

FOR SALE

±6,245 TOTAL SQUARE FOOT INDUSTRIAL PROPERTY

5154 West Patrick Lane :: Las Vegas, Nevada 89118



BRIAN RIFFEL
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TYLER JONES
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3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas

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\$880,545.00 (\$141.00 PSF)

PROPERTY HIGHLIGHTS

- ±6,245 total square feet
- ±2,950 sf Office/Showroom
- Former Design Center
- Office Built Ins in Place
- Two (2) store front entries
- ±3,295 sf Warehouse
- ±18' minimum clear height
- Fire Sprinklered
- Two (2) 18' X 12' grade level loading doors
- Zoned M1
- Building can be demised into two (2) units
- Year Built 2006
- Concrete Tilt Construction
- Easy access to I-215, I-15, McCarran Int'l Airport & the Resort Corridor



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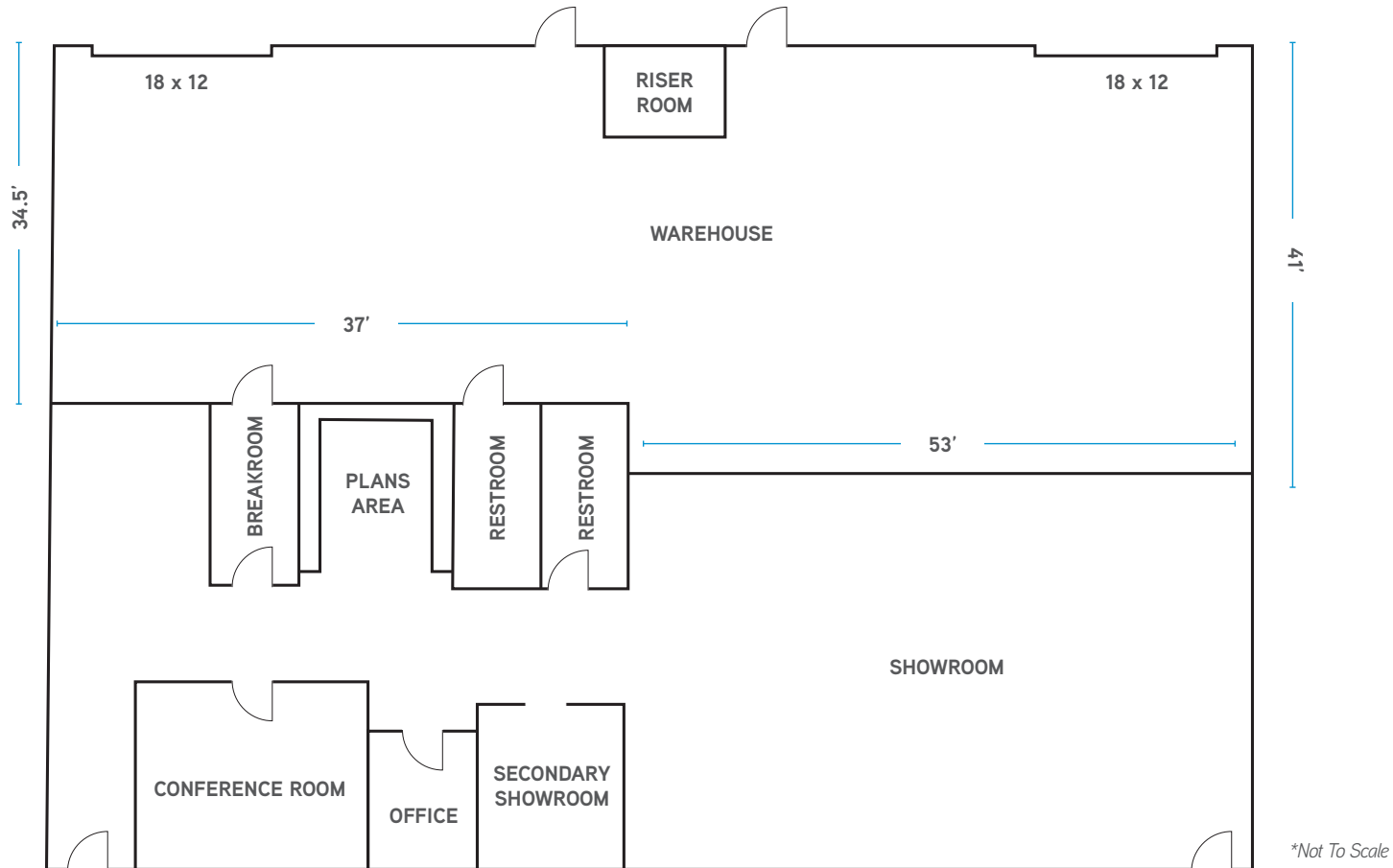
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FLOOR PLAN



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