

2960 E. SUNSET RD.

100, 105, 110

Industrial Property - Las Vegas, NV 89011

FOR SALE & FOR LEASE

+/- 14,320 SF
INVESTMENT/OWNER-USER

CONTACT BROKER FOR PRICING

PHILLIP SEATON

Senior Investment Advisor

703 881 2089

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License #: NV S.0179758

MARK J. MUSSER

Director - Investment Sales

702 232 3490

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COMMERCIAL

Tivoli Village
400 S Rampart Blvd. Ste 220
Las Vegas, NV 89145
www.northcapcommercial.com

HIGHLIGHTS

Asking Price	Contact Broker
Building Type	Industrial Property
Total SF	+/- 14,320 Total SF (fully HVAC controlled) +/- 12,620 Warehouse SF +/- 1,700 Two-Story Office SF
Zoning	Industrial Property (IP)
Drive-in Doors	Three (3) Drive-in Loading Doors (12'x14')
Clear Ht.	+/- 25' Clear Ht.
Power	200 - 400a/208v, 3-Phase
Year Built	2017 Concrete Tilt-up Construction
APN	162-36-410, 071, 072, 074
Lease Expiration	5/31/2026 (No Option to extend)
Tenant	Next Level Volley Ball
Income	\$12,768.67/Mo. NNN \$2,148/Mo. CAM

CONTACT BROKER FOR FURTHER
INFORMATION. DO NOT
DISTURB THE TENANT.

OVERVIEW

Rare condo-style industrial property located within the Las Vegas Airport Submarket

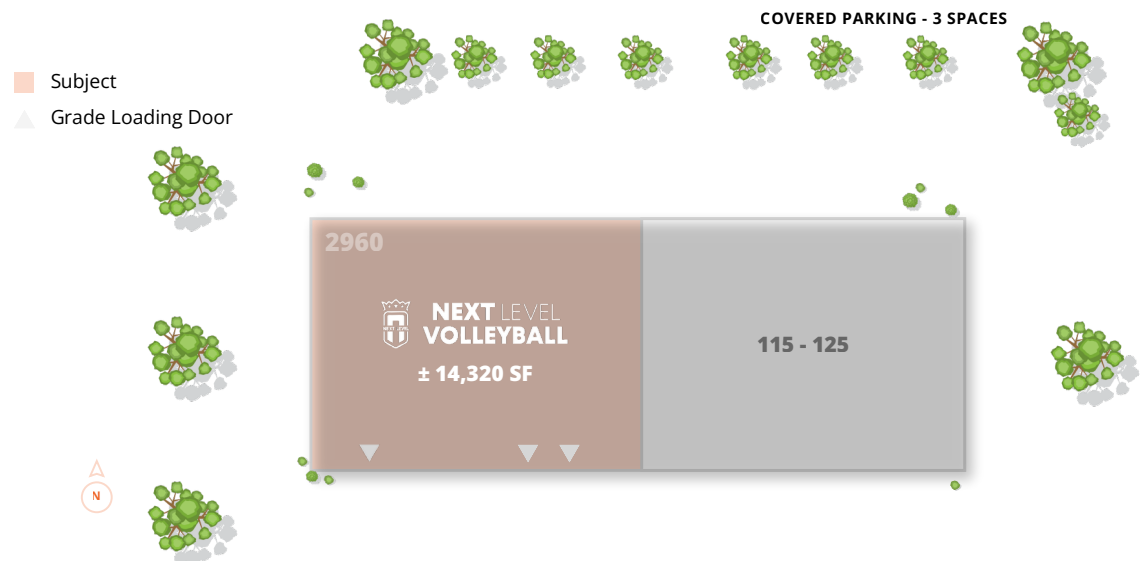
Close proximity to Resort Corridor, Harry Reid Intl. Airport, Allegiant Stadium, I-15/215 Interchange.

Three +/- 4,500 sf parcels (commercially subdivided) offers layout flexibility

FEATURES

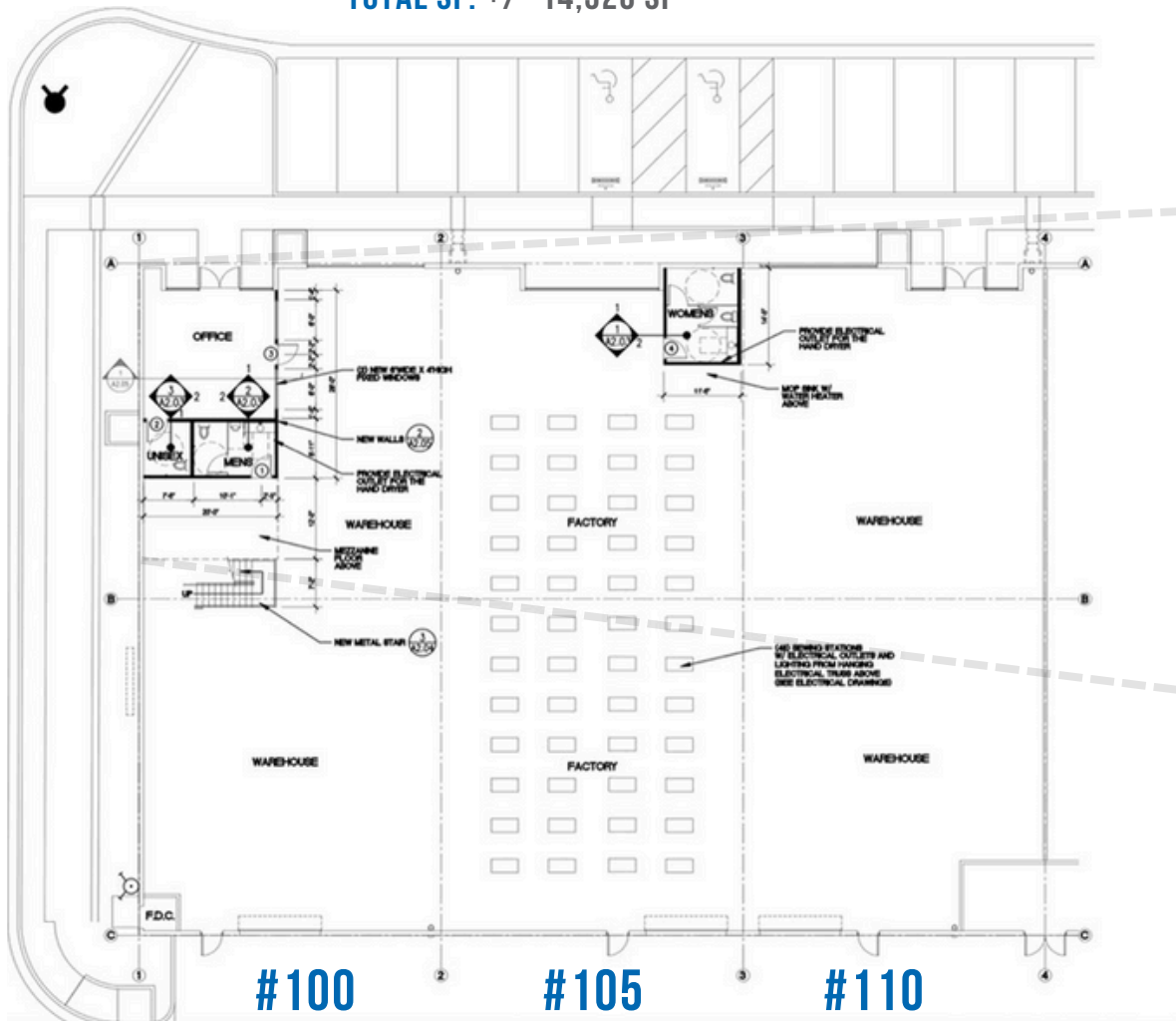
- Fully HVAC Warehouse/Office
- Single Tenant (with potential for 3 demised units)
- Separately metered power

Lease Expiring 5/31/2026 - suitable for both Owner Users and Investors (below market rent, no option to extend)

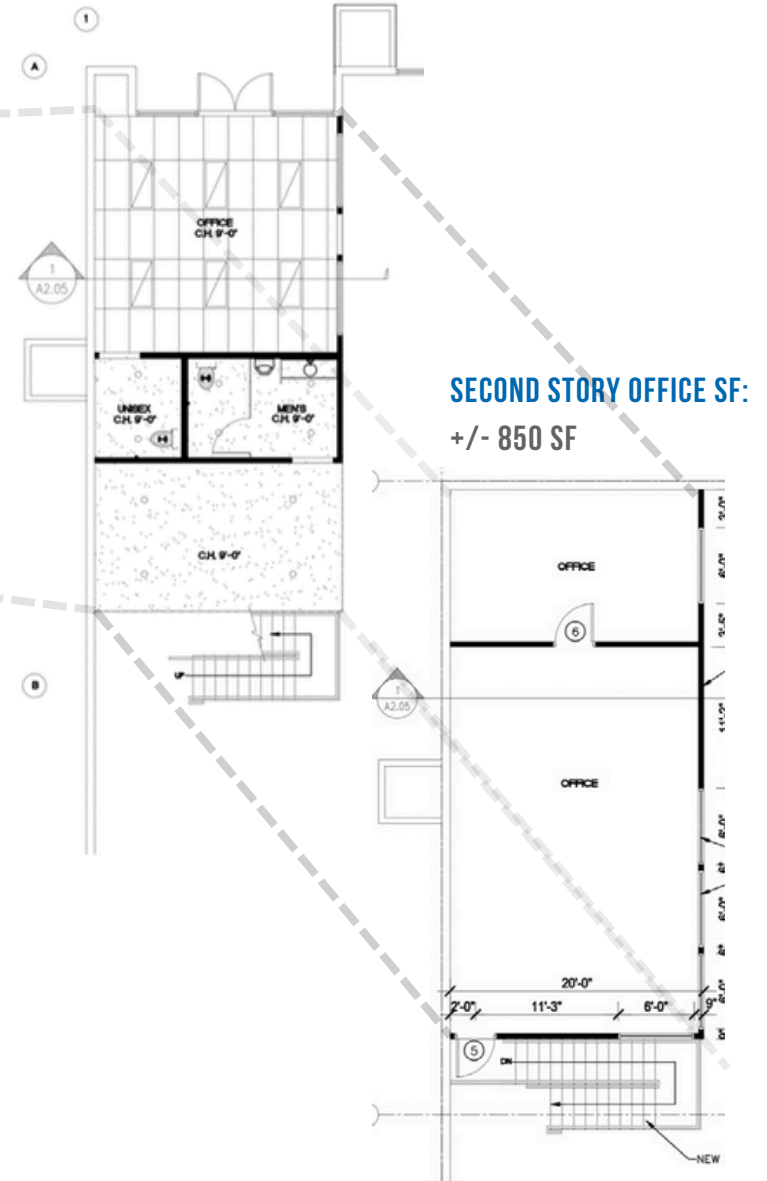


FLOOR PLAN

TOTAL SF: +/- 14,320 SF

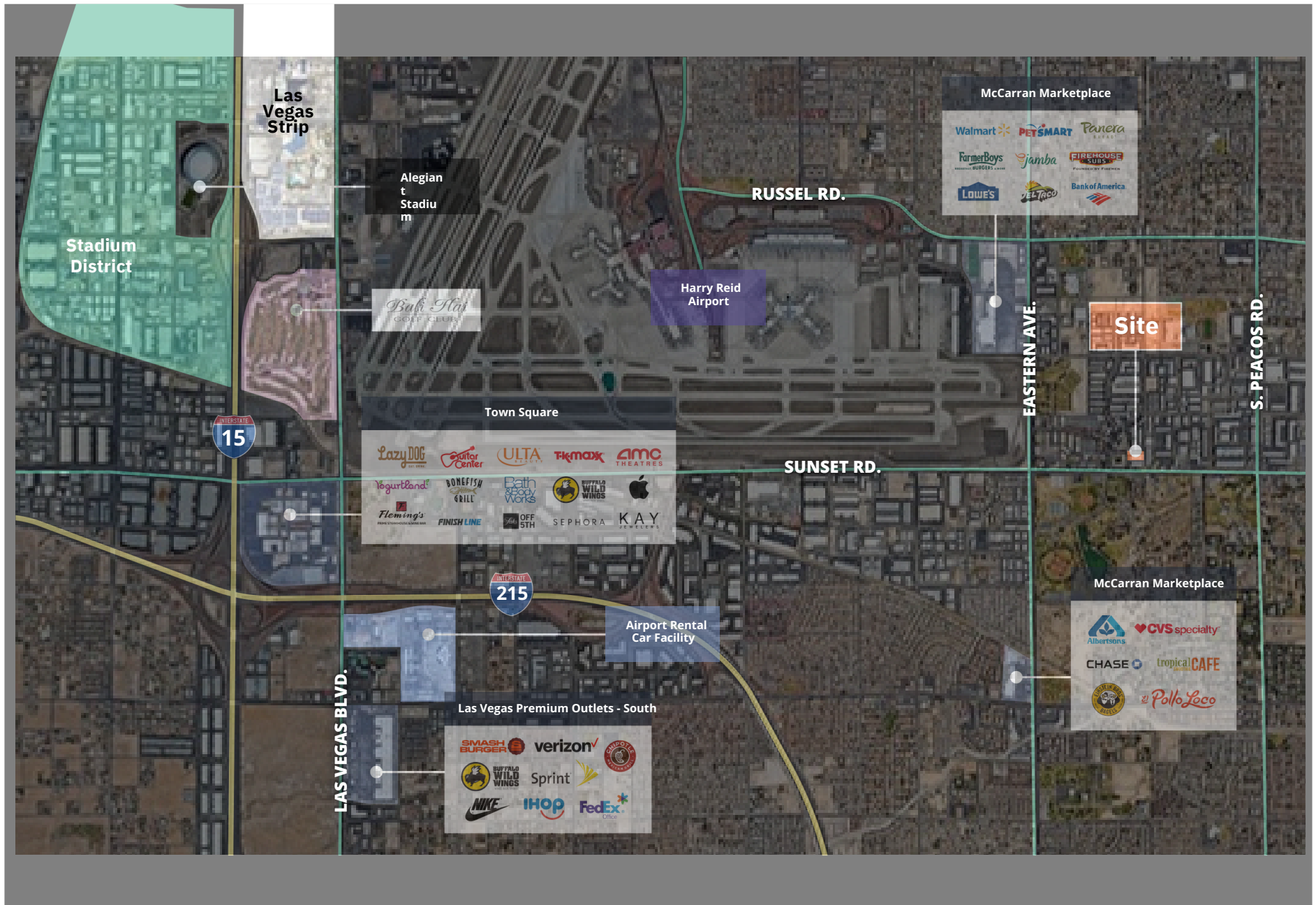


#100
FIRST FLOOR OFFICE SF:
+/- 850 SF



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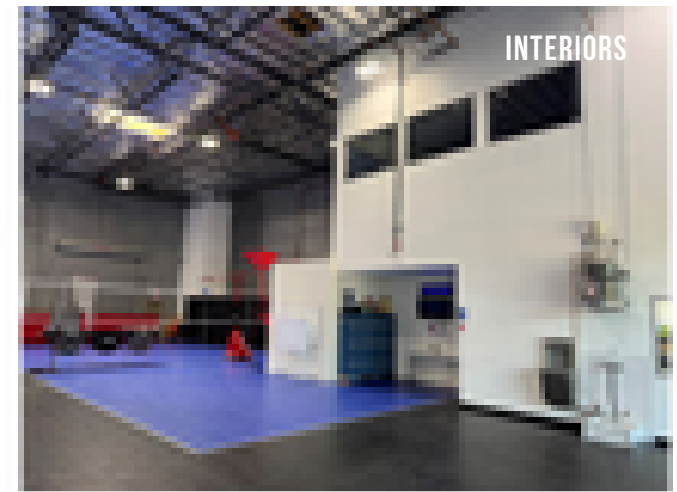
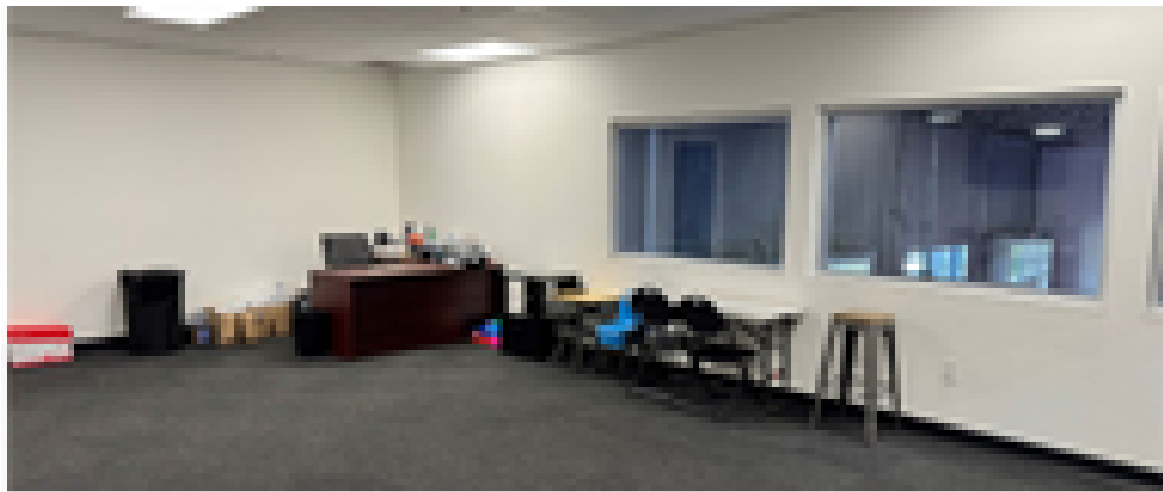
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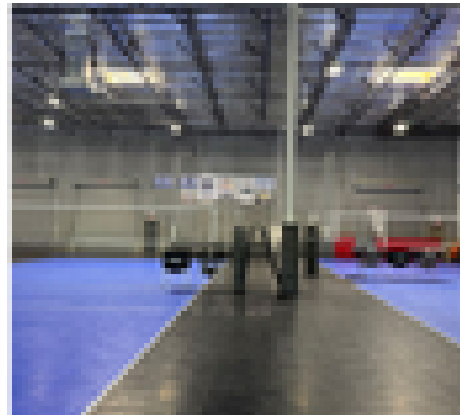
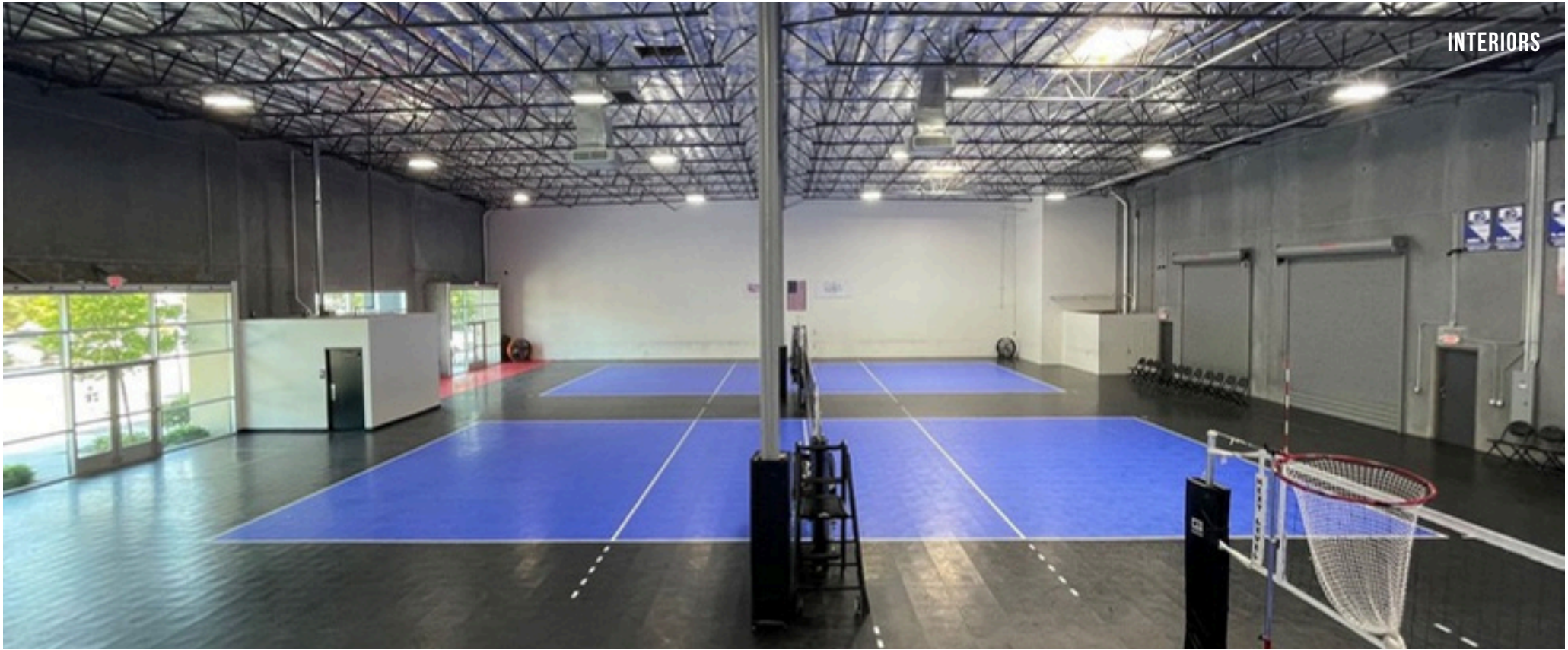




EXTERIORS









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