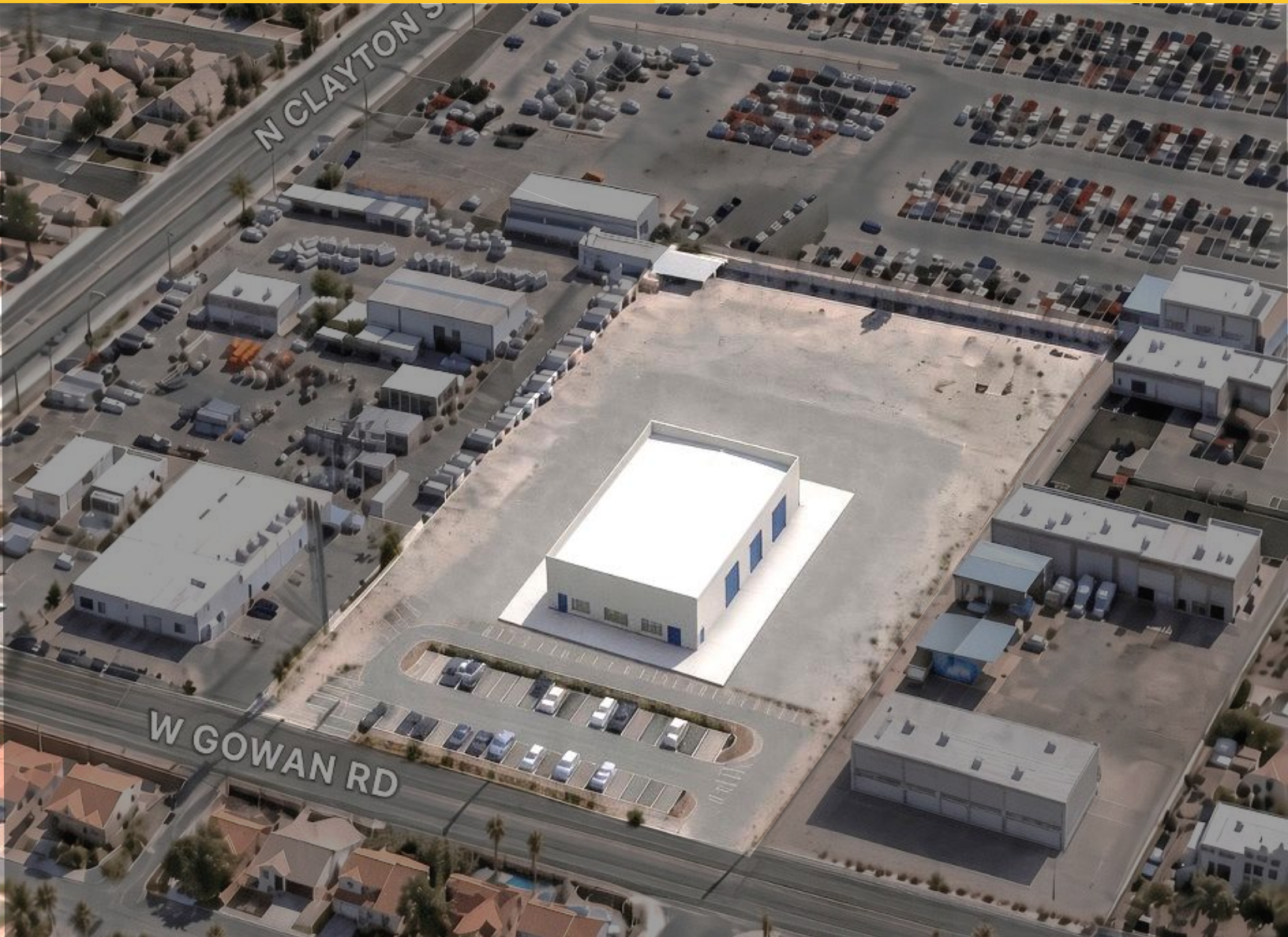


# 2105 W Gowan

North Las Vegas, NV 89032

## Industrial Outside Storage

12,600 on 4.38 Acres For Lease  
Estimated Completion Q4 2027



Leasing Information:  
702.221.8226

# Lincoln

**Ali Roesener, SIOR**  
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The above image is a rendering and is subject to change.

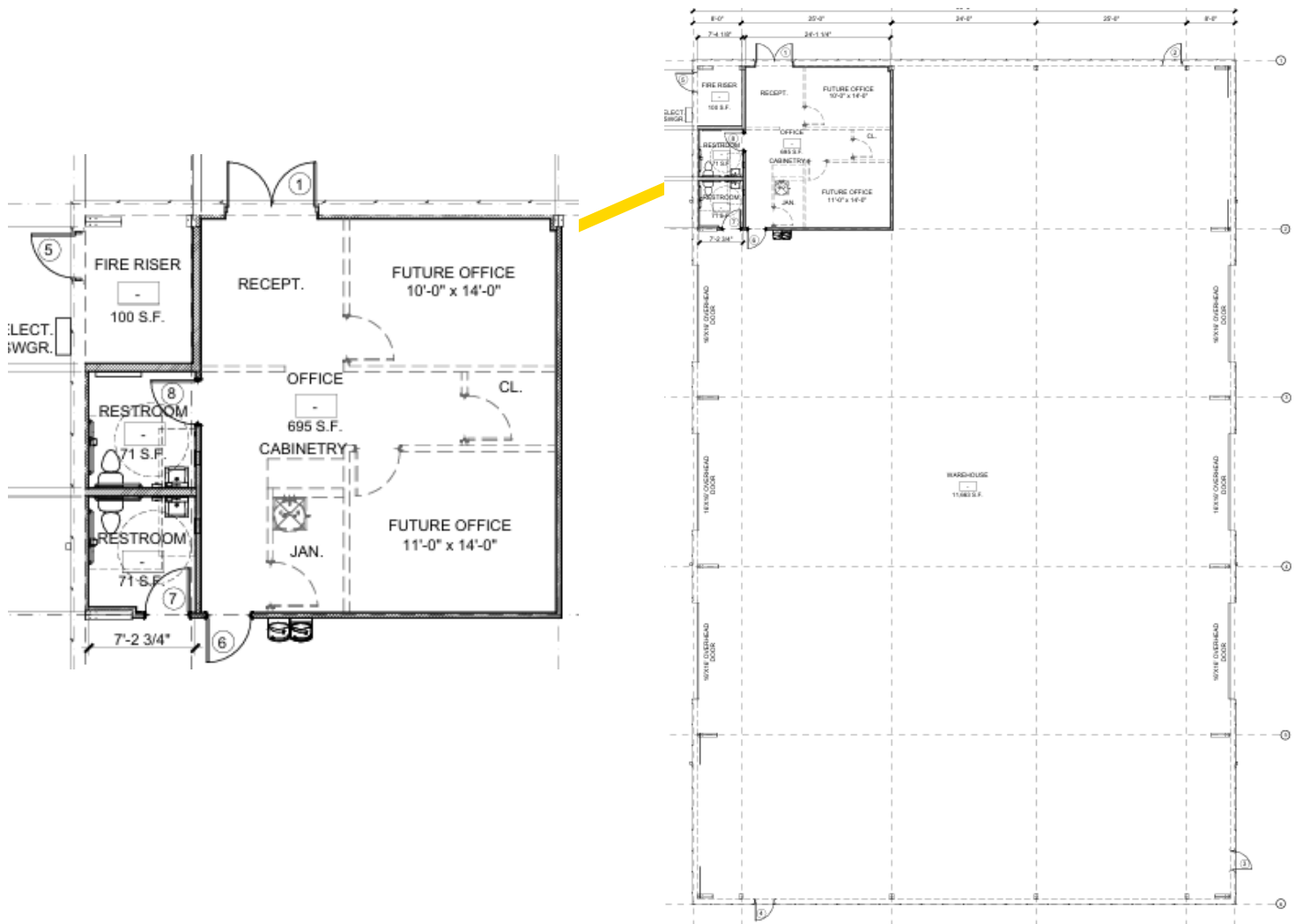
The information contained herein has been obtained through sources deemed reliable but neither Owner nor Lincoln Property Company makes guarantees, warranties or representations to its completeness or accuracy.

# 2105 W Gowan

North Las Vegas, NV 89032

## Industrial Outside Storage

12,600 on 4.38 Acres For lease



### **Building Information**

- ±12,600 square foot free-standing office/warehouse
  - ±837 square foot existing office buildout
  - ±11,763 square foot warehouse
- Six (6) 16' x 16' grade level loading doors
- 19'6" Clear Height
- Fire sprinklered
- 277/480v, 3-phase, 4- wire panel

### **Pricing and Availability**

- Call for Pricing
- Estimation Completion: Q4 2027

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# 2105 W Gowan

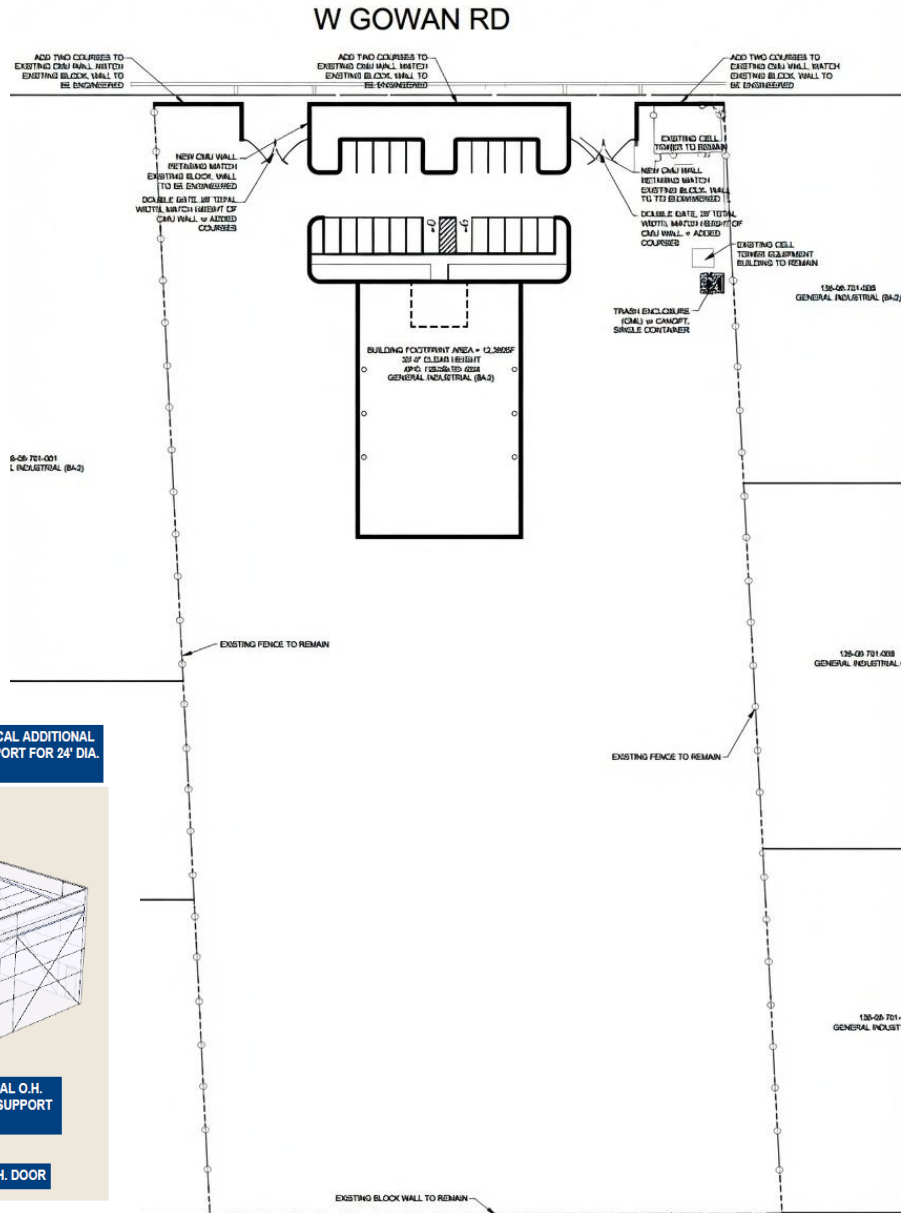
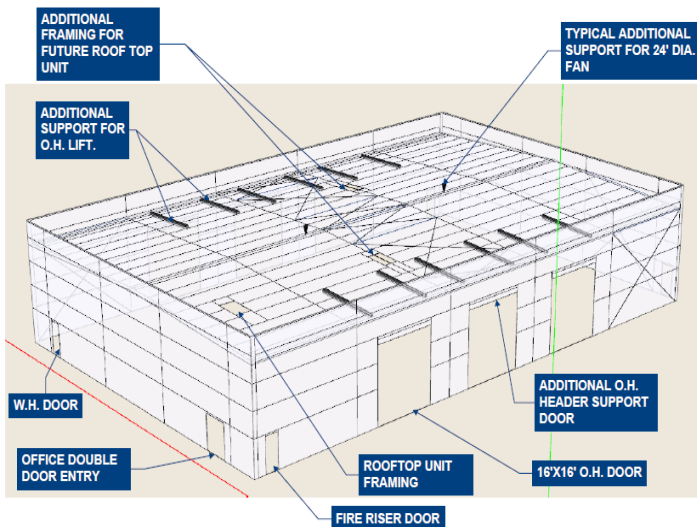
North Las Vegas, NV 89032

## Industrial Outside Storage

12,600 on 4.38 Acres For lease

### Site Information

- 6.6% coverage ratio
- 23 Parking Spaces
- City of North Las Vegas
- Zoning: M2
- Fully Fenced Yard
- 4.38 Acres



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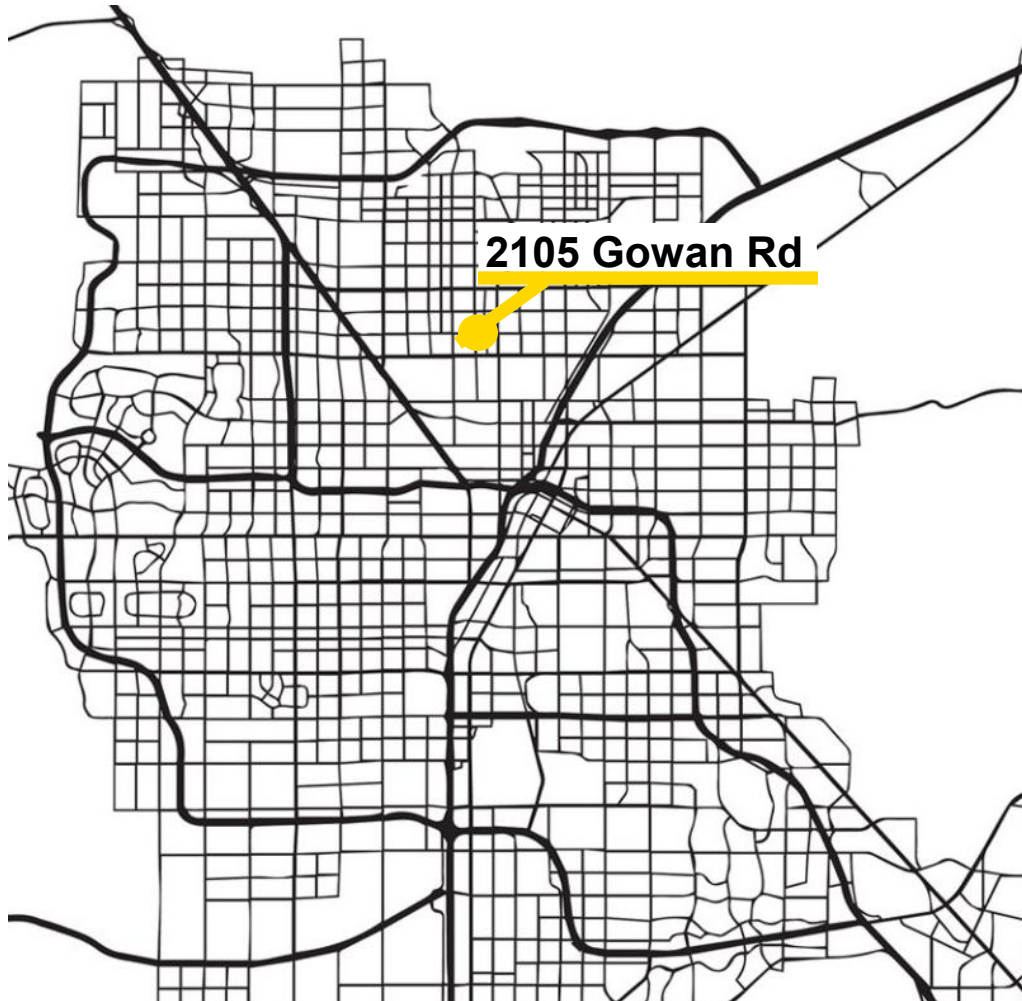
# Lincoln

# 2105 W Gowan

North Las Vegas, NV 89032

## Industrial Outside Storage

12,600 on 4.38 Acres For lease



### Location Information

- 10-minute drive from the I-15
- 12-minute drive from the 95
- 10-minute drive to North Las Vegas Airport

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