

FOR SALE OR LEASE

LAMB TECHNOLOGY CENTER

PROPERTY HIGHLIGHTS

Located south of Cheyenne Ave. on Lamb Blvd. with access to the I-15 via Cheyenne Ave. and Lake Mead Blvd.

- + ±6,347 - 12,694 SF buildings
- + 17' clear height
- + Grade loading
- + Built in 2008
- + Zoned: M-D, Clark County
- + Fully fenced yards available

SALE PRICE: \$75.00 PSF
LEASE RATE: \$0.39 PSF NNN

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LAMB TECHNOLOGY CENTER

LAS VEGAS, NV 89115

PROJECT FEATURES

- + ±116,302 SF business park
- + 16 industrial buildings each totaling ±6,347 SF with ±658 SF office
- + One (1) ±14,750 SF retail/flex building
- + Built in 2008
- + Lamb Blvd. frontage
- + High traffic counts on Lamb Blvd.
- + Distance to:
 - + I-15 & Cheyenne 3.06 Mi
 - + I-15 & Lake Mead 4.08 Mi
 - + Nellis Air Force Base 2.09 Mi
- + Professionally managed business park
- + M-D Zoning (Designed Manufacturing), Clark County
- + Fully fenced yards available

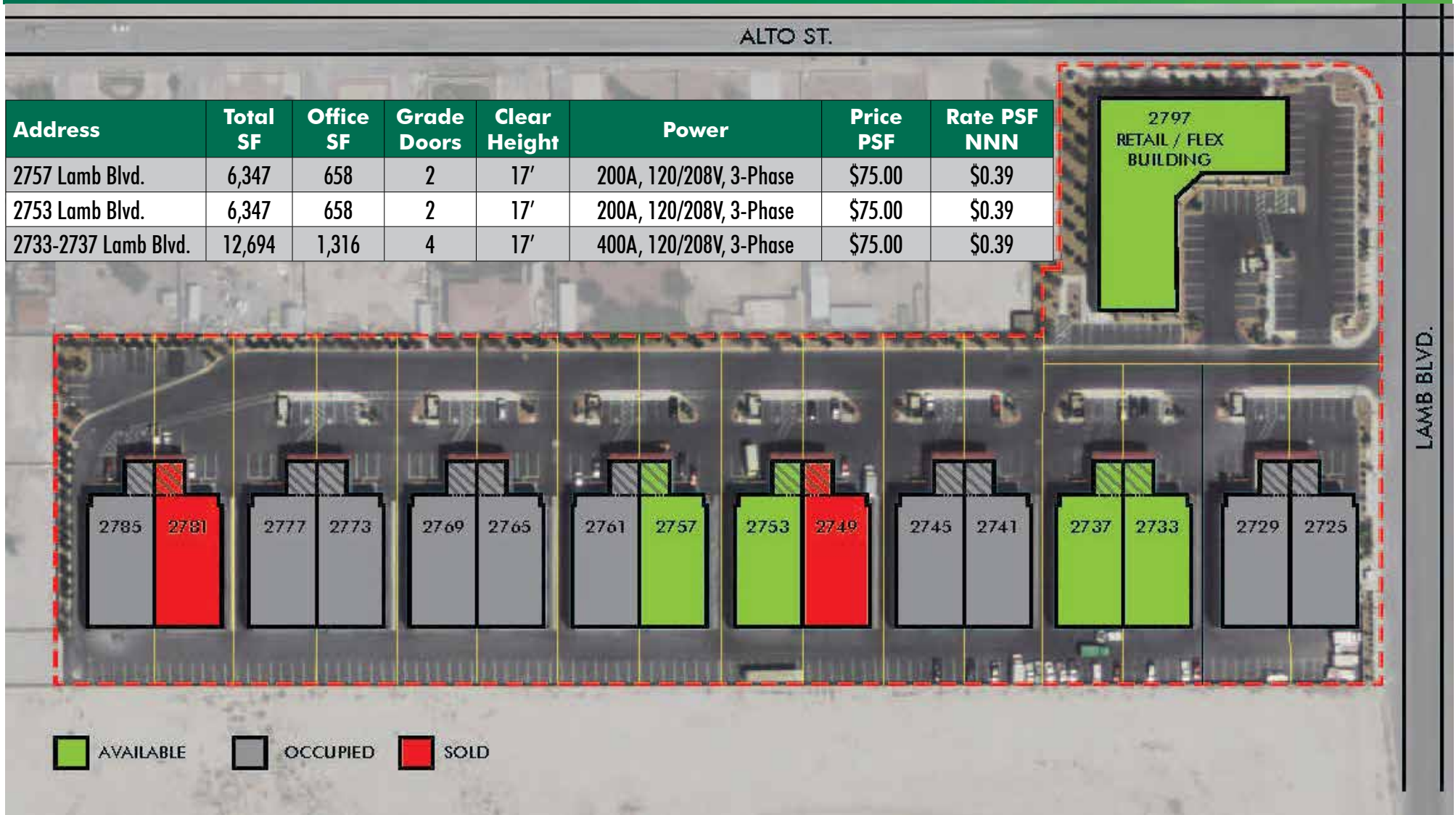


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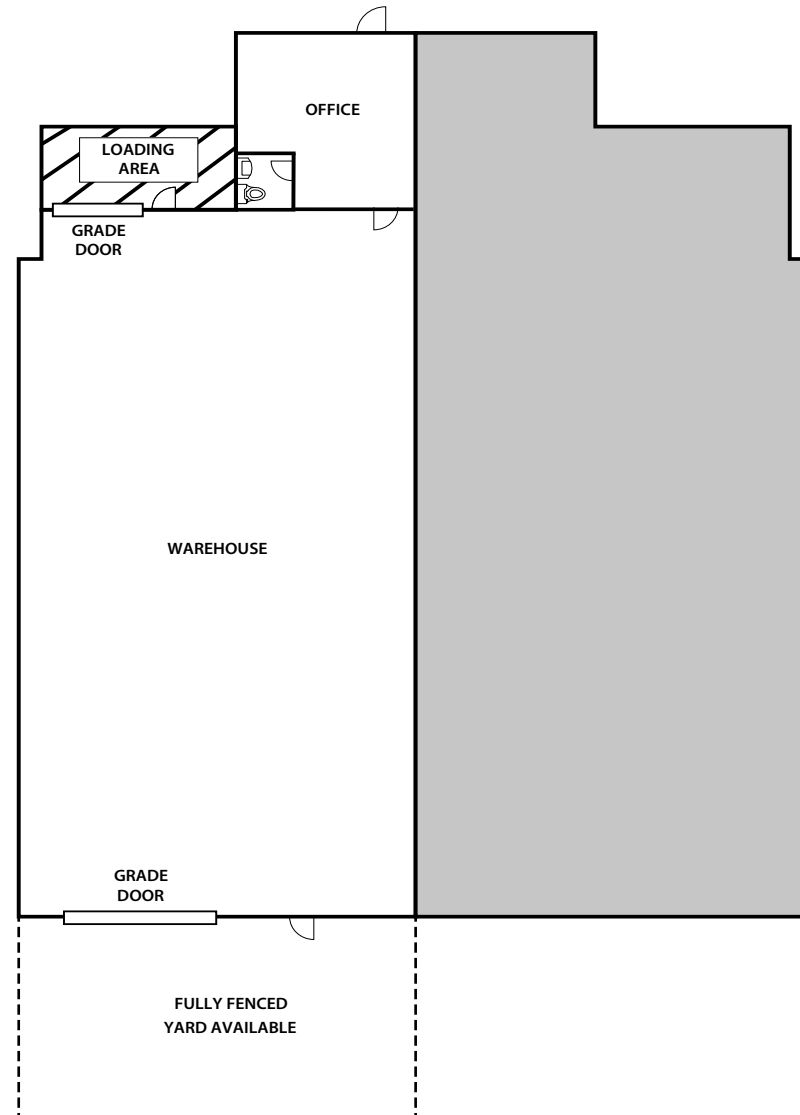
LAS VEGAS, NV 89115

BUILDING FEATURES

- + ±6,347 SF total
- + ±658 SF office
- + ±5,689 SF warehouse
- + Grade doors: 2
- + 17' clear height
- + 200 Amps, 120/208V, 3-phase power
- + Fully fenced yard available
- + Excellent natural lighting in warehouse

Sale Price: \$476,000 or \$75.00 PSF

Lease Rate: \$0.39 PSF NNN



*Floor plan not to scale.

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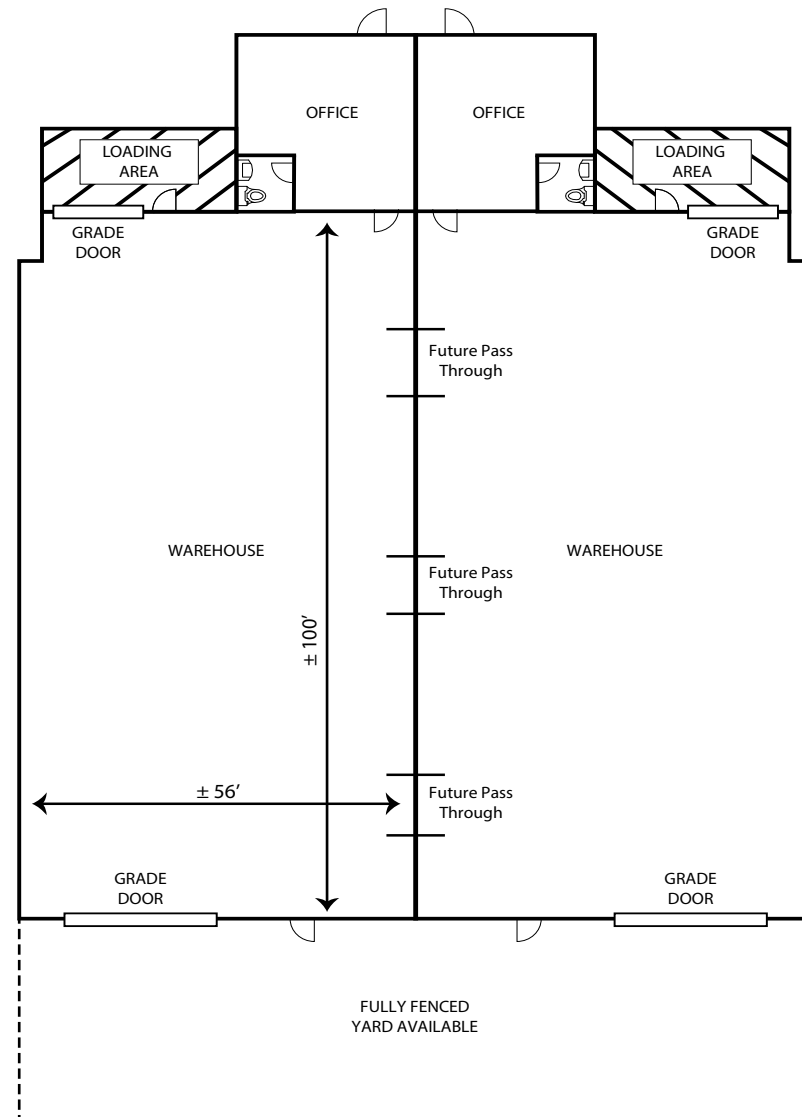
LAS VEGAS, NV 89115

BUILDING FEATURES

- + ±12,694 SF total
- + ±1,316 SF office
- + ±11,378 SF warehouse
- + Grade doors: 4
- + 17' clear height
- + 400 Amps, 120/208V, 3-phase power
- + Fully fenced yard available
- + Excellent natural lighting in warehouse

Sale Price: \$952,000 or \$75.00 PSF

Lease Rate: \$0.39 PSF NNN



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