

TBD JANITELL ROAD

**BUILD TO SUIT
AVAILABLE Q2 2025**

**PRE LEASING
UP TO 22,000 SF INDUSTRIAL
ON 1.25 ACRES M1 LAND
FROM \$14.00 NNN**

Industrial/Land

- UP TO 22,000 AVAILABLE
- UP TO 1.25 ACRES M1 LAND
- BUILD TO SUIT OFFICE SPACE
- GRADE LEVEL DRIVE IN DOORS
- FLOOR DRAINS
- I-25 PROXIMITY
- 20' CLEAR HEIGHT
- SOUTHWEST SUBMARKET

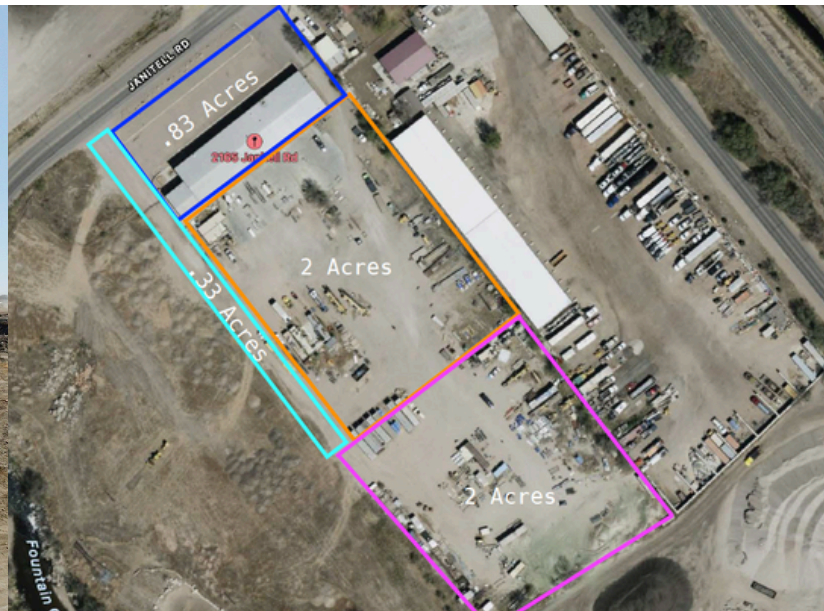
Q2 2025 delivery of brand new construction in the southwest submarket. The warehouse will feature convenient amenities such as well water access, floor drains, packaged ceiling heaters, and grade level drive in doors for loading.

This property offers an exceptional opportunity for companies looking to expand their operations or establish a new base with close proximity to Interstate 25.

FOR MORE INFORMATION, PLEASE CONTACT:

CORE
COMMERCIAL
BROKERAGE CO.

**PARKER CURRY
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LOCATION

East of I-25, South of Hwy 24 off Las Vegas

ZONING

County M1

TAX SCHEDULE NUMBER

64283-01-005

CONSTRUCTION

Metal Pre-Fab

AVAILABLE SPACE

Up to 22,000 SF build to suite

Office/Warehouse

Up to 1.25 acres yard

SITE

~ 2 acres

HVAC

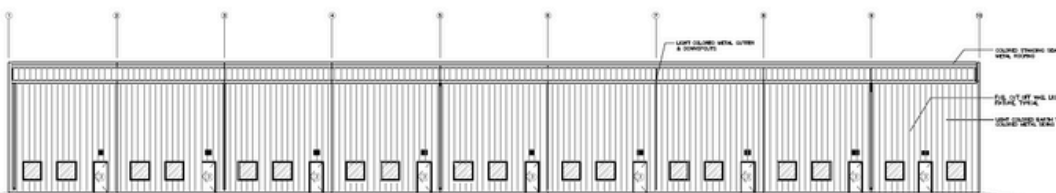
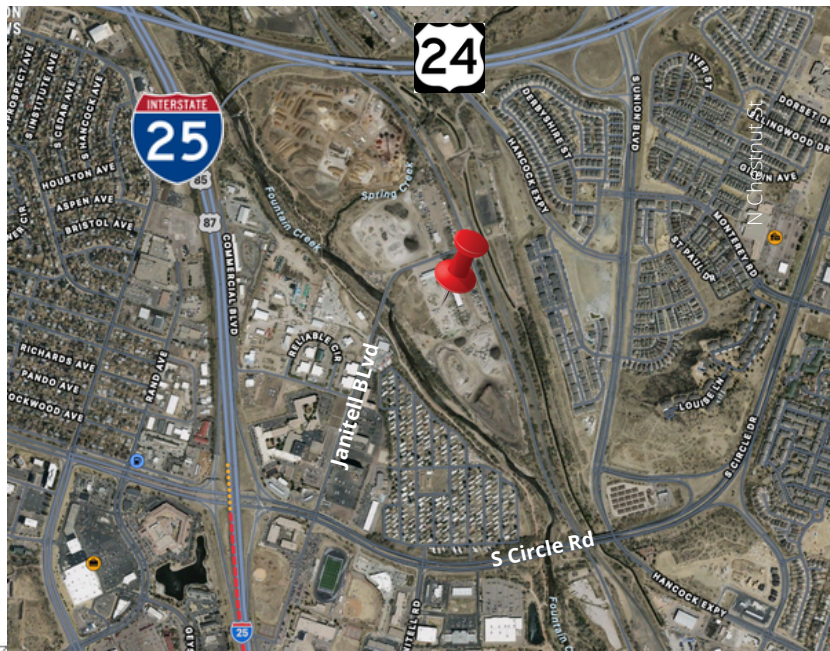
Packaged heaters in warehouse

100% HVAC in office

LEASE RATE

From \$14.00 NNN. Yard additional

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