

FOR LEASE > ±2.39 ACRES

JONES & BLUE DIAMOND

ASKING PRICE
\$5,975 per month
or \$0.06 PSF



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INTERNATIONAL

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PROPERTY OVERVIEW

Colliers International is pleased to offer for lease a + 2.39 acre, M-1 (Light Manufacturing) zoned parcel within the Southwest portion of Las Vegas. The land is conveniently and centrally located at the corner of S. Jones Blvd and W. Oleta Ave, just south of Blue Diamond Road. The property is approximately 3.2 miles west of Interstate 15, 10.6 miles west of McCarren International Airport and 4.1 miles south of Interstate 215.

UTILITIES

Sewer: An 8" sewer line is located along W. Oleta Ave, directly north of the property.

Power: An existing box is located along the north side of W. Oleta Ave. approximately 150' from the NW corner of the property.

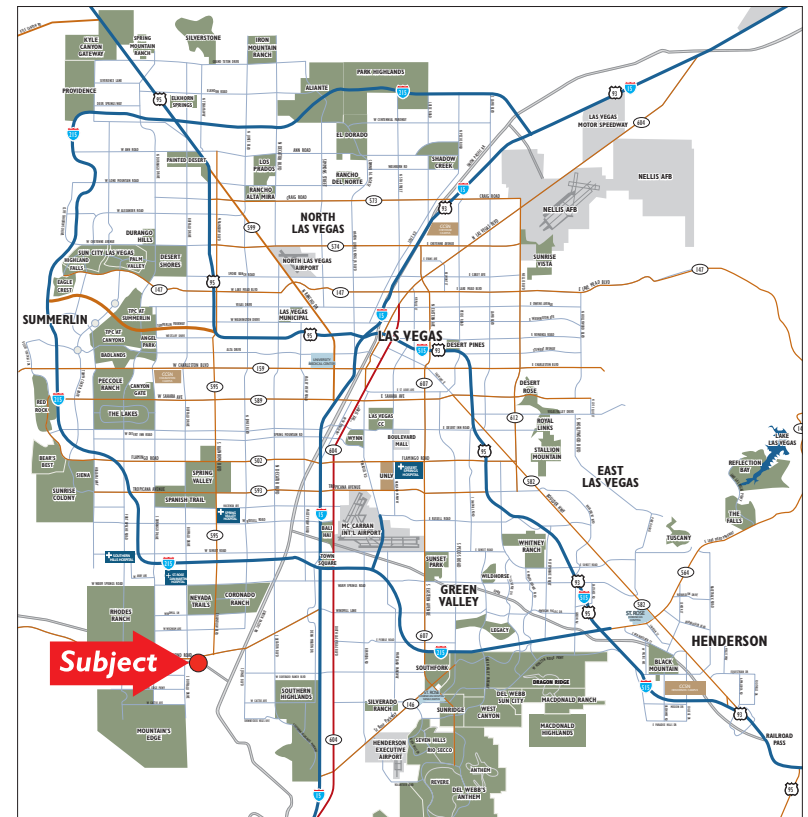
Water: 8" line along W. Oleta Ave. 12" line on the east side of S. Jones Blvd.

Acres: ±2.39 gross acres

Dimensions: ±317.71' frontage ±280.44 depth

APN: 176-23-601-022

Zoning: M-1 (Light Manufacturing)



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