



4522 N Lamb Blvd

4522 N Lamb Blvd, Las Vegas, NV 89115



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4522 N Lamb Blvd

\$4,999,000

New Steel Building on 1.22 Acres of prime frontage construction completed August of 2021. 17500/SF with 5000/SF office showroom 12,500/SF shop/Warehouse recessed structural beams leaving open floor, two large oversized bay doors at front and rear side of building for easy access. Entry area with showroom and two restrooms with bay door from shop for access. Rear of building is multiple large offices, IT room, break room, 4 additional bathrooms. All A/C 5 large units/ 3 smaller for offices. Very well insulated with 800 AMPS/6000PSI. Electric gate with security camera/Metro access.....

- New -Clean Free standing Building +/-17500.SF on 1.22 acres. Building complete August 2021. All A/C cooled. Minutes to 1-15, 2-15, Distribution. For more information visit: <https://www.loopnet.com/Listing/4522-N-Lamb-Blvd-Las-Vegas-NV/25884490/>



Price:	\$4,999,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.22 AC
Rentable Building Area:	17,500 SF
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Sale Conditions:	Building in Shell Condition
No. Stories:	1
Year Built:	2021
Tenancy:	Single
Parking Ratio:	2.69/1,000 SF
Clear Ceiling Height:	21 FT
No. Drive In / Grade-Level Doors:	2



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Property Photos



SE exterior Bay door

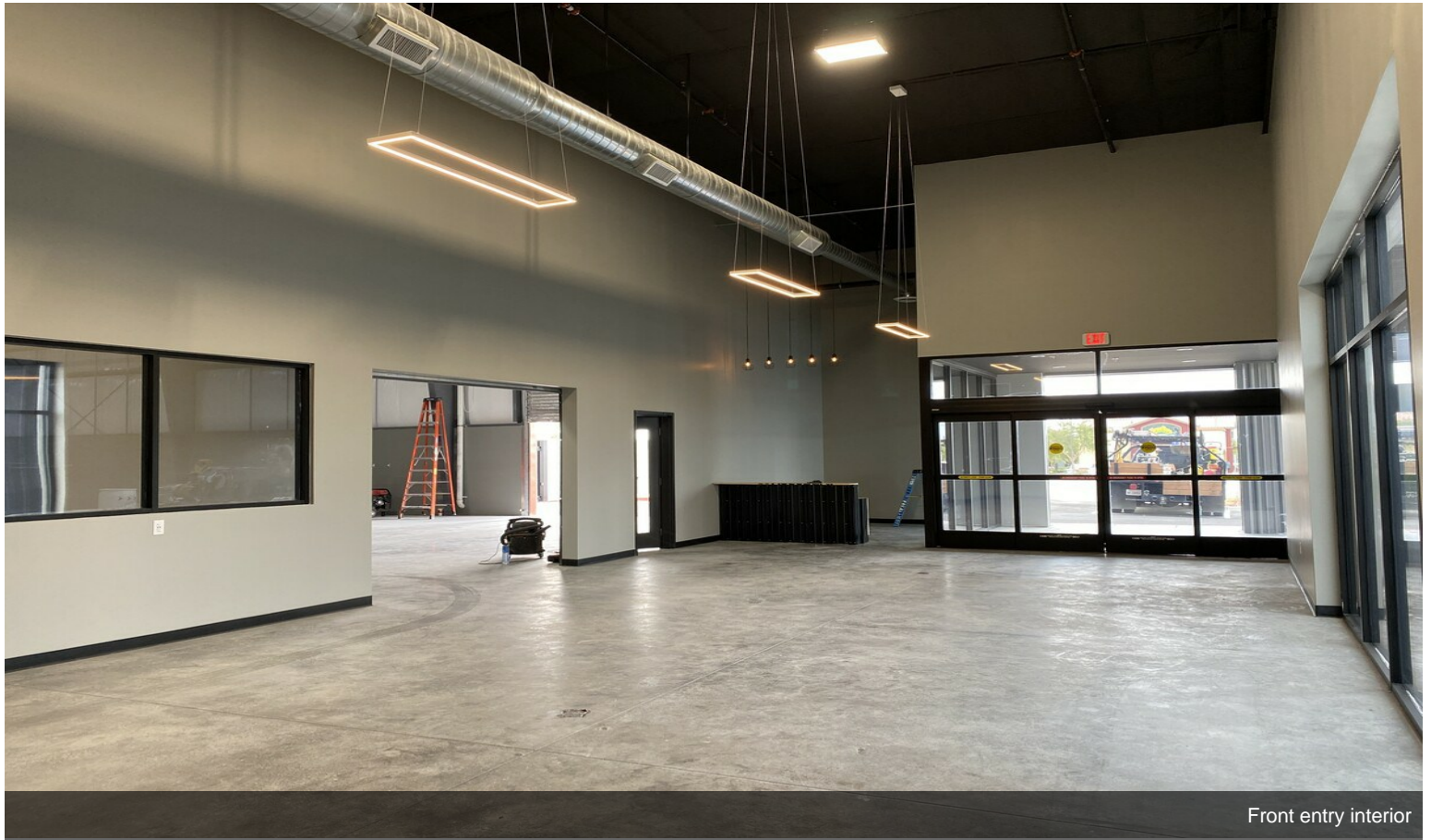


South exterior Sprinkler room

Property Photos



Property Photos



Front entry interior



Warehouse lifts not conveyed

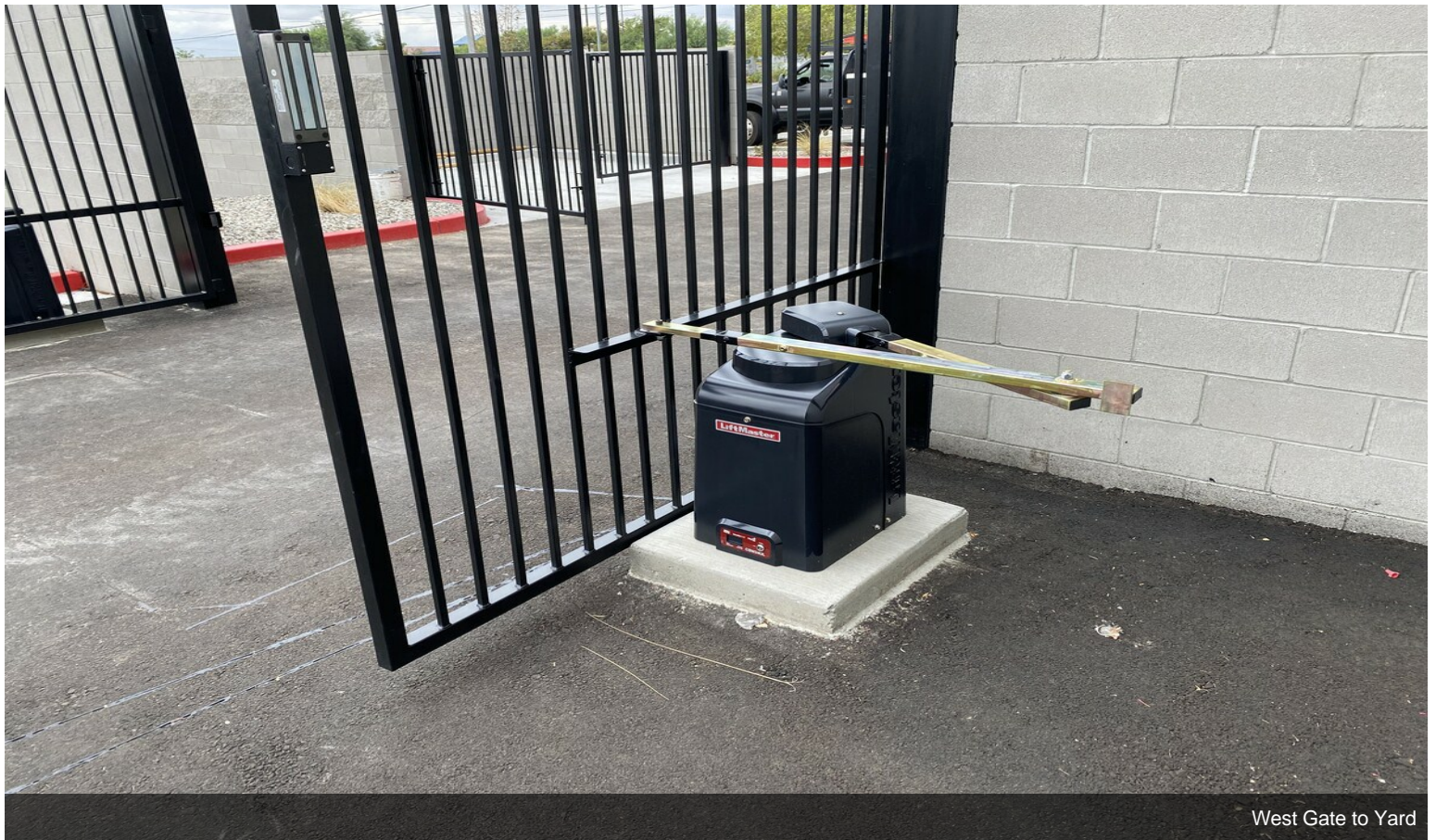
A wide-angle photograph of a large industrial vehicle repair shop. The space is filled with several red AMGO lifts. In the foreground, a black pickup truck is positioned on a lift. Further back, a red pickup truck is also on a lift. The shop has a high ceiling with exposed steel trusses and many bright overhead lights. The floor is a smooth, light-colored concrete. On the right side, there's a red control cabinet for the lifts. The overall atmosphere is professional and organized.

[illegible]

Property Photos



South Side perimeter scape



West Gate to Yard

Property Photos

