

# ANDREWS INDUSTRIAL PARK

4500 & 4512 Andrews Street

North Las Vegas, NV 89081



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ALBRIGHT ♦ CALLISTER  
& Associates, LLC.

Commercial Real Estate Services

3658 N Rancho Dr # 101 Las Vegas, NV 89130

The information above has been obtained from sources we deem reliable and is submitted subject to errors, omission and changes.. While we do not doubt its accuracy, we have not verified it and make no guarantee warranty or representation about it. The recipient prior to lease, purchase, exchange or execution of legal documents should verify all information.

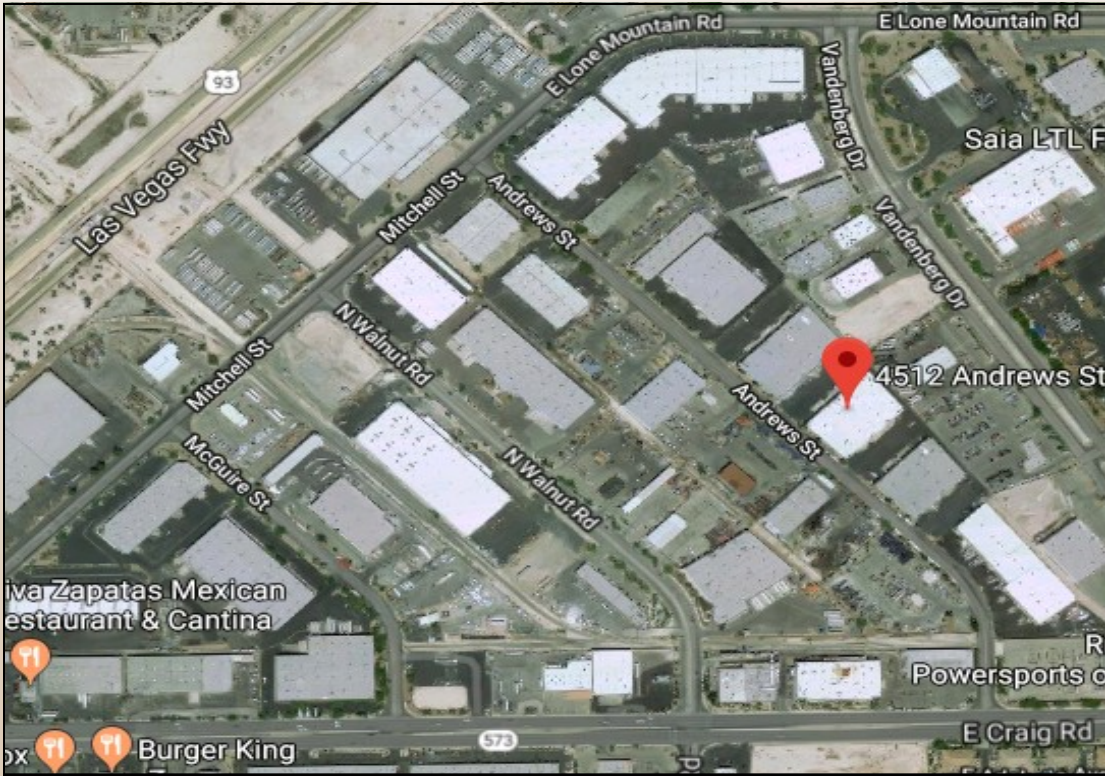
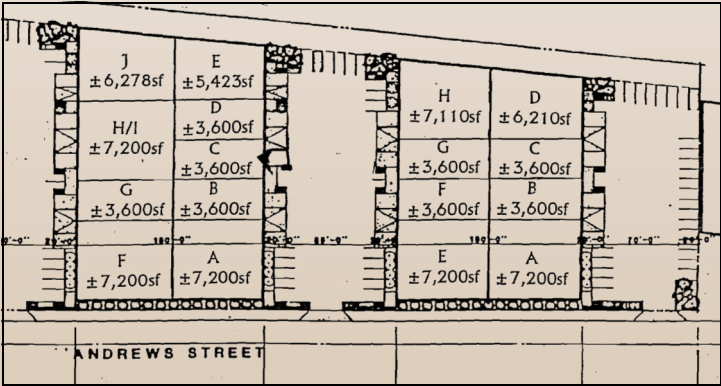


**PROPERTY DESCRIPTION**

Andrews Industrial Park is comprised of two multi tenant concrete tilt up office warehouse buildings within the Nellis Industrial Park. Conveniently located near the Craig Rd & I-15 Interchange. The units come situated with office space, a restroom along with sprinklers and evaporative cooling in the warehouse. Each space has one 10x14 dock high door and one 12x14 grade level roll up door.

**PROPERTY STATISTICS**

- Two (2) Concrete Tilt Up Distribution Buildings total of 89,821 SF
- Project sits on 4.6 Acres
- Units Range from 3,600-14,400 SF
- Each Warehouse Unit Consists of an Office/Restroom with a reception and private office
- One (1) 12’x14’ Grade Roll Up and One (1) 10’x 14’ Dock High Roll Up Door per unit
- 21 ft Clear Height
- ZONED: M-2 (heavy industrial)



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## ALBRIGHT CALLISTER & ASSOCIATES LISTING DETAIL SHEET INDUSTRIAL

Listing Agent (s): **Douglas Albright**  
**Bryan Houser**

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Fax: 702-395-9462

Address: 3658 N Rancho Dr #101  
Las Vegas, NV 89130

Last Update: 3/27/19

Property Name: Andrews Industrial Park

Address: 4512 & 4500 Andrews St North Las Vegas, NV 89081

Cross Streets: Mitchell and Andrews St

County: Clark

Zoning: M-2

APN: 140-06-610-008

Building Area: 3,600 SF and 6,278 SF

Year Built: 1984

Flood Zone: Not in a 100 year Flood Zone per  
Clark County Assessors

### AVAILABLE SUITES:

<u>Suites</u>	<u>Sizes</u>	<u>Base Rate</u>	<u>CAM</u>	<u>Total/Mo</u>
4512 J	6,278 SF	\$49/SF	\$13/SF	\$3,892.36

### LOCATION

4512 7 4500 Andres St is located just North of Craig Rd on Mitchell and then East on Andrews St to the buildings.