

For Sale

2275 Marion Drive
Las Vegas, NV 89115

***±50,000 Total SF with
±2.0 Acres of Additional Land***

Colliers
INTERNATIONAL



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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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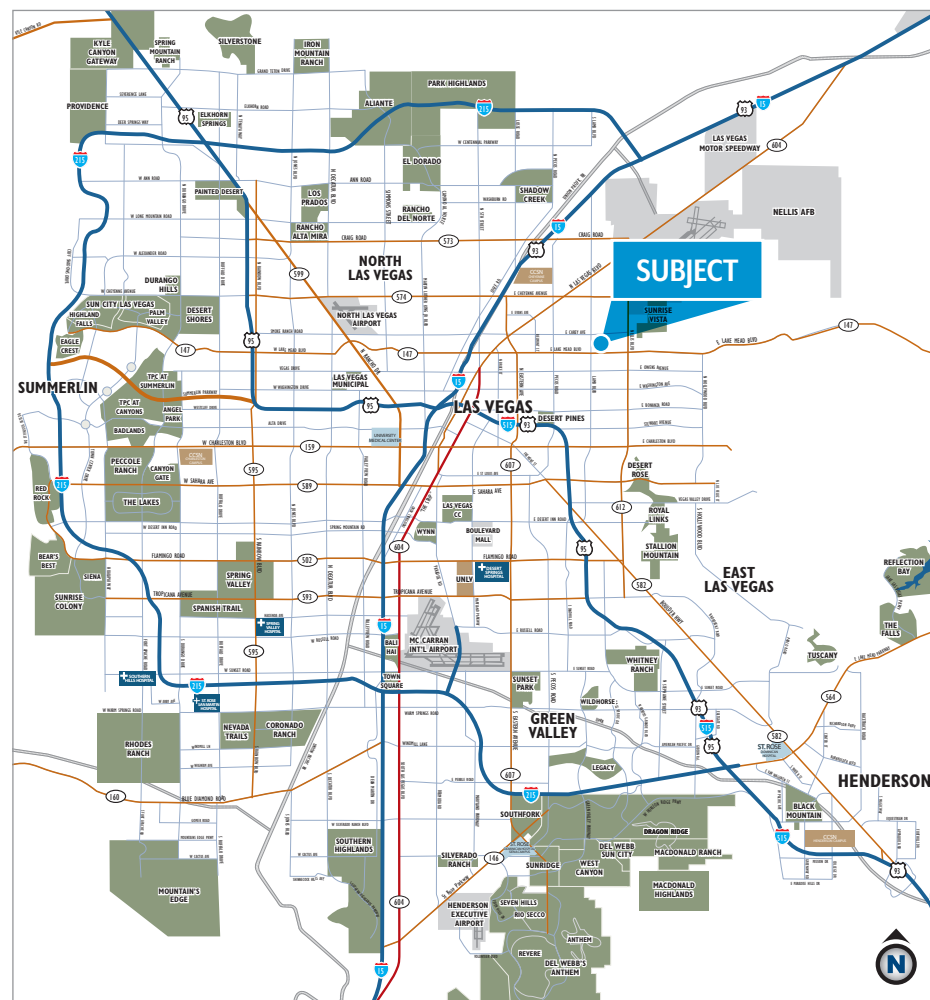
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Sale Price: \$3,750,000.00 (\$75 PSF)

Owner/User Opportunity With Yard Component

- ±50,000 total square feet
- ±2 acres of additional land (Yard / Parking / Expansion)
 - > Land has private accessibility
- Building is divisible to ±2,500 square feet
- Building dimensions ±112' x 512'
- Ready for tenant improvements
- Zoned MD (Designed Manufacturing Clark County)
- Fire Sprinklered
- Grade level loading (one 12' X 14' door per every ±2,500 sf unit)
- ±18 clear height
- Fully insulated ceiling
- 3 Phase 120/208 Power total AMPS tbd
- Parking Ratio 2/1000 (100 spaces)
- Constructed in 2008
- Metal and concrete block construction
- Freeway access (US 95 / I-515) via Lake Mead Boulevard and/or Cheyenne Avenue



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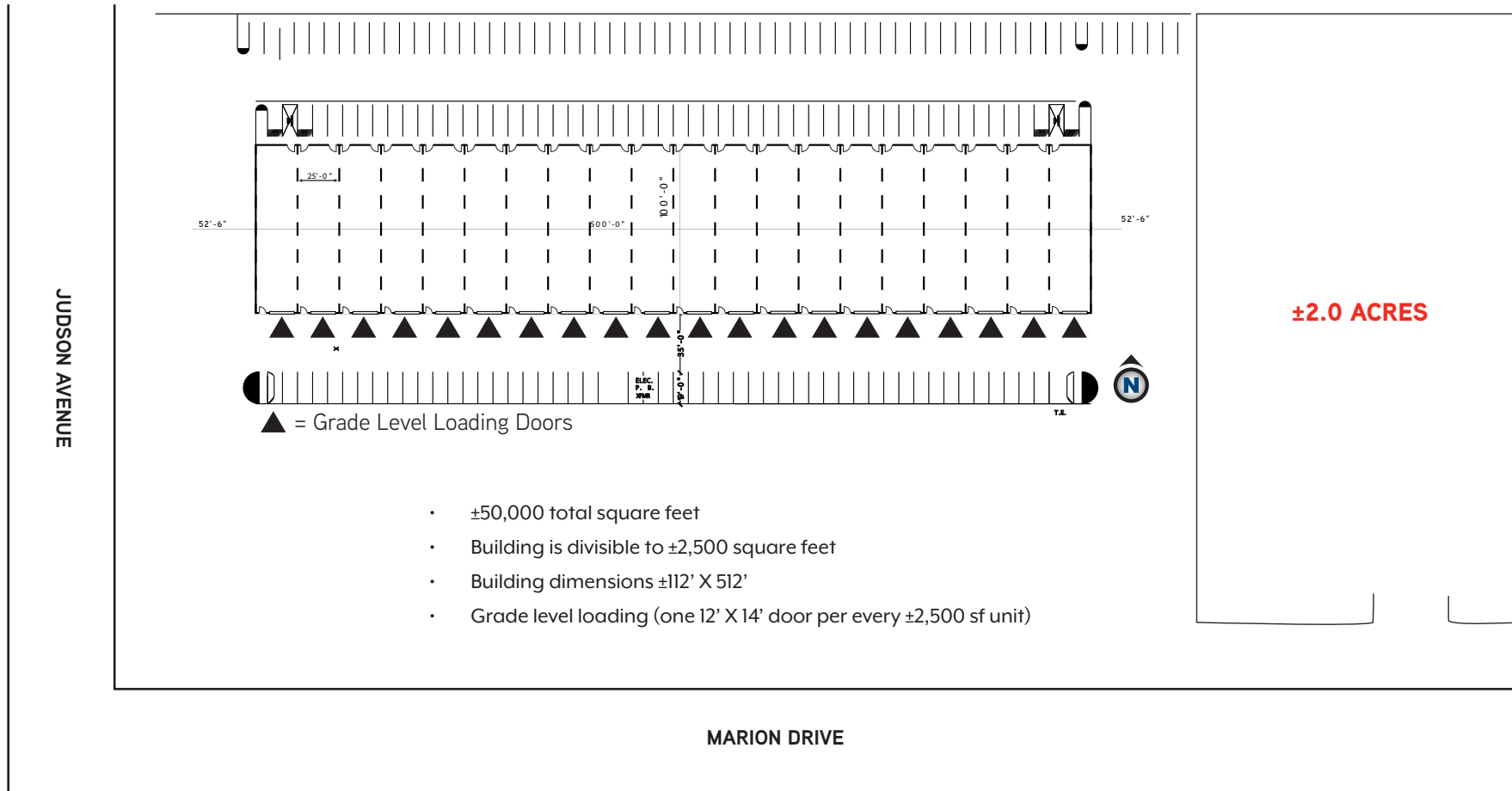
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