

FOR SALE

INDUSTRIAL

5,238 SQ.FT. - AIRPORT SUBMARKET

2950 Sunset Road Suite 120 Las Vegas, NV 89120

SALE PRICE \$2,100,000

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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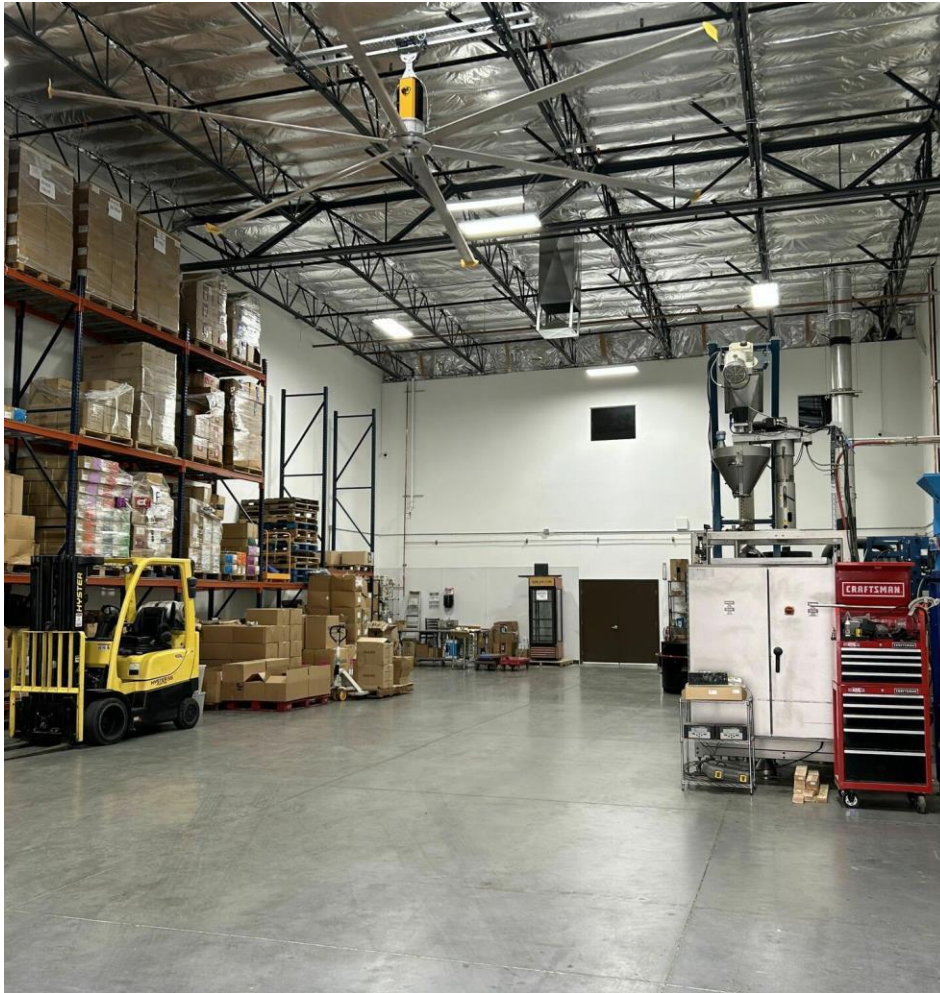
Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

This property is located within the convenient Airport submarket. This is a rare size within a rare asset category. This tilt-up building includes one grade level roll-up door (12' by 14'). Warehouse is evaporative cooled.

LOCATION DESCRIPTION

Sought-after Airport submarket with close proximity to Henderson and the Las Vegas Strip. Minutes from the I-15.



COLDWELL BANKER
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PROPERTY HIGHLIGHTS

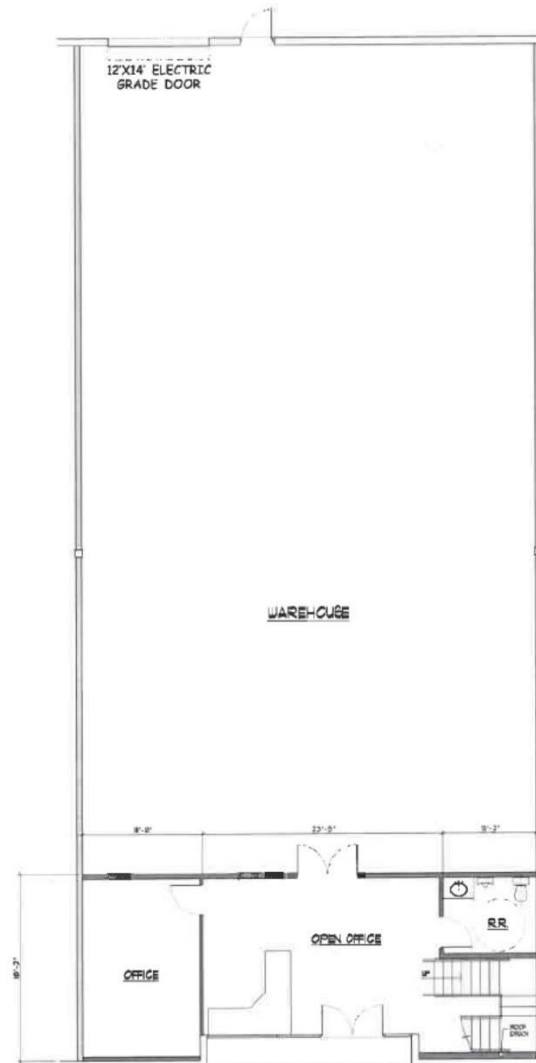
- 24' Clear Height
- IP Zoning
- 1 Grade Level Door (12' by 14')
- Convenient Submarket
- 1,526 Sq.Ft. HVAC Office
- 3,712 Sq.Ft. Warehouse
- County Permitted grease trap/separator
- Build-out ready with gas and compressed air lines for a commercial coffee roaster



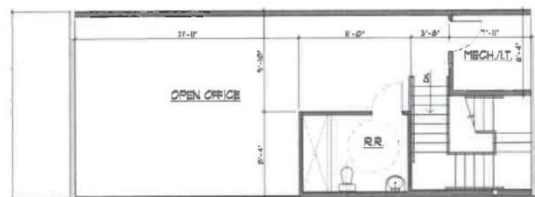
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First Floor



Second Floor



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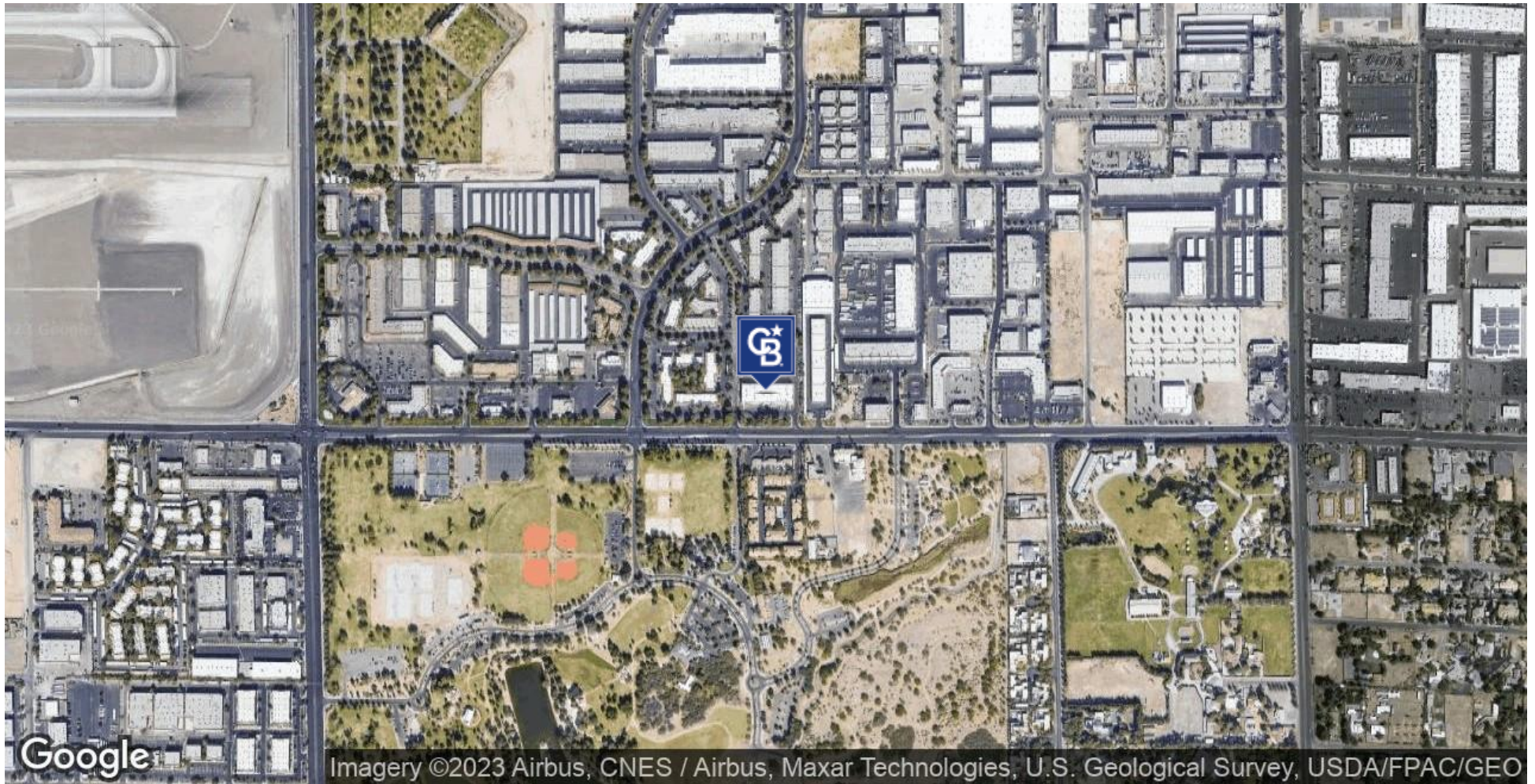
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