

LAS VEGAS RESORT CORRIDOR

±0.81 ACRES OF LAND

3215 MORGAN CASHMANS WAY, LAS VEGAS, NV



FOR SALE OR LEASE

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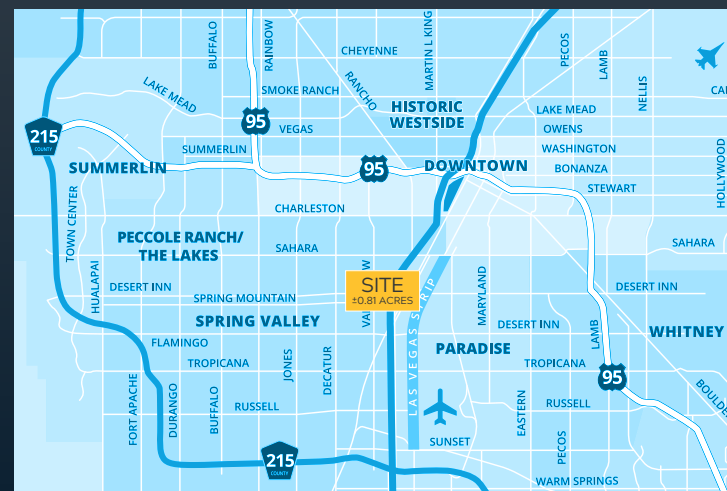
PROPERTY OVERVIEW

Located West of the Las Vegas "Strip" on Interstate 15. The ±0.81 acre site is currently improved with a two-story, ±3,000 SF warehouse building. The site is located within the M-1 Industrial zoning with expansion options for mixed use residential and commercial. With I-15 frontage and direct access to the "Strip" this Lease/Sale opportunity offers maximum growth and great exposure to the growing Las Vegas Resort Corridor.

FOR SALE: \$2,900,000

FOR LEASE: \$3,000 PER MONTH

APN #	162-17-303-001 / 002
Acreage	±0.81 acres
Building SF	±3,000 SF Building is in state of disrepair and uninhabitable
Zoning	M-1 / MUD-1 Overlay, Inside Gaming Expansion Overlay. Maximum building height potential of 400 FT
Parking	35 Spaces
Location	I-15 frontage with direct access to the Caesar's Forum Shops and the Las Vegas "Strip" via Twain Road



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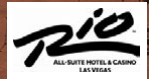
SITE
±0.81 ACRES

MORGAN CASHMAN'S WAY

FLAMINGO ROAD

15

15



WYNDHAM

HIGHLAND DRIVE

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