



1501 Industrial Rd  
Boulder City, NV 89005

**±49,200 SF WAREHOUSE**

## Property Specs

### PURCHASE OPTION

SALE PRICE	<b>\$10,000,000</b>
PSF	<b>\$203</b>

### LEASE OPTION

LEASE RATE	<b>\$0.75 PSF</b>
MONTHLY BASE RENT	<b>\$36,900.00</b>

BUILDING SQFT	<b>±49,200</b>
LOT SIZE	<b>±4.15 Acres</b>
APN	<b>186-08-202-002</b>
YEAR BUILT	<b>1985</b>
ZONING	<b>C-M</b>

- ±49,200 SF Building
  - ±5,519 SF of office space
  - ±43,681 SF of warehouse space
- Fully HVAC Warehouse
- Two (2) Dock High Loading Doors
- One (1) ±8'x10' Grade Level Loading Door
- One (1) Dock Platform Door
- ±10'-14' Clear Height
- Fully Sprinklered
- The Building has natural gas
- ±1,600 Amps, 277/480V, 3-Phase Power
- The property features ±1.2 Acres of yard space
- Located in Boulder City, conveniently near Boulder Highway and within easy reach of I-11, approximately 15-minutes from Henderson and 25 minutes from Harry Reid International Airport.



OR TEXT 22354 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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**ADDITIONAL**

ACREAGE AVAILABLE



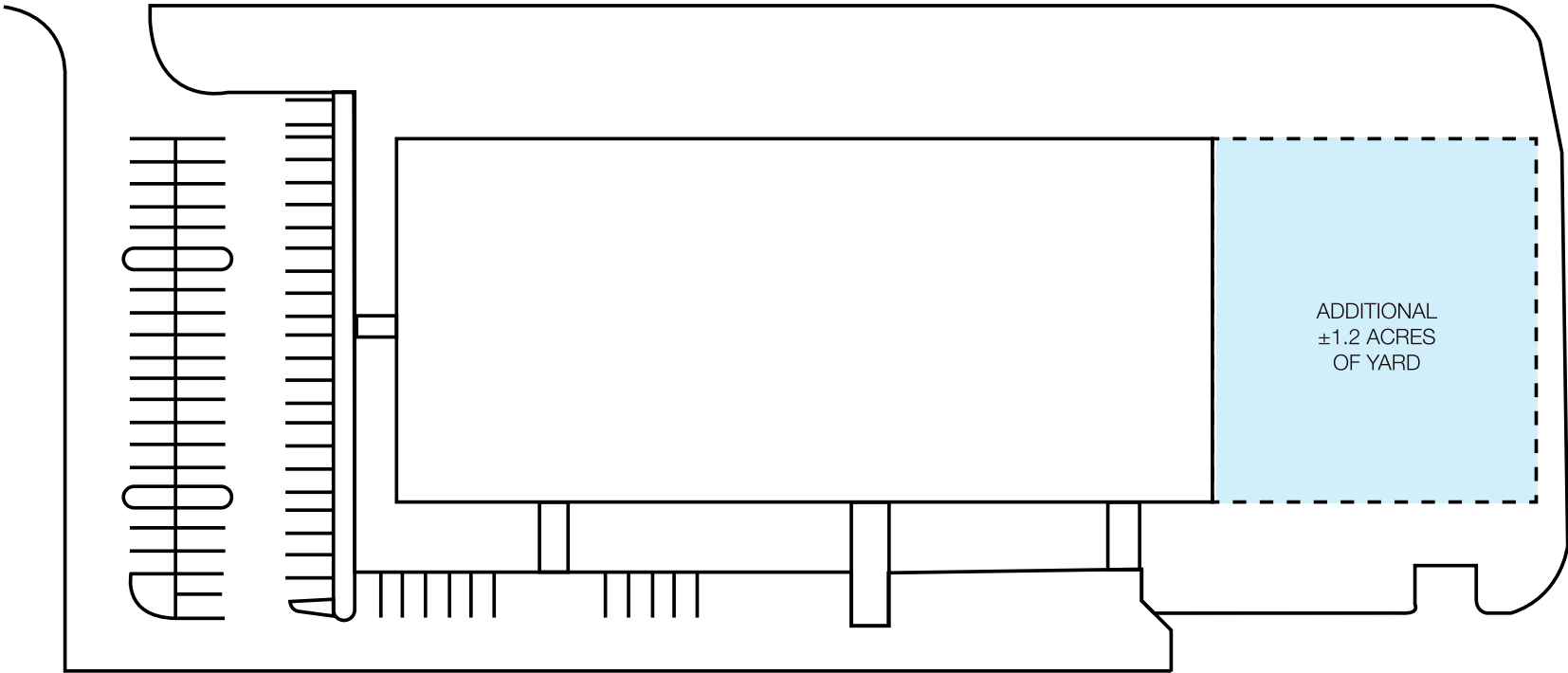
# AREA MAP



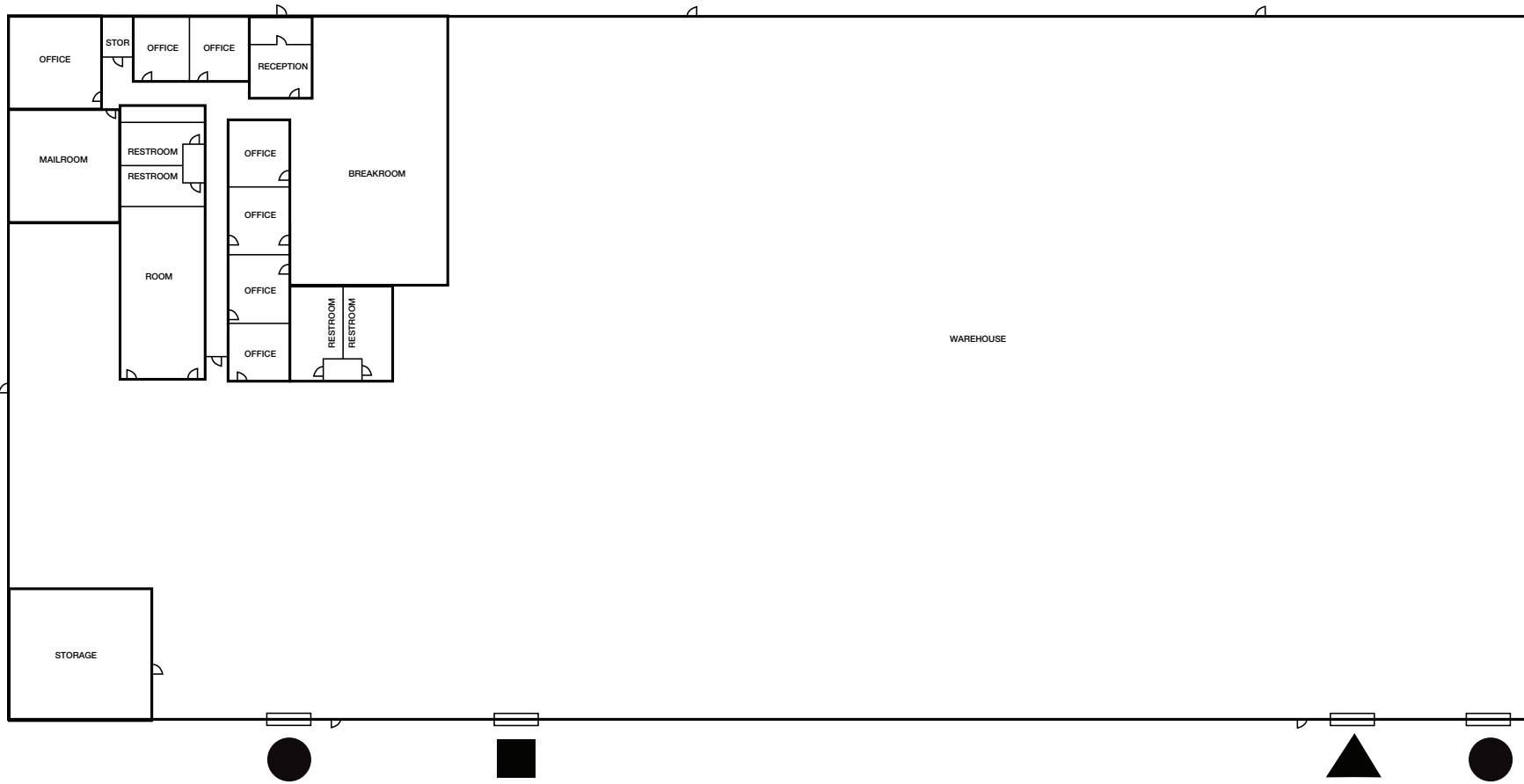
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

# SITE PLAN

INDUSTRIAL RD



# FLOOR PLAN

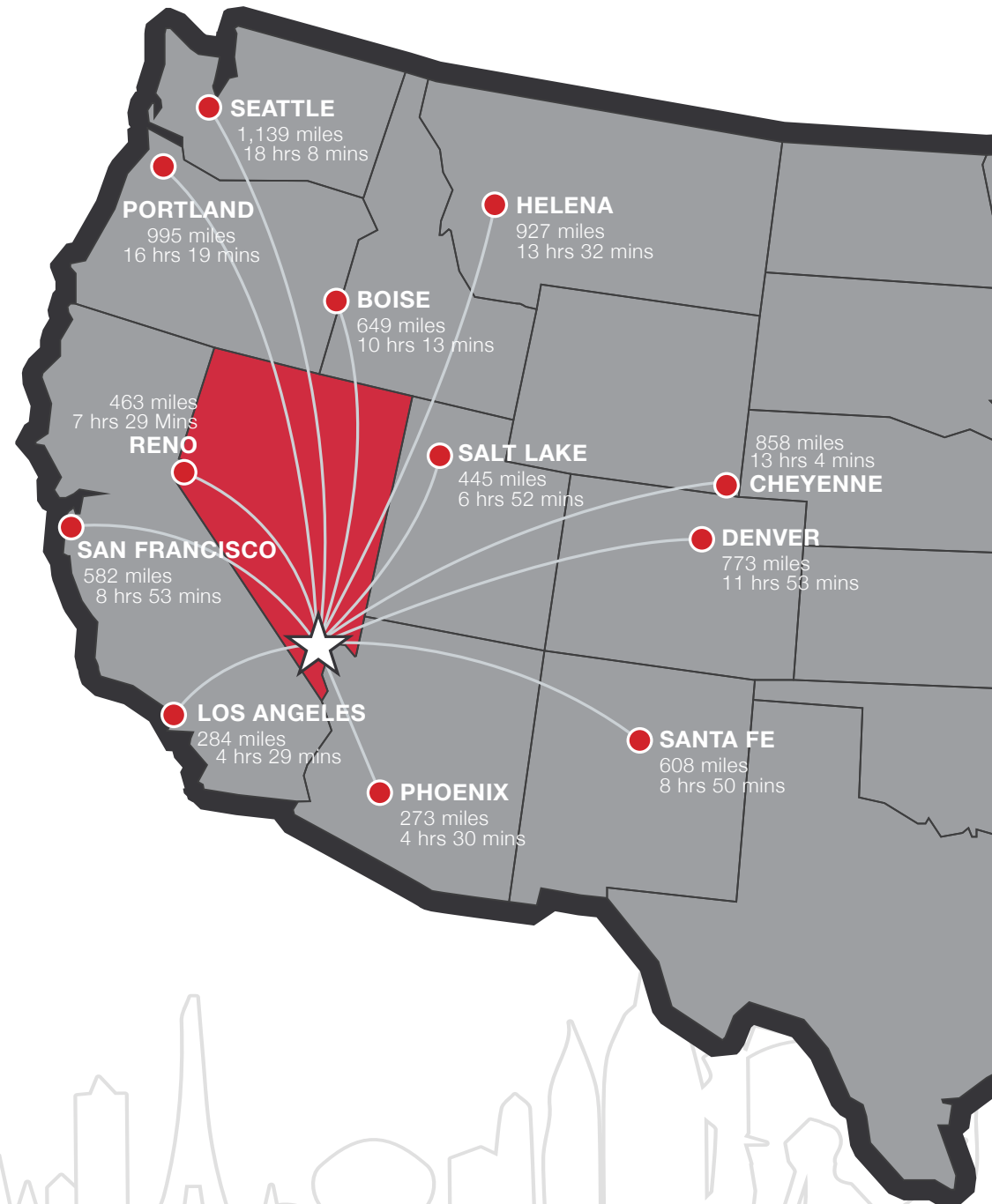


▲ GRADE LEVEL DOOR ■ DOCK PLATFORM ● DOCK HIGH DOOR

# Drive Times

From 1501 Industrial Road

City	Distance	Travel Time
Phoenix	273 Miles	4 hrs 30 min
Santa Fe	608 Miles	8 hrs 50 min
Denver	773 Miles	11 hrs 53 min
Cheyenne	858 Miles	13 hrs 4 min
Salt Lake	445 Miles	6 hrs 52 min
Helena	927 Miles	13 hrs 32 min
Portland	995 Miles	16 hrs 19 min
Boise	649 Miles	10 hrs 13 min
Seattle	1,139 Miles	18 hrs 8 min
Reno	463 Miles	7 hrs 29 Min
Los Angeles	284 miles	4 hrs 29 min
San Francisco	582 Miles	8 hrs 53 min



# Choose Southern Nevada



**#1 TRADE SHOW  
DESTINATION**  
Trade Show News Network



Population growth  
rate is three times  
the national average



**2ND BUSIEST ORIGATION &  
DESTINATION AIRPORT IN U.S.**  
McCarran Airport Annual Report (2018)



**BEST ECONOMIC HEALTH  
RANKING IN THE U.S.**  
Forbes American Dream Index (2018)



## #1 STATE IN THE WEST

With a probusiness environment, low cost of living and high quality of life, Nevada ranks as the top state to do business in the western U.S.



## MOST ENTREPRENEUR-FRIENDLY STATE

According to a 2018 review by the nonpartisan SBE Council, Nevada ranked number one as the most friendly state for entrepreneurs



## REACH 60 MILLION CUSTOMERS

Strategically located within a one day drive of 10 major U.S. cities and Mexico. That is in reach of 60 million potential customers.



## MOST SECURE AREA IN U.S.

According to FEMA, southern Nevada is the least likely region in the United States to experience a natural disaster.



# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## **Financial Information**

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## **Non-Warranty**

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

## **No Obligation**

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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