

FOR LEASE | ±4.45 ACRES | M-D ZONING



**NA**ivegas

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**LARKIN**  
INDUSTRIAL GROUP

# Property Summary

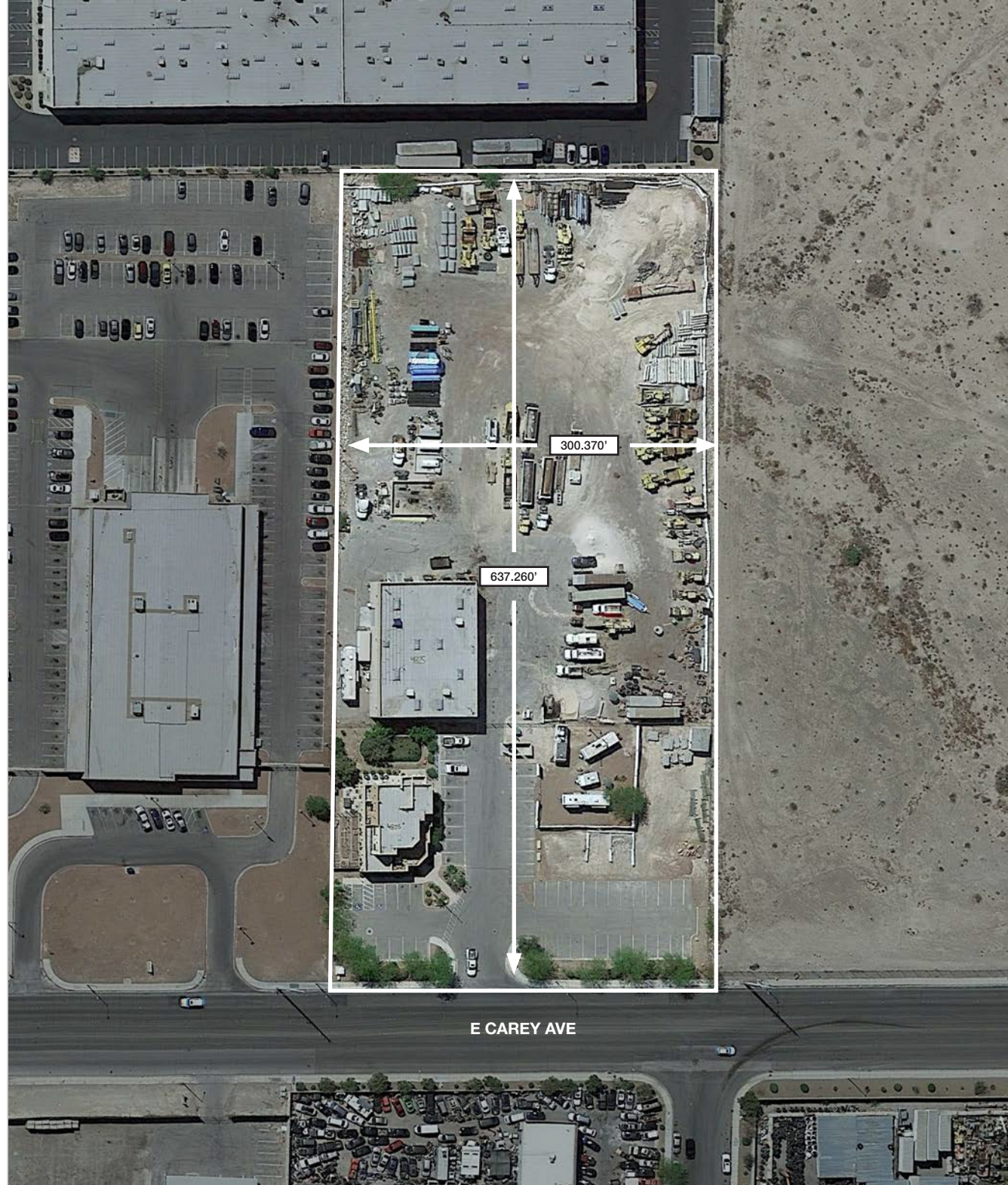
NNN LEASE RATE/MO **Negotiable**

BUILDING SQFT **±11,000**

ACRES **±4.45**

AVAILABLE **December 1, 2023**

- ±11,000 Total SF
  - ±7,000 Warehouse SF
  - ±3,500 Office SF
- APN: 140-20-501-006
- ± 4.45 AC (6% Building Coverage)
- M-D Zoning
- Five (5) Grade level doors
- Office - 120/208V, 1200 Amps, 3-phase power
- Warehouse - 120/208V, 1400 Amps, 3-phase power
- 3.3 miles to I-15
- Fully sprinklered
- 2004 Concrete Tilt-up Construction
- North Las Vegas Submarket
- Complete Off-sites
- Fully Paved, Lit & Secure
- Concrete enclosed fueling station
- Concrete enclosed wash bay with sediment basin
- Includes hardwired security camera system to survey entire site



FOR MORE INFORMATION



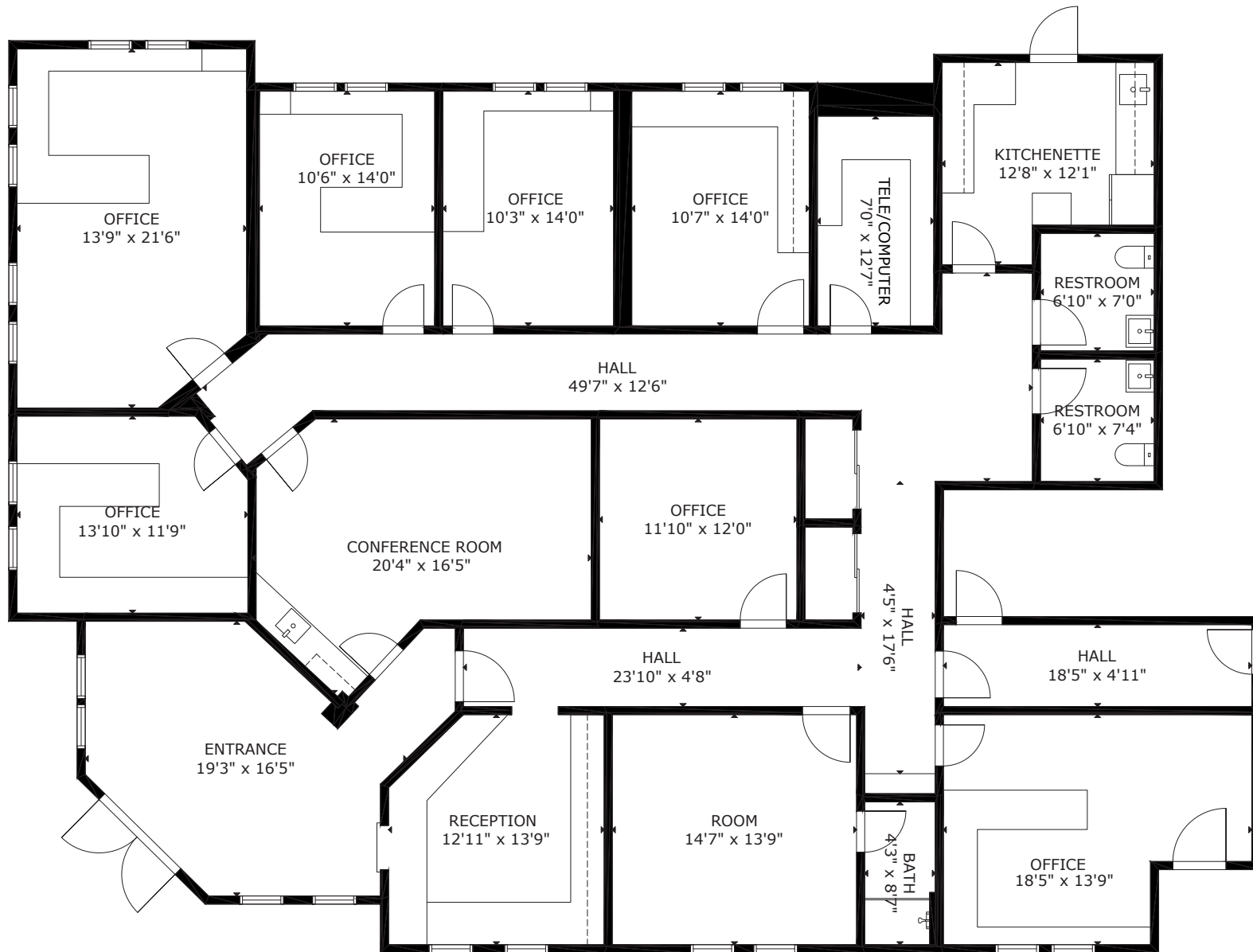
**CLICK HERE**

OR TEXT 21887 TO 39200

# Office Floorplan

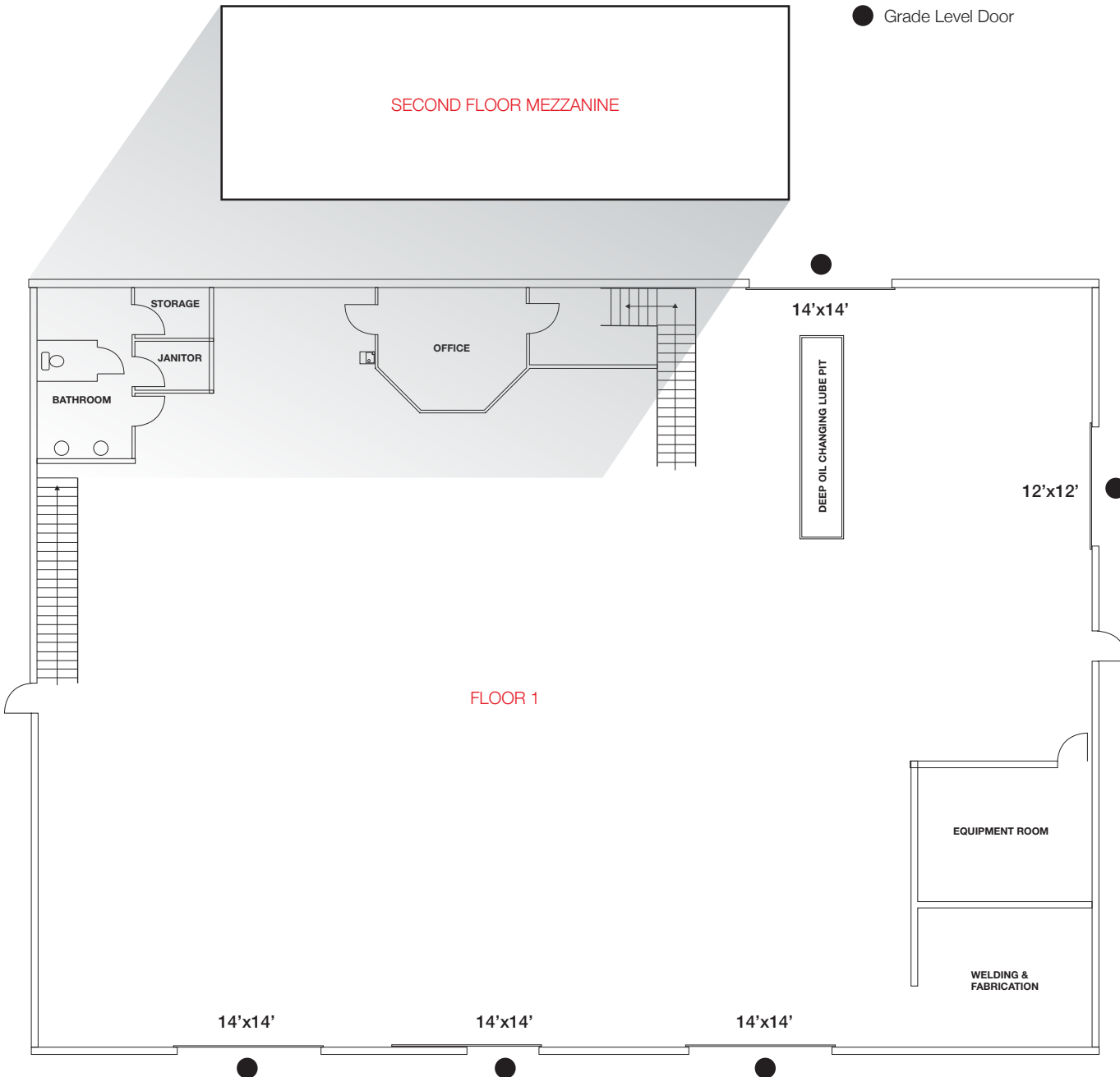


[CLICK HERE](#)  
FOR OFFICE 3D TOUR



\*Floorplan not drawn to scale.

# Warehouse Floorplan



● Grade Level Door

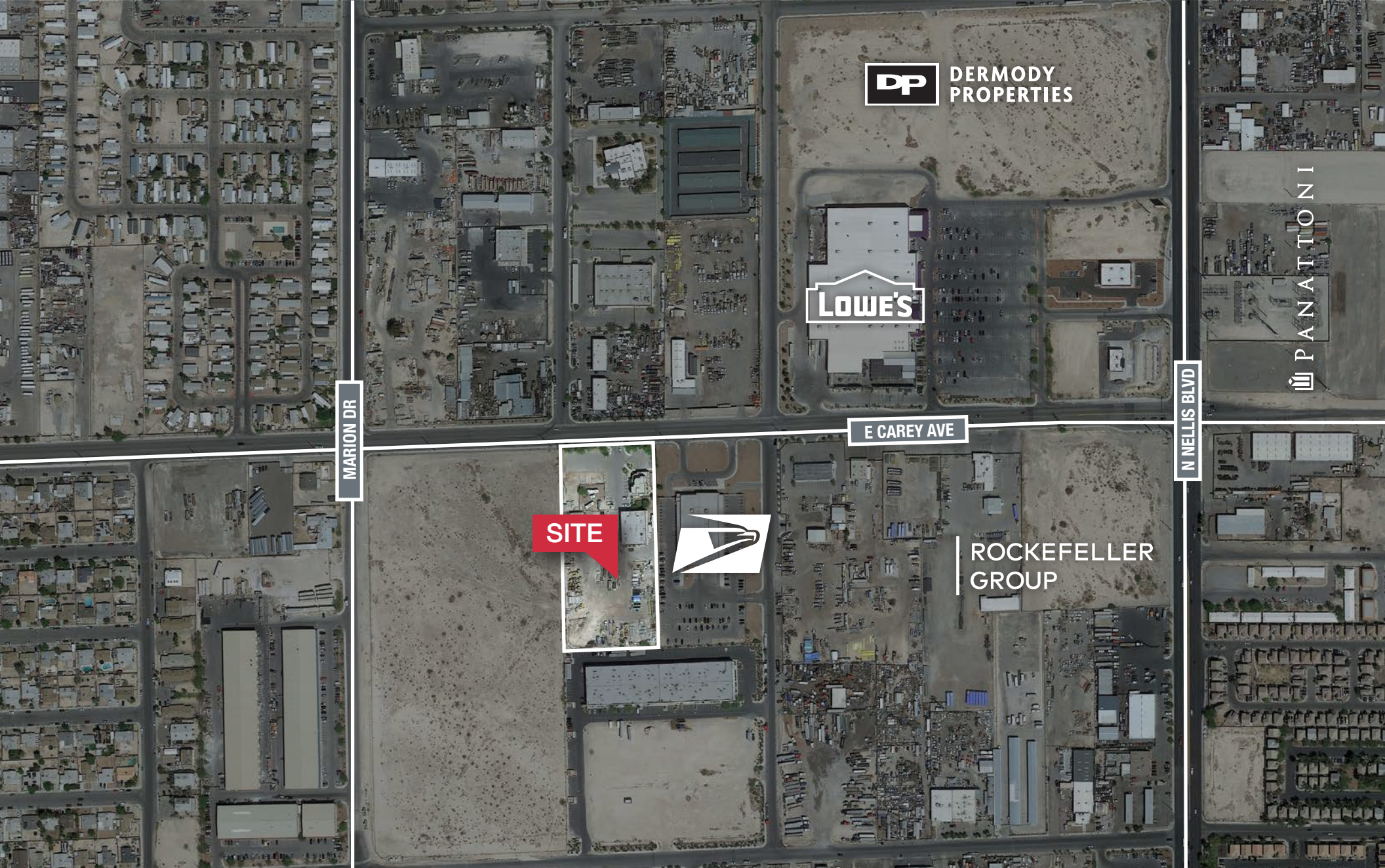
- Five (5) Grade Level Doors
  - Four (4) 14'x14'
  - One (1) 12'x12'
- Operational Crane (10,000 Ton Max)
- Electric Grade Level Doors
- Fully Sprinklered
- Four (4) Swamp Coolers
- Welding Station with 480V outlets and exhaust fans
- Pulley operated crane for vehicle maintenance
- Underground Service Pit
- Skylights
- LED Lighting

## HYDRAULIC SYSTEM

No. of Sprinklers	<b>13</b>
Basis of Design	
1. Density	<b>0.20</b> GPM/SQFT
2. Designed area of discharge	<b>1,535</b> SQFT
System Design	
1. Water flow rate	<b>3.77</b> GPM
2. Residual pressure at the base of the riser	<b>74.6</b> PSI

\*Floorplan not drawn to scale.

# Area Map



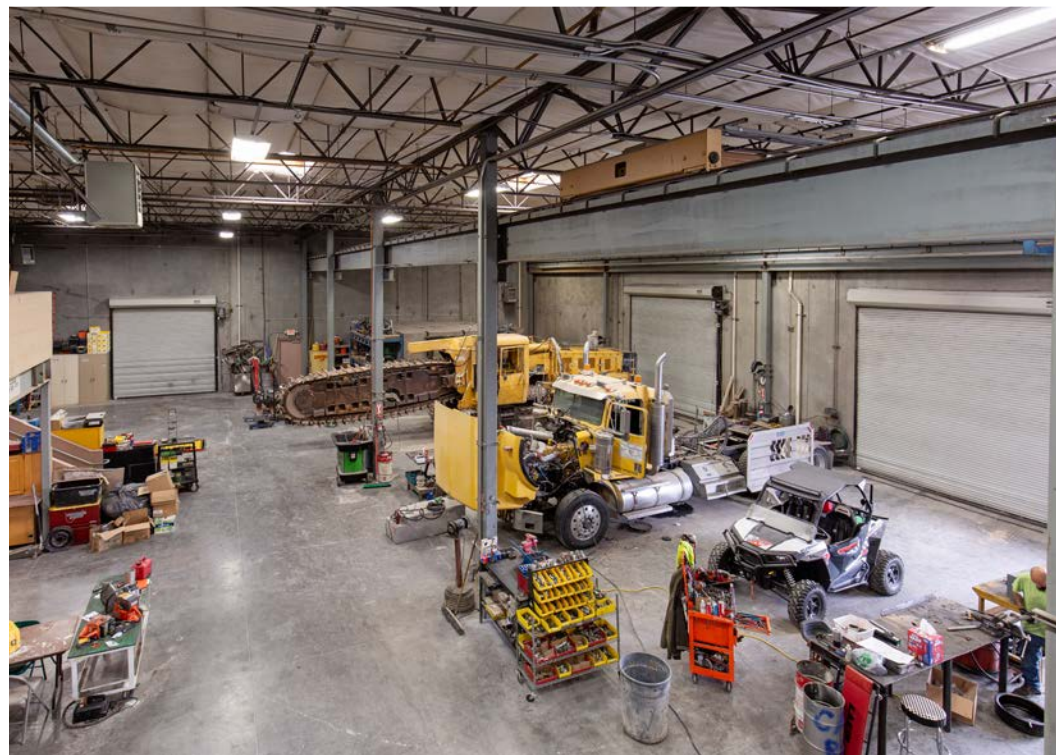
# Area Map



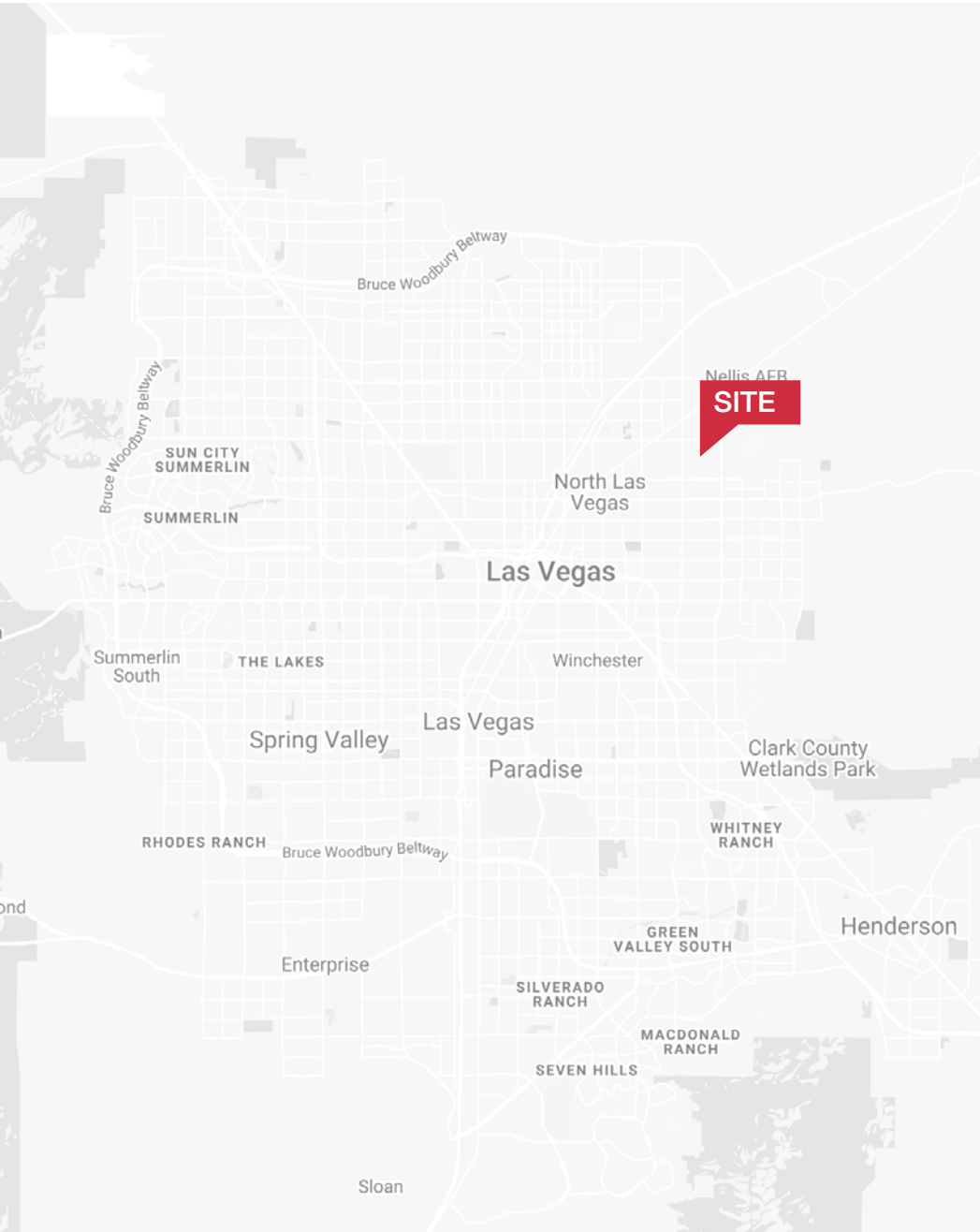


E CAREY AVE





# 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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