

±0.67 Acres Available for Ground Lease



- ±0.67 Acres (29,200 sf) Available
- Asphalt paved lot
- Block wall
- Gated access point to property
- 1.4 Miles to I-15 via Craig Road
- North Las Vegas Submarket
- APN: 139-12-510-021 & a portion of 139-12-510-020
- Zoned M-2
- Lease Rate: \$0.25 psf Gross

Looking for paved yard outside storage. This paved secure site zoned M-2 is ideal for Industrial Yard, Auto Towing, Outside Storage and other misc. uses.

Tenant to verify their use is allowed on the subject site

Chris Lexis, SIOR

Principal, Las Vegas

702.376.8500

chris.lexis@avisonyoung.com

NV Lic.#S.0062998.LLC

Joe Leavitt, SIOR

Principal, Las Vegas

702.303.7893

joe.leavitt@avisonyoung.com

NV Lic.#S.0062543.LLC

Owner/licensee

Photos



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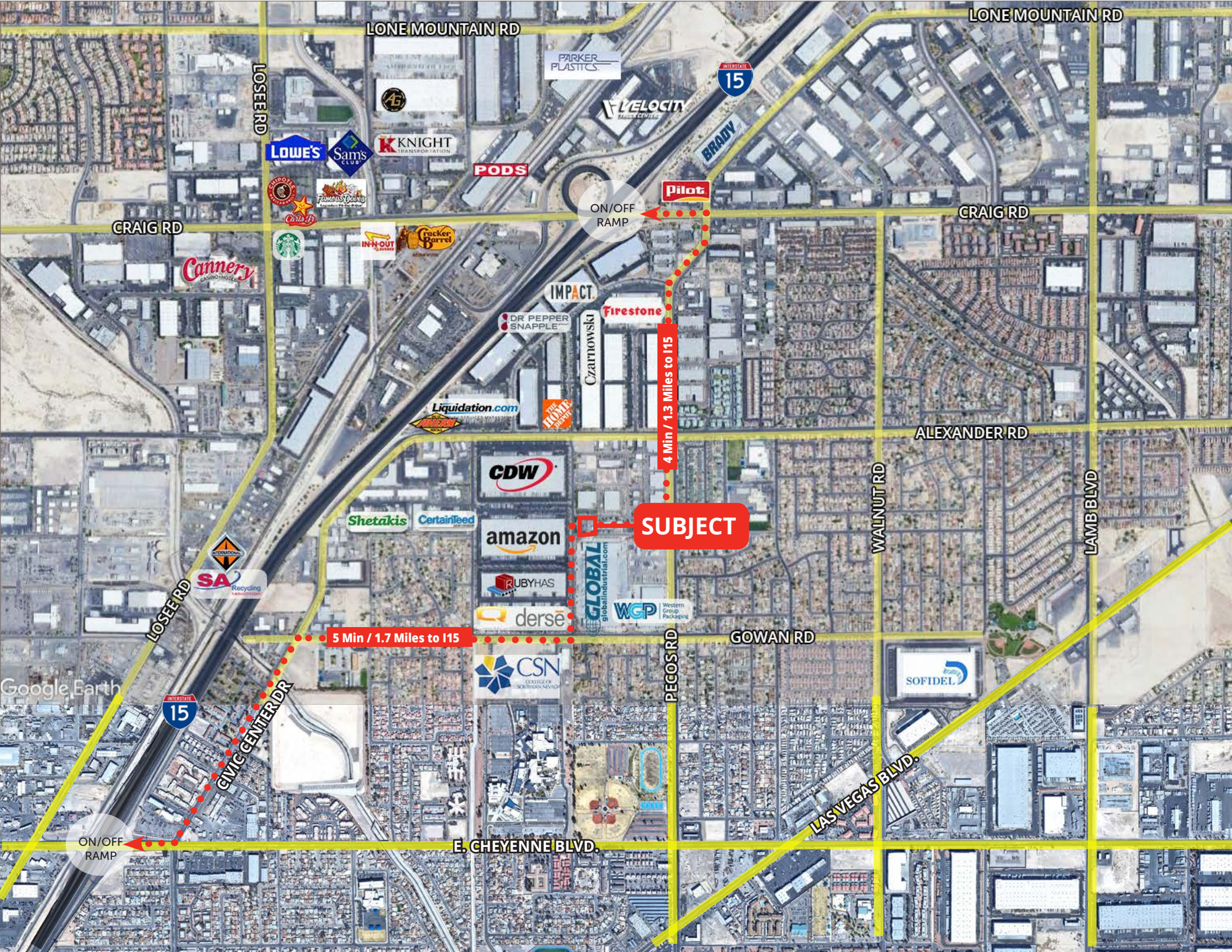
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**AVISON
YOUNG**



LONE MOUNTAIN RD

LONE MOUNTAIN RD

LOSEERD

LOWE'S

SAM'S CLUB

KNIGHT TRANSPORTATION

PODS

PARKER PLASTICS

VELOCITY

15

BRADY

Pilot

ON/OFF RAMP

CRAIG RD

CRAIG RD

Cannery

Starbucks

IN-N-OUT

Cracker Barrel

IMPACT

DR PEPPER SNAPPLE

Firestone

Czarnowski

Liquidation.com

HOME DEPOT

ALEXANDER RD

4 Min / 1.3 Miles to I15

SUBJECT

CDW

Shetakis

Certainfeed

amazon

RUBYHAS

dersé

GLOBAL industrial.com

WGP Western Group Packaging

SA Recycling

5 Min / 1.7 Miles to I15

GOWAN RD

WALNUT RD

LAMB BLVD

15

CIVIC CENTER DR

PECOS RD

CSN COLLEGE OF SOUTHWESTERN NV

SOFIDEL

LAS VEGAS BLVD.

E. CHEYENNE BLVD.

ON/OFF RAMP