

INDUSTRIAL SPACE FOR SALE OR LEASE

OFFICE, WAREHOUSE, +/- 4.7 ACRE YARD SPACE

2912 E. La Madre Way, North Las Vegas, NV 89081



- Building Size: 70,720 total sf
- Parcel Size: +/- 8.97 acres
- 4.7 +/- Acres of Paved Yard, Fenced & Lighted
- Zoning: M-2
- Purchase Price 9MM or Lease For \$49,000 NNN/month
- ***"Shared use of the RAIL SPUR is available & can be negotiated for compensation"***



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PRIME GOLDEN TRIANGLE LOCATION



- +/- 70,720 SF OFFICE/WAREHOUSE
- +/- 28,160 SF – TWO STORY OFFICE SPACE
- +/- 42,650 SF – WAREHOUSE
- +/- 4.7 ACRES OF FULLY IMPROVED YARD SPACE
- Purchase Price 9MM or Lease For \$49,000 NNN/month



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PROPERTY HIGHLIGHTS | TOTAL +/- 70,720 SF

OFFICE

- +/- 28,160 SF 2-Story Office
- Prime Call Center Space
- Furniture Included

WAREHOUSE 1

- +/- 34,569 SF Concrete Tilt-Up
- 24' Clear Height
- 8 – 16'x20' Grade Level Doors
- 2 – 9'x16' Grade Level Doors
- 1 – 16'x12' Grade Level Door
- 1,600 Amps 480/277 Volt 3 Phase
- 40'x60' Column Spacing

WAREHOUSE 2

- +/-8,000 SF Concrete Tilt-Up
- 20' Clear Height
- 4 – 14'x24' Grade Level Doors
- 4 – 14'x20' Grade Level Doors
- 800 Amp 480/277 Volt Phase 3
- Partial Explosion Proof Buildout

- ✓ Chain link fence around perimeter
- ✓ .21 gpm/3,000 sq.ft. sprinkler system
- ✓ M-2 Zoning
- ✓ Yard Space
- ✓ Excess Parking (172 total)
- ✓ Prime location for Labor Force
- ✓ Gated
- ✓ Private Fire Hydrants
- ✓ Former AC Houston Lumber HQ
- ✓ Upgrade concrete and asphalt for heavy equipment
- ✓ Fully Landscaped
- ✓ Additional 400 amps available

The information contained herein is deemed to be reliable and from credible sources. All parties shall verify with their own resources and consultants this information provided. Land Baron Brokerage, LLC, Scott Gaughan and Randy Black Jr. take no responsibility or liability to its accuracy and shall be held harmless and indemnified from any party/parties who reads this summary of information.

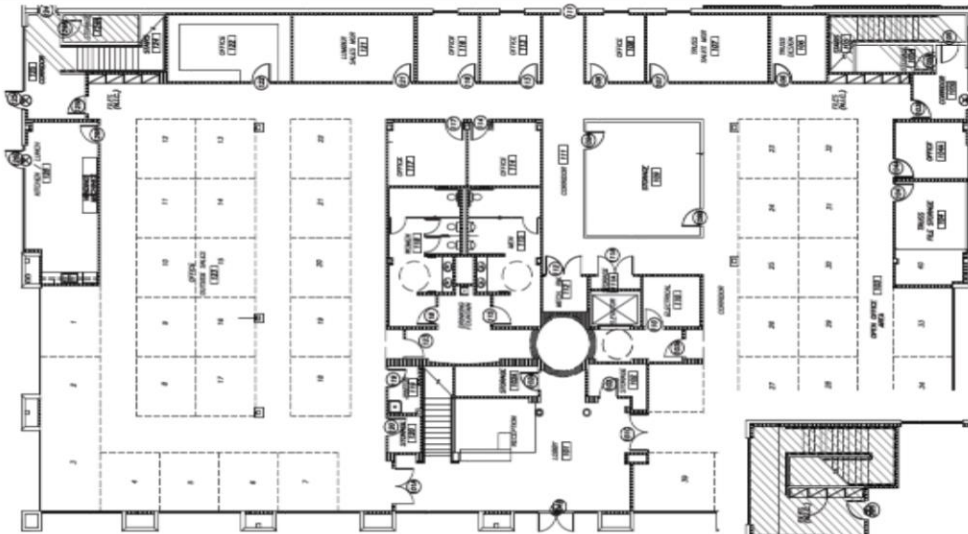




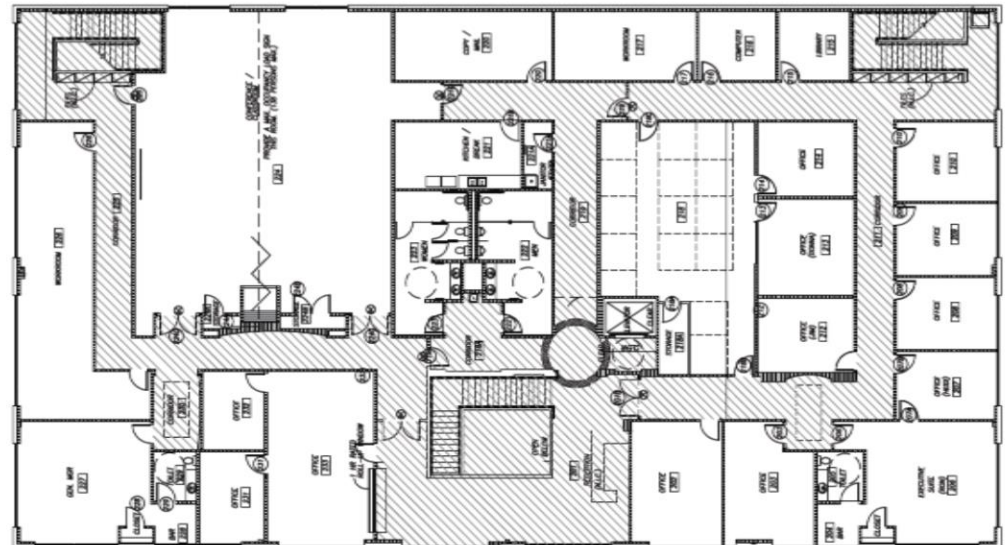
**CLOSE PROXIMITY TO DOWNTOWN LAS VEGAS
AND THE LAS VEGAS STRIP**



2912 OFFICE FLOOR PLANS



1ST FLOOR OFFICE

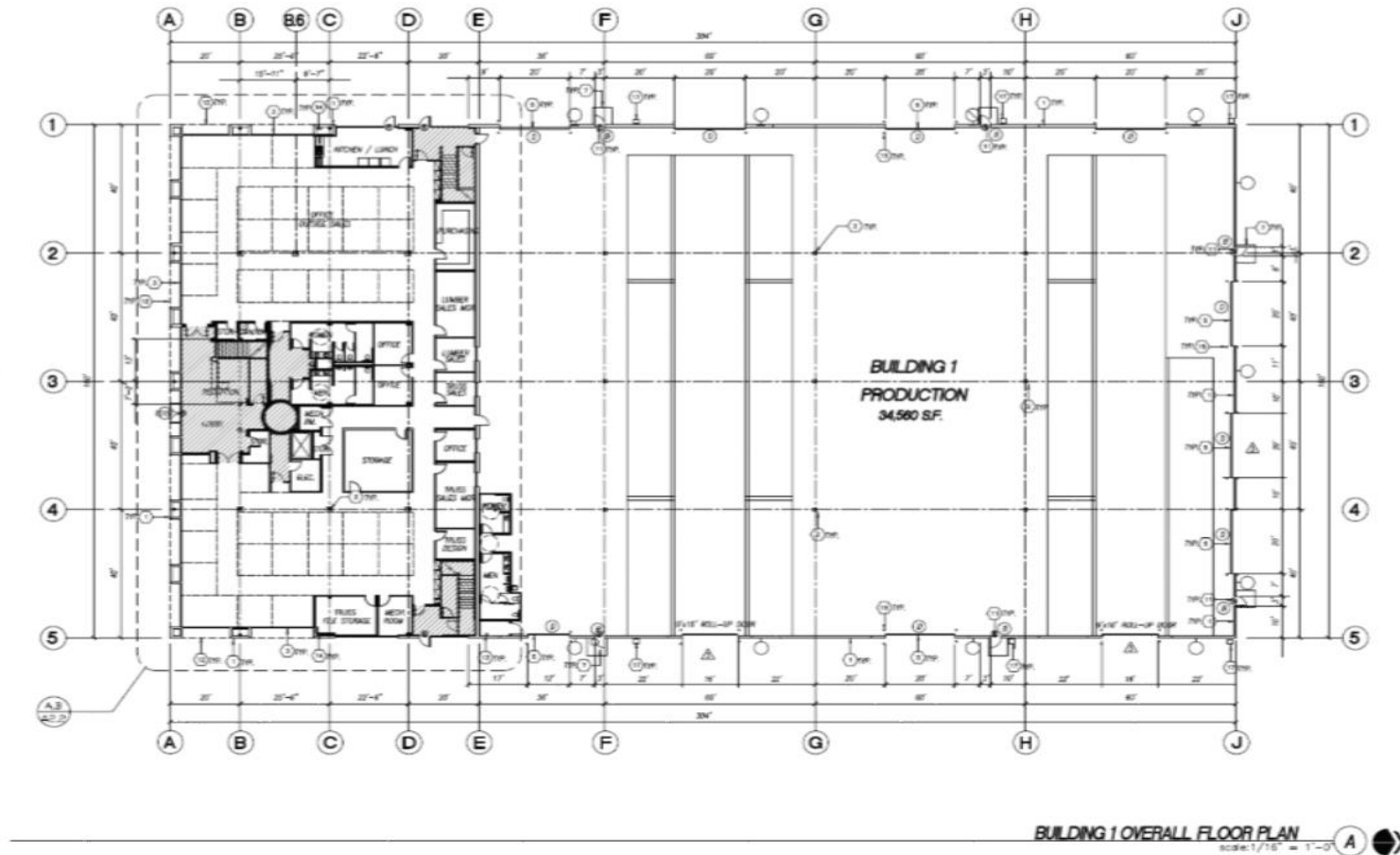


2ND FLOOR OFFICE

+/- 28,160 SF 2-STORY OFFICE

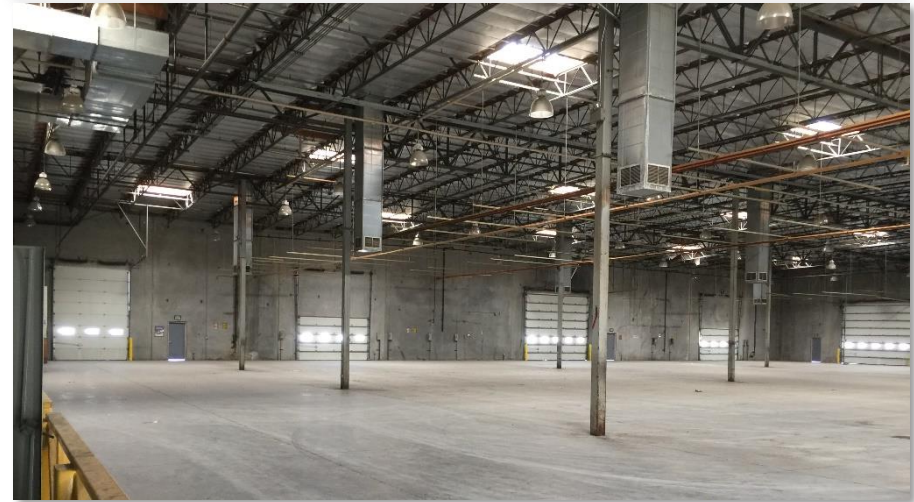


2912 WAREHOUSE FLOOR PLANS



+/- 34,560 SF WAREHOUSE





One of a kind property in North Las Vegas, with low building coverage to land ratio giving the site excess fenced and paved yard. The site is ideal for heavy equipment, storage containers, semis, raw materials, recycled goods, vehicles and much more. Another benefit is with the “Rail Spur and Potential use”, giving any tenant needing spur the easy on/off loading of rail-shipped materials.

