



PROPERTY HIGHLIGHTS

- 33,650 SF industrial build-to-suit opportunity.
- Zoned Light Manufacturing (M-1)
- Over 30,000 vehicles pass daily on Nellis.
- Highly visible, corner location.
- Pad site is ready to build for short delivery time-line.
- Existing plans for a 33,650 sq. ft. shell.
- 50 parking spaces.
- Proximate to Nellis Air Force Base.
- Stand alone building.
- Concrete tilt construction.
- 2,000 amps of power
- Lease Rate: \$0.80 psf, NNN

Johnston Caroll
Middle School

Ben Millis
Managing Director
702.405.1726
bmillis@ngkf.com
OWNER/LICENSEE

Chris Beets
Director
702.289.4617
cbeets@ngkf.com

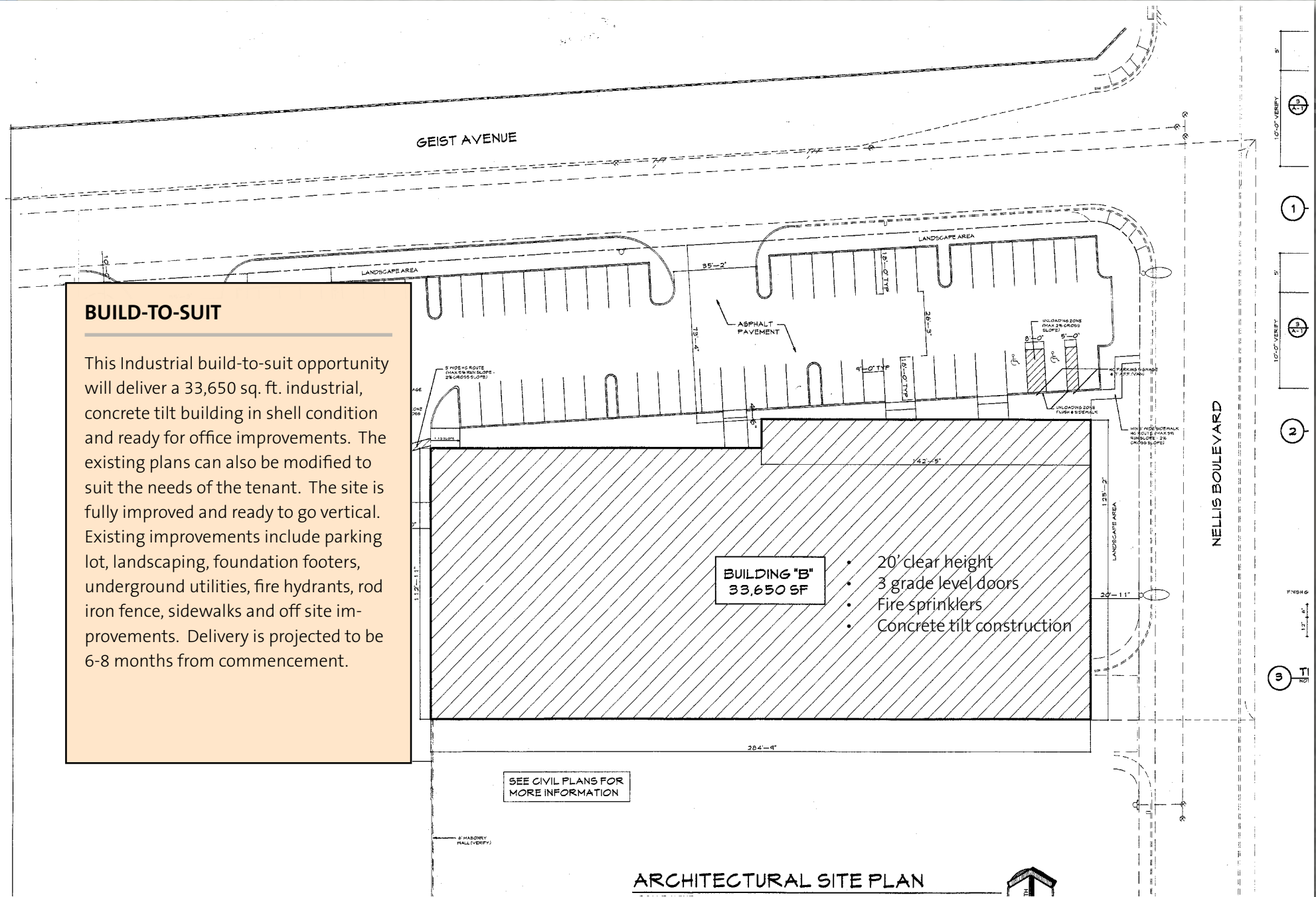
Dave Wrzesinski
Associate Director
702.866.6561
dwrzesinski@ngkf.com

**Newmark Grubb
Knight Frank**

3930 Howard Hughes Parkway, Suite 180, Las Vegas, NV 89169 T: 702.733.7500 F: 702.862.8242

www.ngkf.com

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BUILD-TO-SUIT

This Industrial build-to-suit opportunity will deliver a 33,650 sq. ft. industrial, concrete tilt building in shell condition and ready for office improvements. The existing plans can also be modified to suit the needs of the tenant. The site is fully improved and ready to go vertical. Existing improvements include parking lot, landscaping, foundation footers, underground utilities, fire hydrants, rod iron fence, sidewalks and off site improvements. Delivery is projected to be 6-8 months from commencement.



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