

FOR SALE > PRICE: \$1,200,000

FREESTANDING BUILDING WITH SECURED YARD ON ±0.49 ACRES

4251 West Oquendo Road :: Las Vegas, Nevada 89118



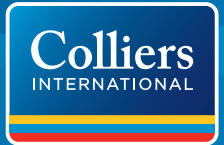
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MIDDLEFORK INDUSTRIAL

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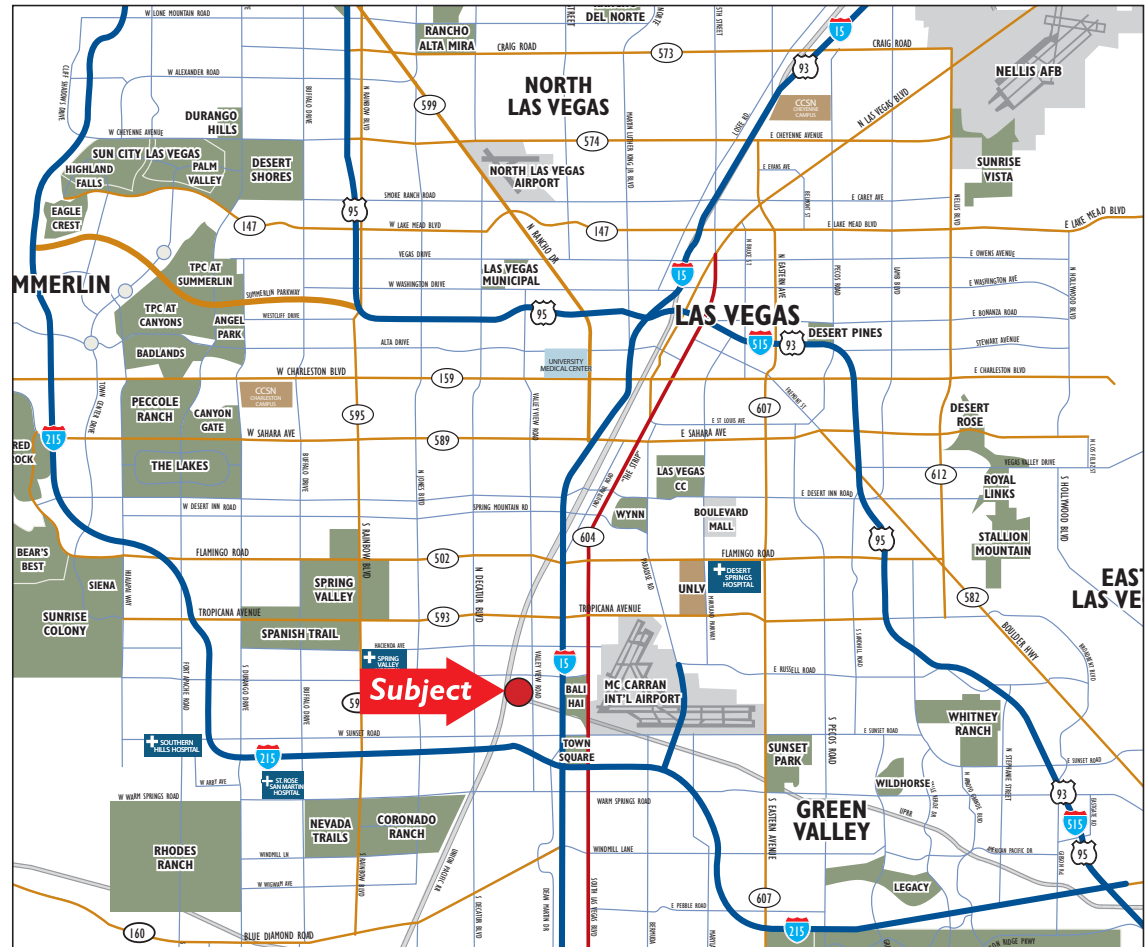
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LEASE TERMS

EXPIRES	10/15/2020
BASE RENT	\$6,152/MONTH (1.15 PSF)
INCREASES	4%
CAMS	\$220/MONTH

AREA OVERVIEW

The southwest sub-market is one of two of the most active sub-markets within Southern Nevada. Sales prices continue to rise as we are experiencing more aggressive sales prices, especially for land and property that has secured yard space. The lack of supply of properties with yard is what is driving this upward trend, and as more property gets absorbed we will continue to see both sales prices and lease rates climb to new heights. Majestic, KTR, and Rousso Properties are leading the way with sustainable increases thus far.



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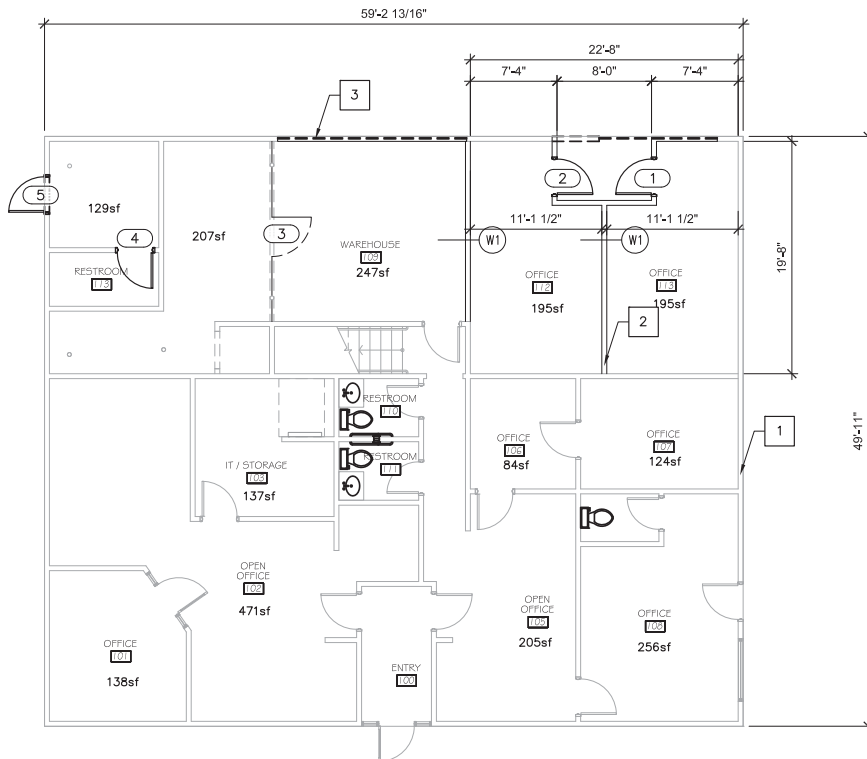
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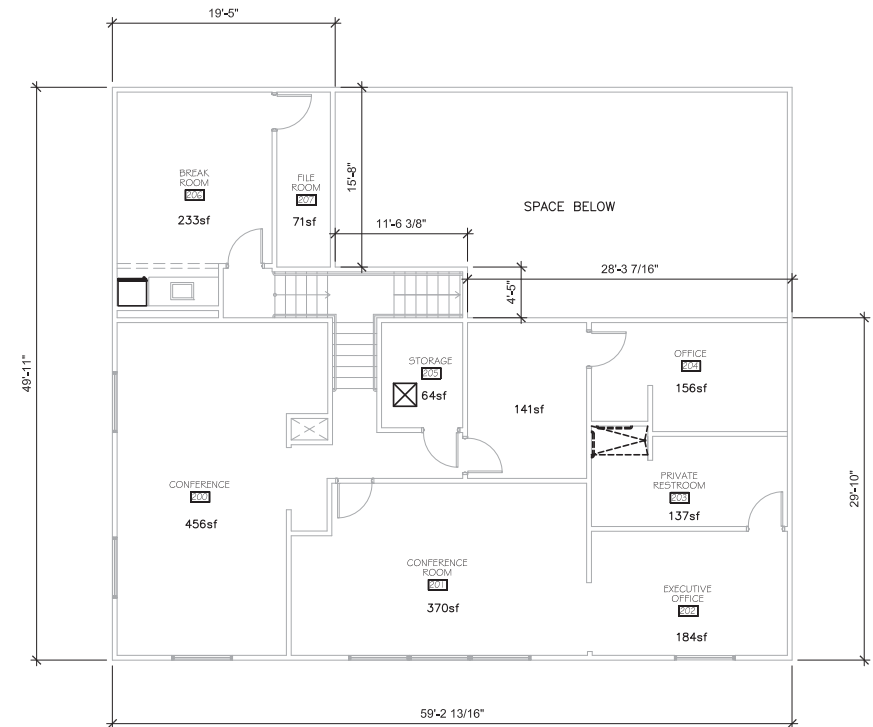
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FIRST FLOOR



SECOND FLOOR



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