

FOR LEASE | ±4.25 ACRES | M-1 ZONING



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LARKIN
INDUSTRIAL GROUP

NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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INDUSTRIAL GROUP

Property Summary

NNN LEASE RATE **Negotiable**

BUILDING SQFT **±6,750**

ACRES **±4.25**

AVAILABLE **January 1, 2024**

- ±6,750 Total SF
 - ±3,400 Warehouse SF
 - ±3,350 Office SF
- ± 4.25 AC (4% Building Coverage)
- M-D/ M-1 Zoning
- One (1) Grade level door
- 400A, 120/240 V*
- 2016/1982 Metal Construction
- North Las Vegas Submarket
- Complete Off-sites
- Partially Paved
- Secure Yard
- Septic Tank
- No Fuel on Site

FOR MORE INFORMATION



CLICK HERE

OR TEXT 21503 TO 39200



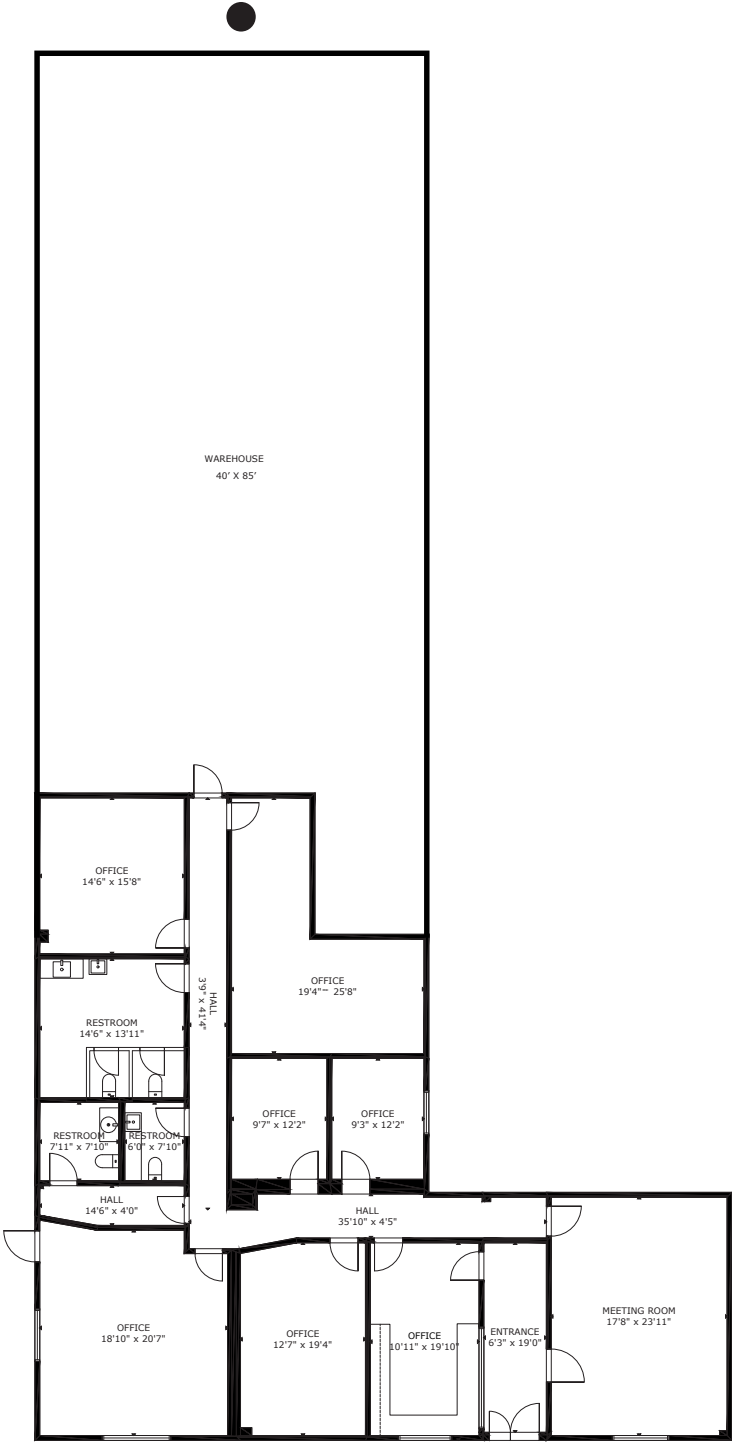
**DERMODY
PROPERTIES**



Floorplan



[CLICK HERE](#)
FOR A 3D TOUR



Grade Level Doors







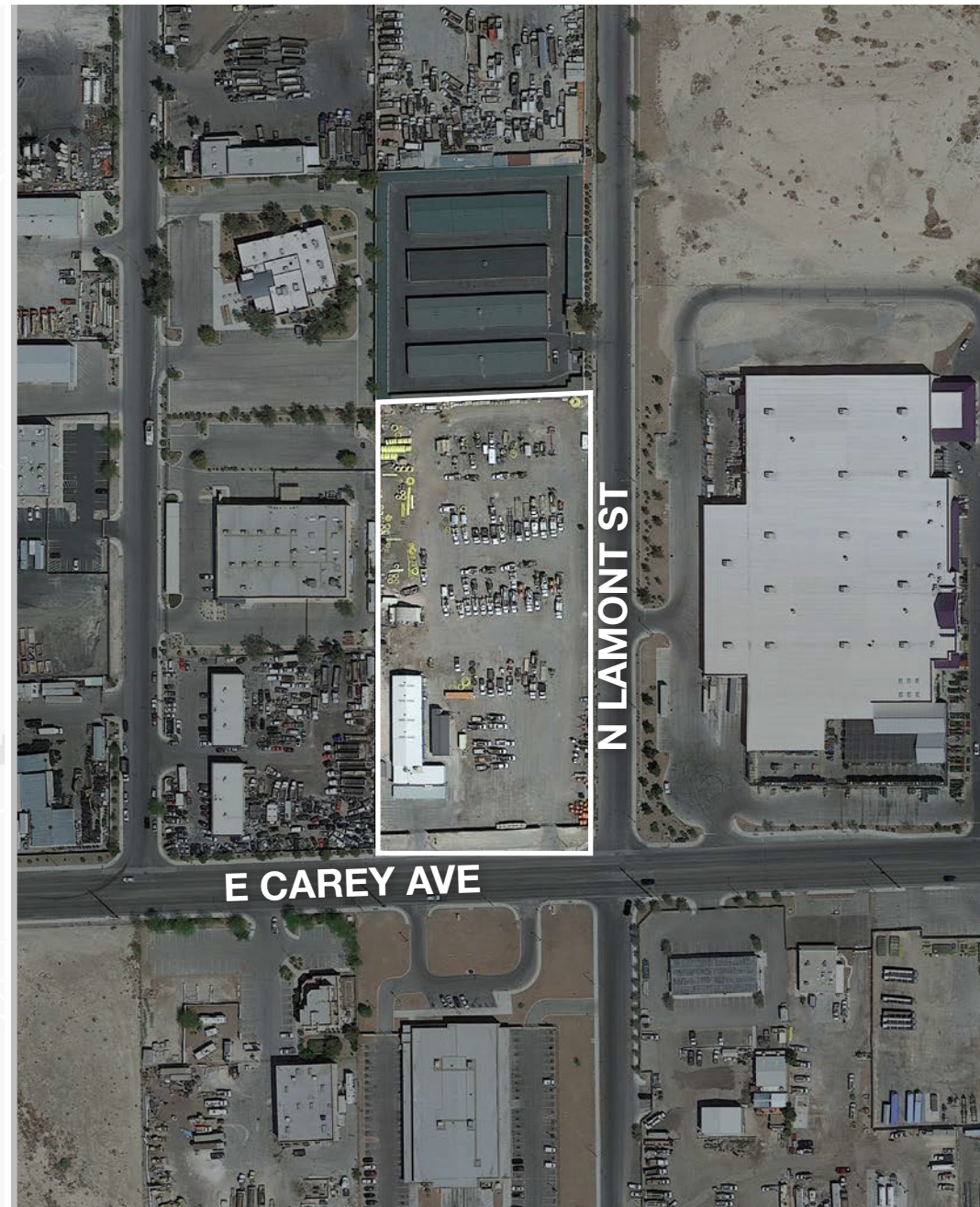
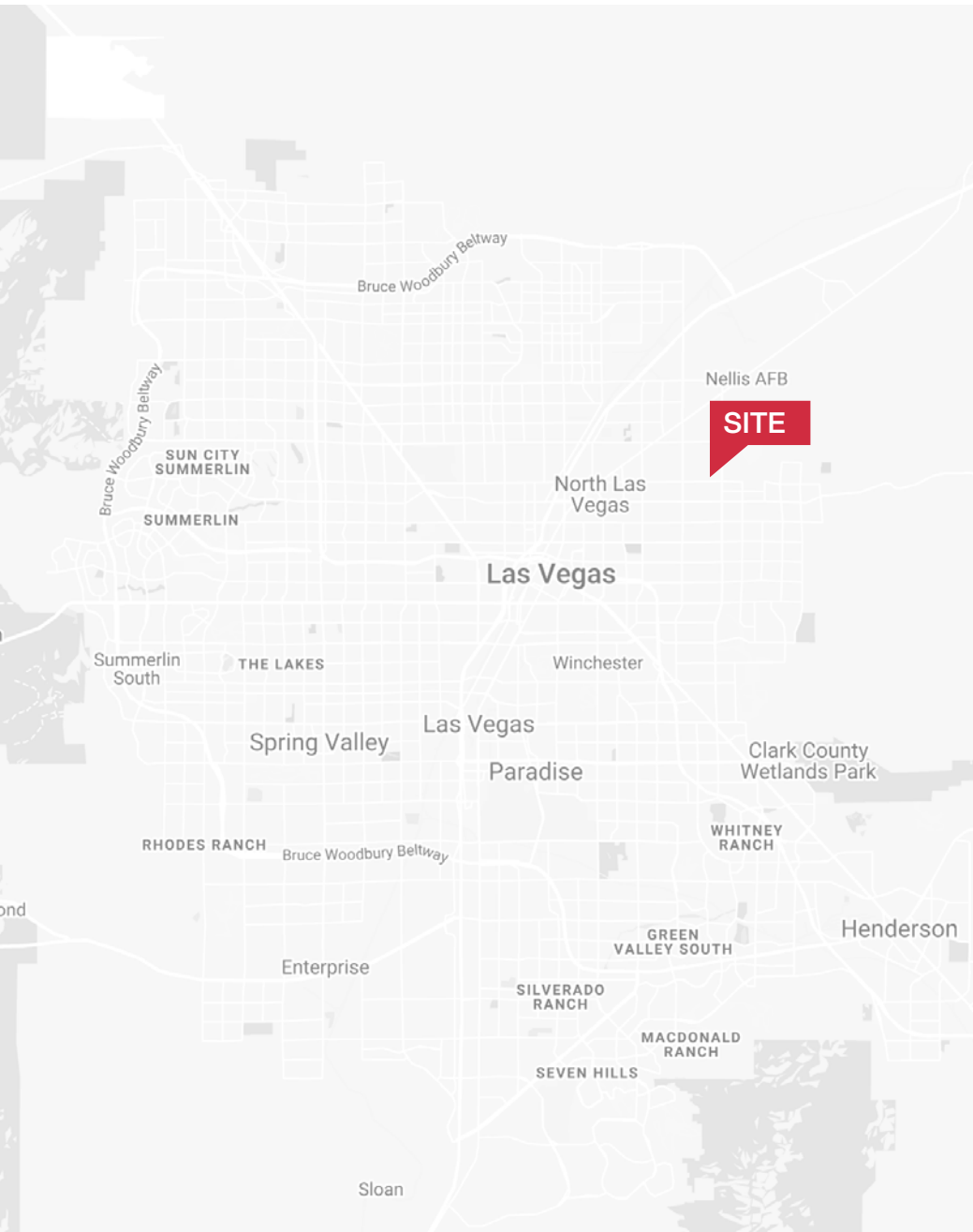
Area Map



Area Map



Area Map





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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