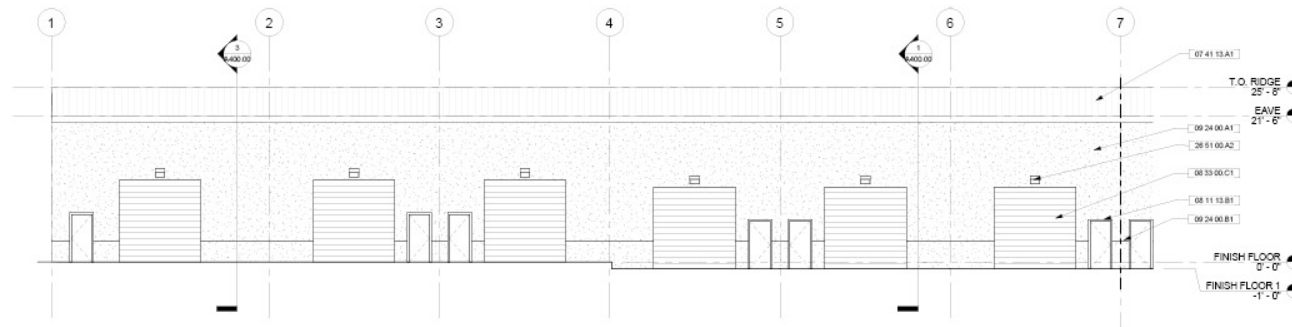
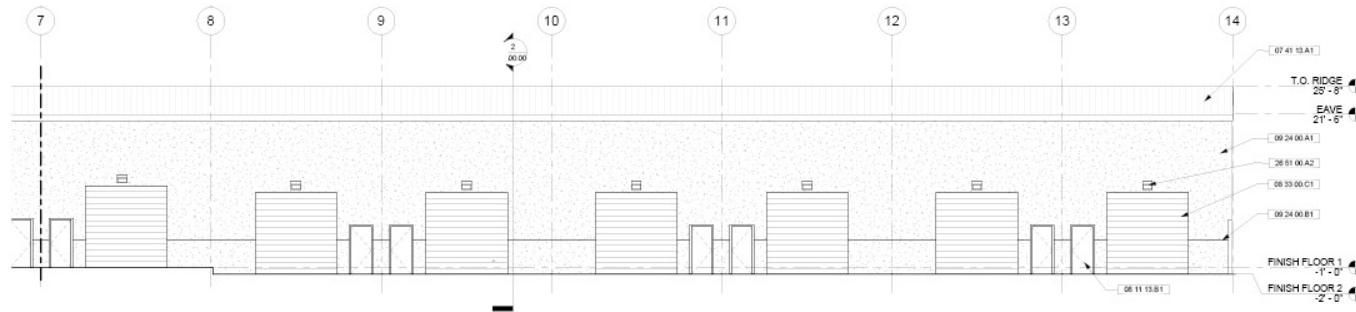
For Sale

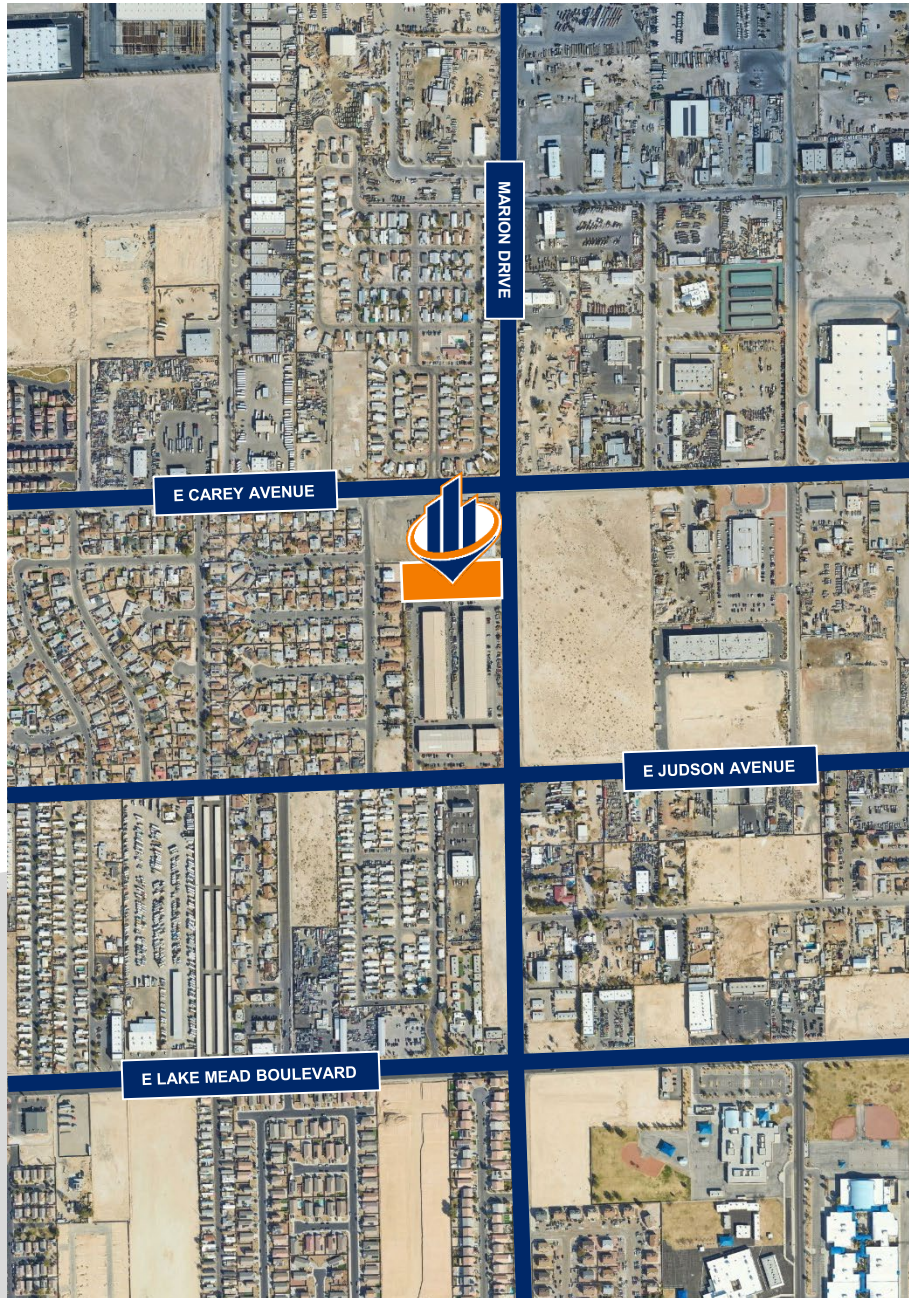


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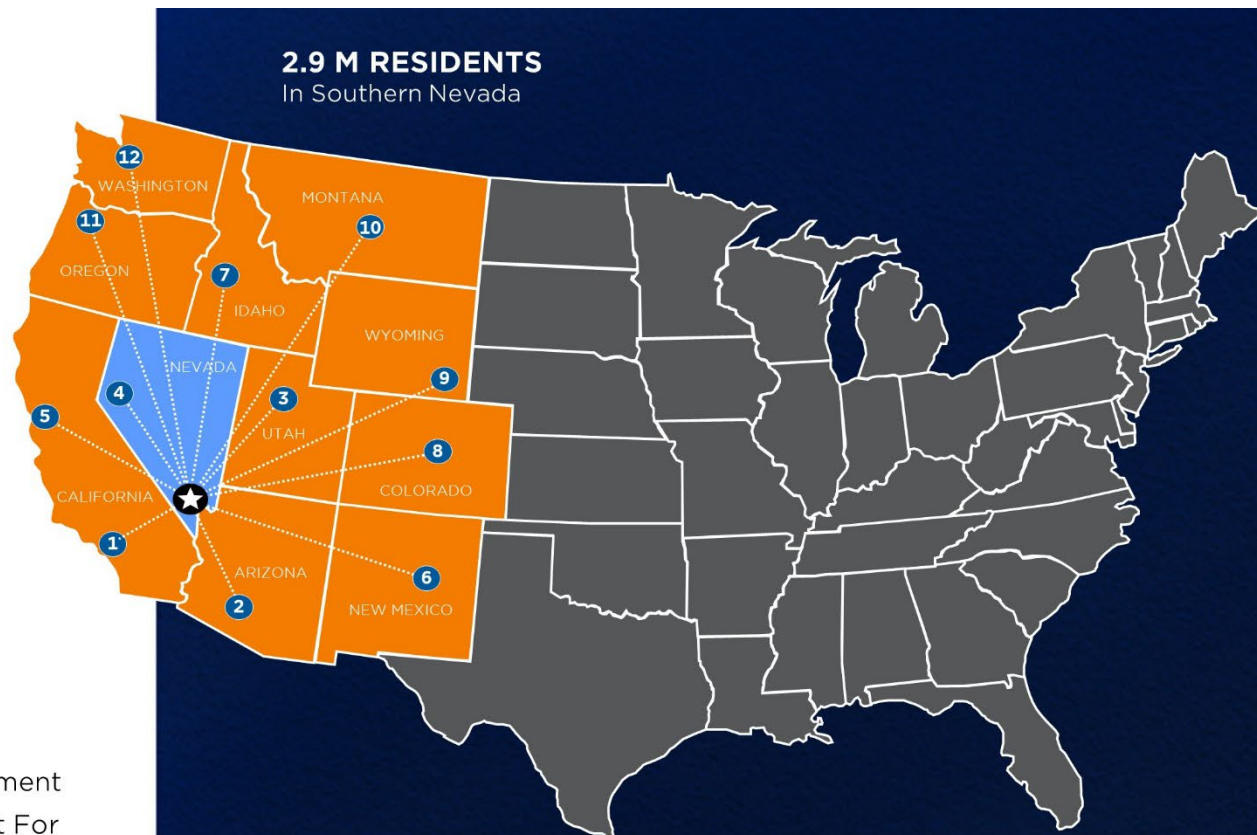
Why Should You Move Your Business To Nevada?

NEVADA TAX INCENTIVES

- ⊘ Personal Income Tax
- ⊘ Franchise Tax
- ⊘ Unitary Tax
- ⊘ Inventory Tax
- ⊘ Inheritance Tax
- ⊘ Estate Tax
- ⊘ Corporate Income Tax
- ⊘ Special Intangible Tax

NEVADA BUSINESS ASSISTANCE PROGRAMS

- Modified Business Tax Abatement
- Real Property Tax Abatement For Recycling
- Personal Property Tax Abatement
- Sales and Use Tax Abatement
- Silver State Works Employee Hiring Incentive
- TRAIN Employees Now (TEN)



One Day Truck Service

23.3% of U.S. Population within a one-day truck drive.

	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
1 LOS ANGELES	270 MI	4 HRS, 13 MIN	7 BOISE	624 MI	9 HRS, 36 MIN
2 PHOENIX	302 MI	4 HRS, 36 MIN	8 DENVER	748 MI	11 HRS, 6 MIN
3 SALT LAKE CITY	420 MI	5 HRS, 58 MIN	9 CHEYENNE	851 MI	12 HRS, 25 MIN
4 RENO	439 MI	6 HRS, 58 MIN	10 HELENA	902 MI	13 HRS, 9 MIN
5 SAN FRANCISCO	569 MI	8 HRS, 54 MIN	11 PORTLAND	971 MI	15 HRS, 22 MIN
6 ALBUQUERQUE	576 MI	8 HRS, 20 MIN	12 SEATTLE	1,114 MI	17 HRS, 15 MIN

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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