

FOR LEASE - LOSEE 15 INDUSTRIAL

INDUSTRIAL BUILDING ON ±3.31 ACRES

3108 LOSEE ROAD, LAS VEGAS, NEVADA 89030



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PROPERTY HIGHLIGHTS

LOCATION:	3108 North Losee Road North Las Vegas, NV 89030
APN:	139-14-102-003, 004
BUILDING SIZE:	±58,400 SF (to be verified)
ACREAGE:	3.31
LAND AREA SQUARE FOOTAGE:	±144,184 SF
YEAR BUILT:	1984
SITE COVERAGE:	35%
NUMBER OF BUILDINGS:	One (1)
ZONING:	M2 (Heavy Industrial)
CURRENT OCCUPANCY:	Vacant (offices are partially occupied by current owner)
CLEARANCE:	23'-24'
PARKING:	Ample with yard space
ROOF TYPE:	Built-Up Roof System (3yrs old)
DOCK-HI TRUCK DOORS:	Two (2) (±12'x14')
DOCK-HI TRUCK LOADING APRON:	Capacity of four (4) stations
GRADE LEVEL LOADING DOORS:	Two (2) Doors (±12'x14')
ROOF INSULATION:	Yes
EVAPORATIVE COOLED WAREHOUSE:	Yes
NATURAL GAS:	Yes
FLOOD ZONE:	No
POWER:	800 amps 3-Phase Power (Expandable)
FIRE SPRINKLERS:	Yes
BUS LINE:	Yes (directly across on west side of Losee Road)

\$0.48 PSF/MO, NNN
\$0.10 PSF/MO, CAMs

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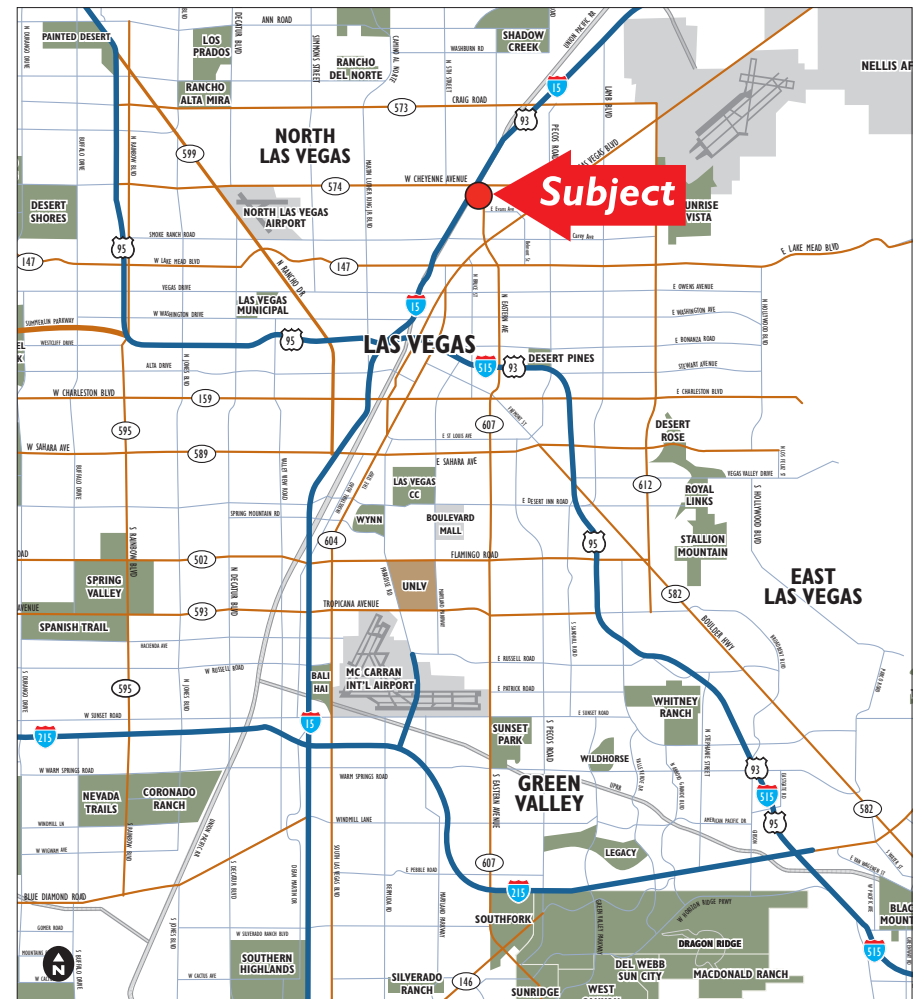
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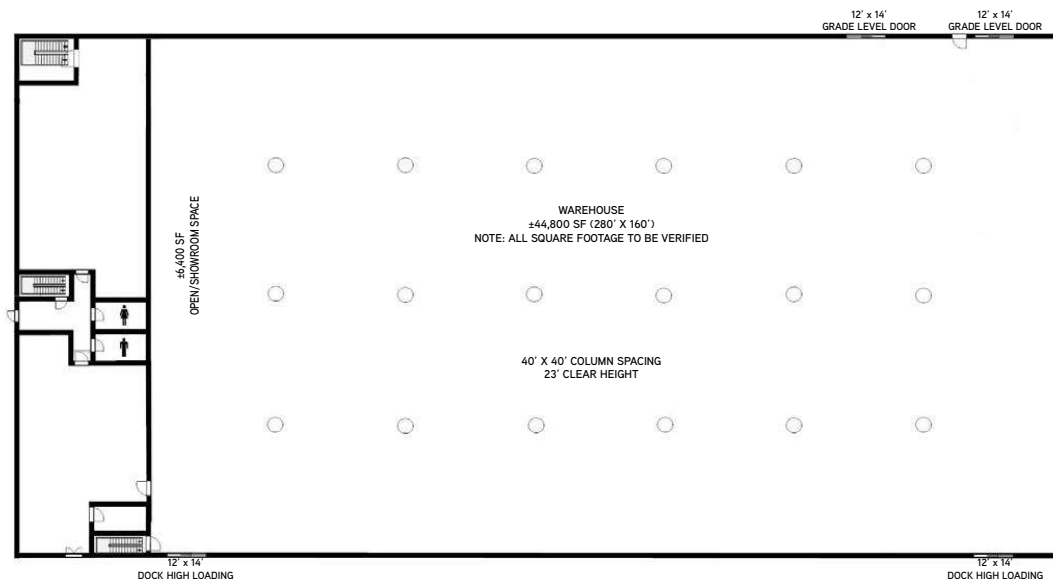
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FIRST FLOOR



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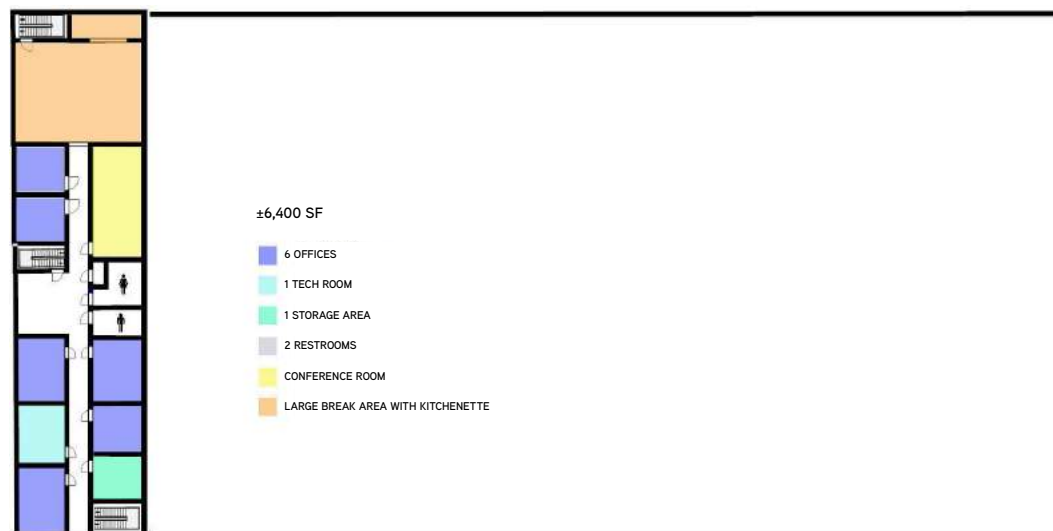
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SECOND FLOOR



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**58,400 SF CLASS B
INDUSTRIAL BUILDING**



SITUATED ON 3.31 ACRES



BUILT IN 1984



**800 AMPS
3-PHASE POWER**

PROJECT HIGHLIGHTS

Colliers International is exclusively offering the opportunity to acquire a unique industrial building located in North Las Vegas, Nevada with superior exposure, secure yard, and excellent access to Interstate 15 freeway off Cheyenne. The CAP Industrial building is located at 3108 North Losee Road, and is a class "B" industrial building. The building was built in 1984, is ±58,400 SF with 800amps of 3-phase power. It is well designed for a user that needs a large secured yard given that the building is situated on ±3.31 acres, and zoned M2 (City of North Las Vegas). The yard provides ample onsite parking, trucking access, and excellent ingress and egress to the property. The warehouse has 40x40 column spacing with 24' clear height, a concrete dock apron that allows up to four dock high loading stations, 2 additional dock high loading doors, and 2 grade level loading doors. The building roof is three years old, the exterior of the building was recently painted, the yard is set to receive a new slurry seal coating, and the property includes additional office space (trailer) within the northeast corner of the yard.

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