

FOR SALE OR LEASE

SILVERADO INDUSTRIAL PARK

4820 WEST UNIVERSITY AVENUE, LAS VEGAS, NV 89103

4820

AUTHORIZED
PARKING ONLY
TOWED AWAY
AT OWNER'S RISK



FOR SALE OR LEASE – ±5,780 TOTAL SF WITH ±2,312 SF OF OFFICE

SILVERADO INDUSTRIAL PARK

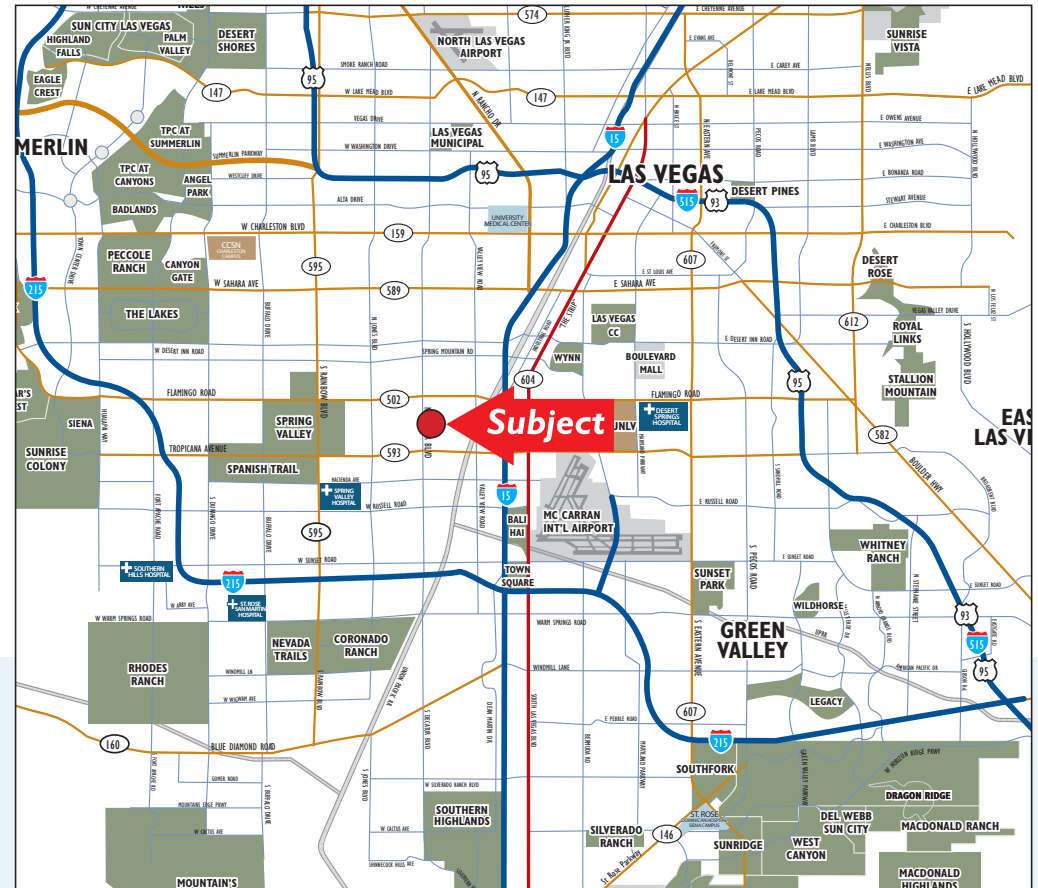
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PROPERTY HIGHLIGHTS

- ±5,780 Total SF with ±2,312 SF of Office
- ±1,700 SF of Mezzanine Storage (not included in Total SF)
- APN 162-19-210-006
- Built in 1998
- Land Parcel: ±0.31 Acres
- One (1) 12' x 14' Grade Level Loading Door
- Clear Height 18' - 21'
- Up to 800 Amps, 208/120 Volt, 3 Phase (to be verified)
- Zoned M-1, Clark County

Sale Price: **\$1,070,000**
Lease Rate: **\$0.85 psf NNN**
NNN Fees: **\$0.10 PSF**



PAUL SWEETLAND **SIOR**
+1 702 836 3750
paul.sweetland@colliers.com

CHRIS LANE
+1 702 836 3728
chris.lane@colliers.com

JERRY DOTY
+1 702 836 3735
jerry.doty@colliers.com

COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150, Las Vegas, NV 89169
www.colliers.com/lasvegas

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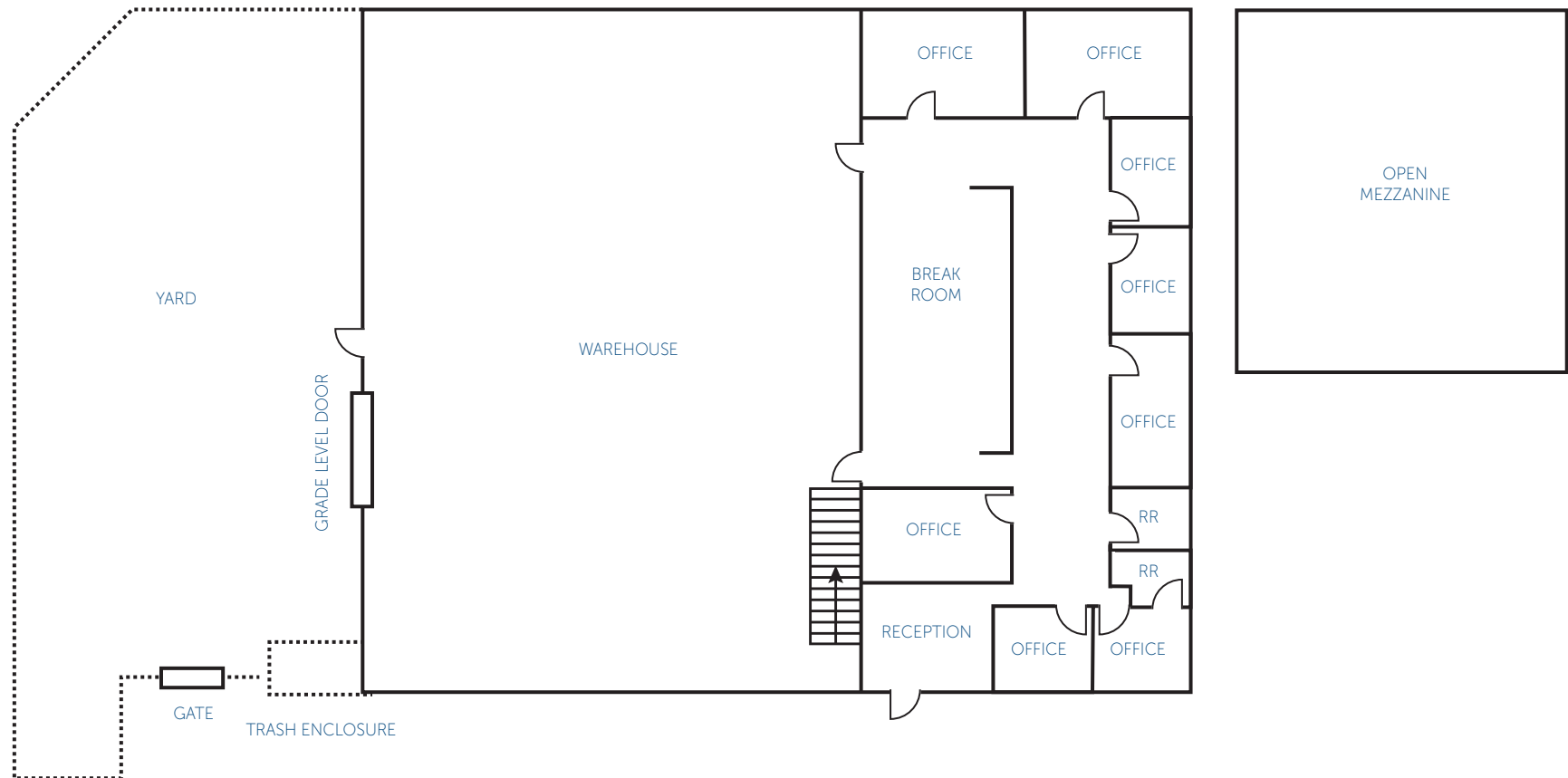
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FLOOR PLAN

For illustration purposes only. Drawing not to scale.



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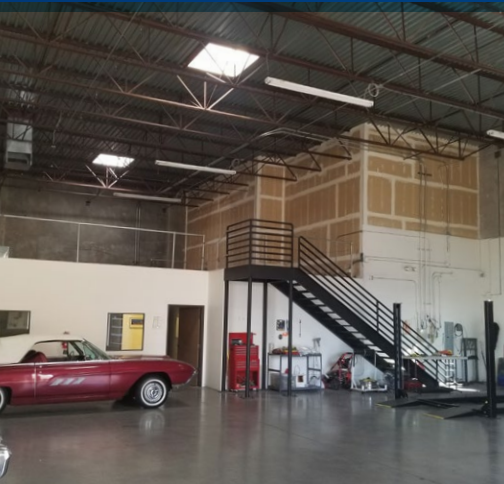
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