


OWNER USER OR INVESTMENT PROPERTY

AABACUS INDUSTRIAL PARK

3200 WEST SUNSET ROAD, LAS VEGAS, NV 89118



OWNER/LICENSEE

DAN DOHERTY  SIOR
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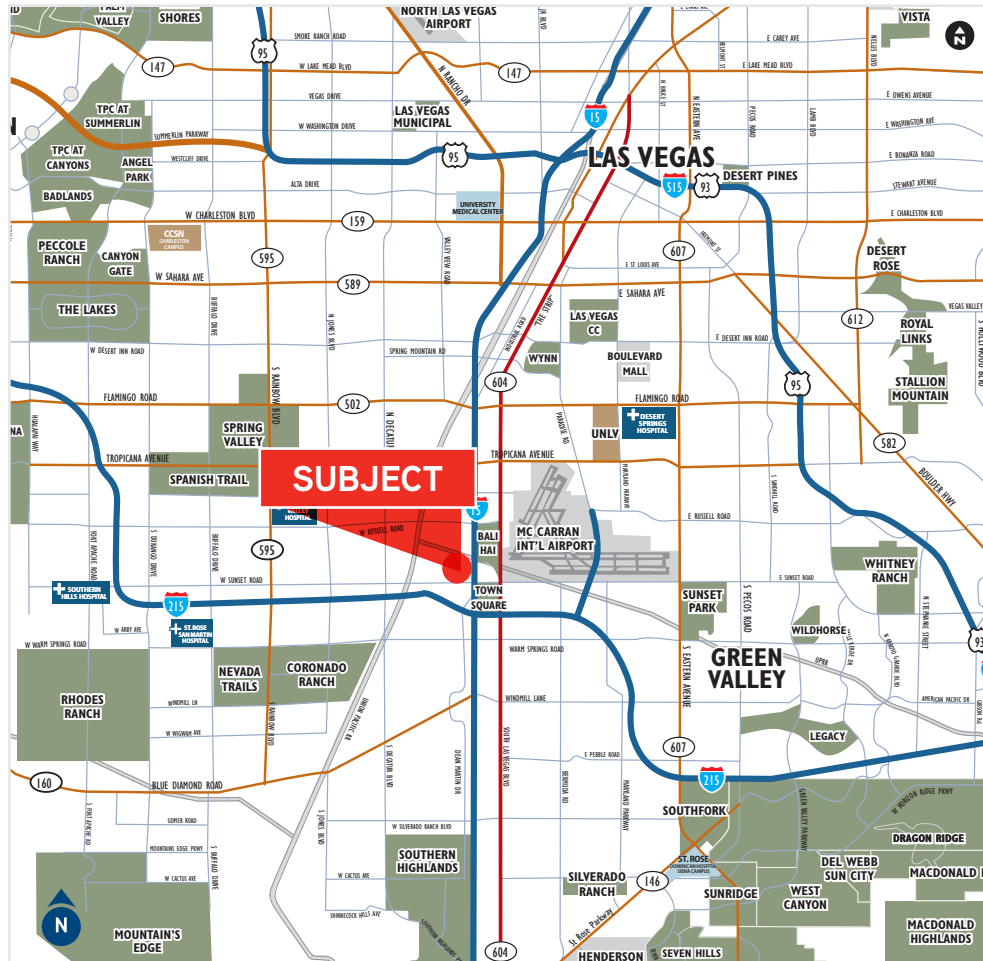
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COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169

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PROPERTY HIGHLIGHTS

- ±28,226 SF Industrial Office/Warehouse Building
- Situated on ±1.22 Acres
- Zoned M-D (Clark County)
- APN 162-32-414-007
- Located on West Sunset Road just east of I-15
- Concrete Tilt-up Construction
- Built in 2005
- Skylights and Halide Lighting
- Evaporative Cooled Warehouse
- ±24' Clear Height
- 3 Grade Level Loading Doors
- Fire Sprinkler System
- Currently Demised to Two Suites of ±11,396 SF and ±16,630 SF

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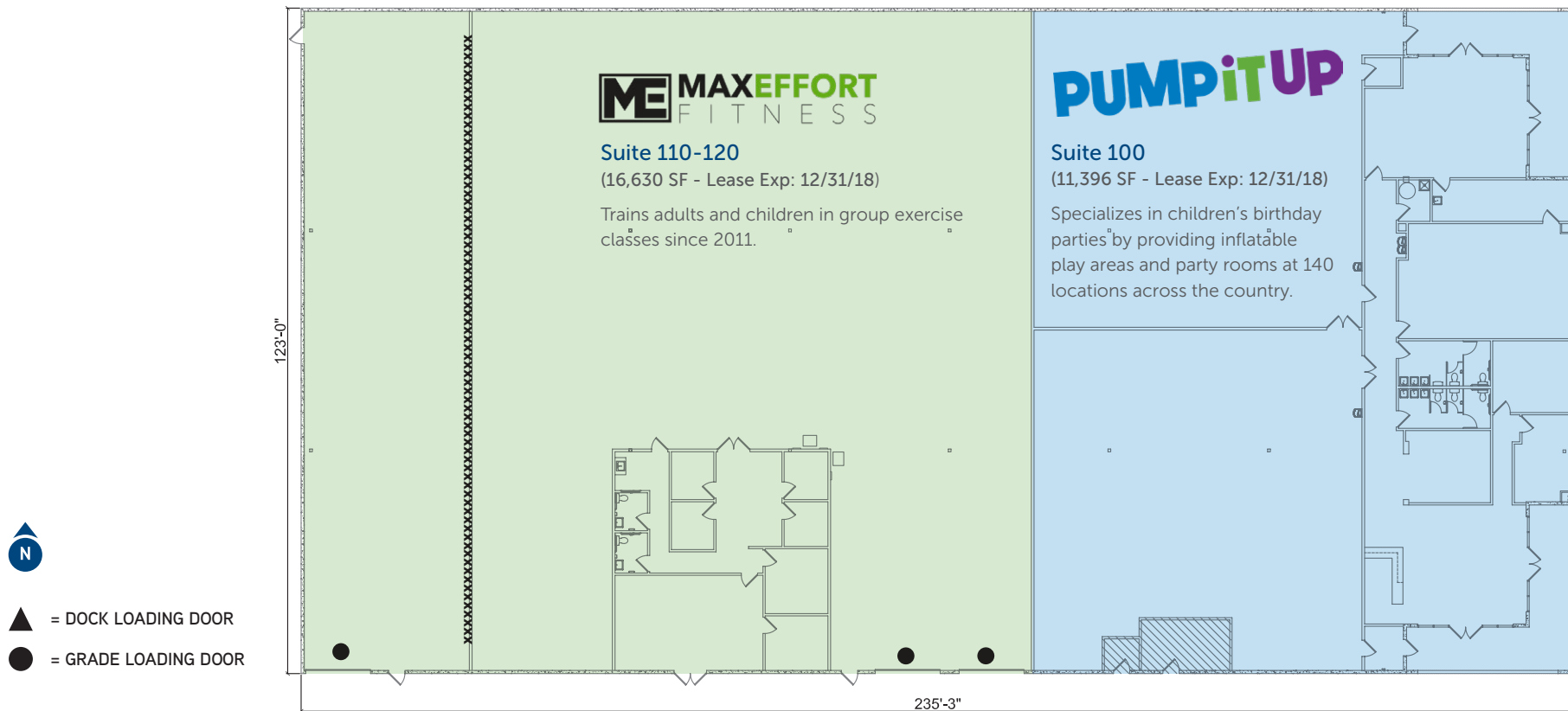
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TENANT INFORMATION

100% LEASED TO TWO TENANTS:



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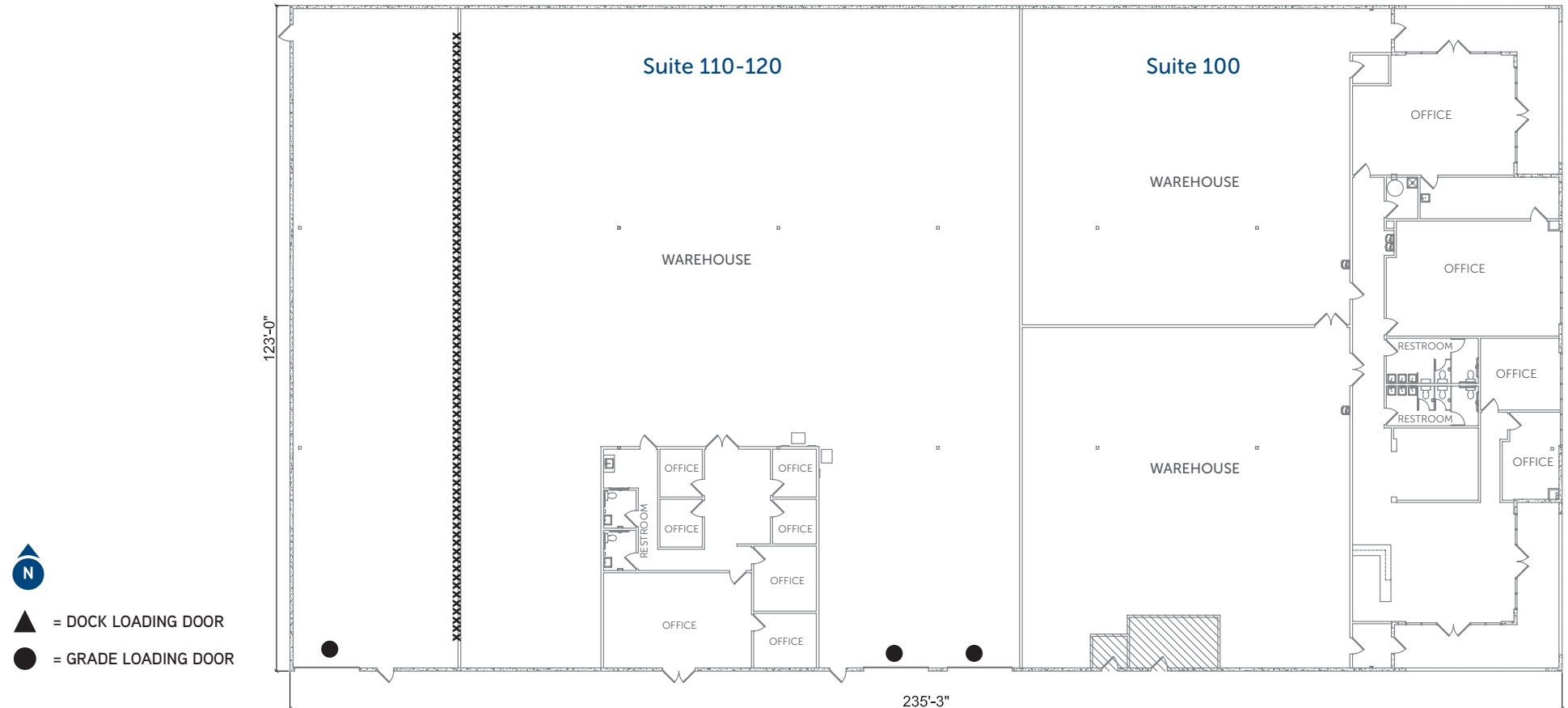
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FLOOR PLAN



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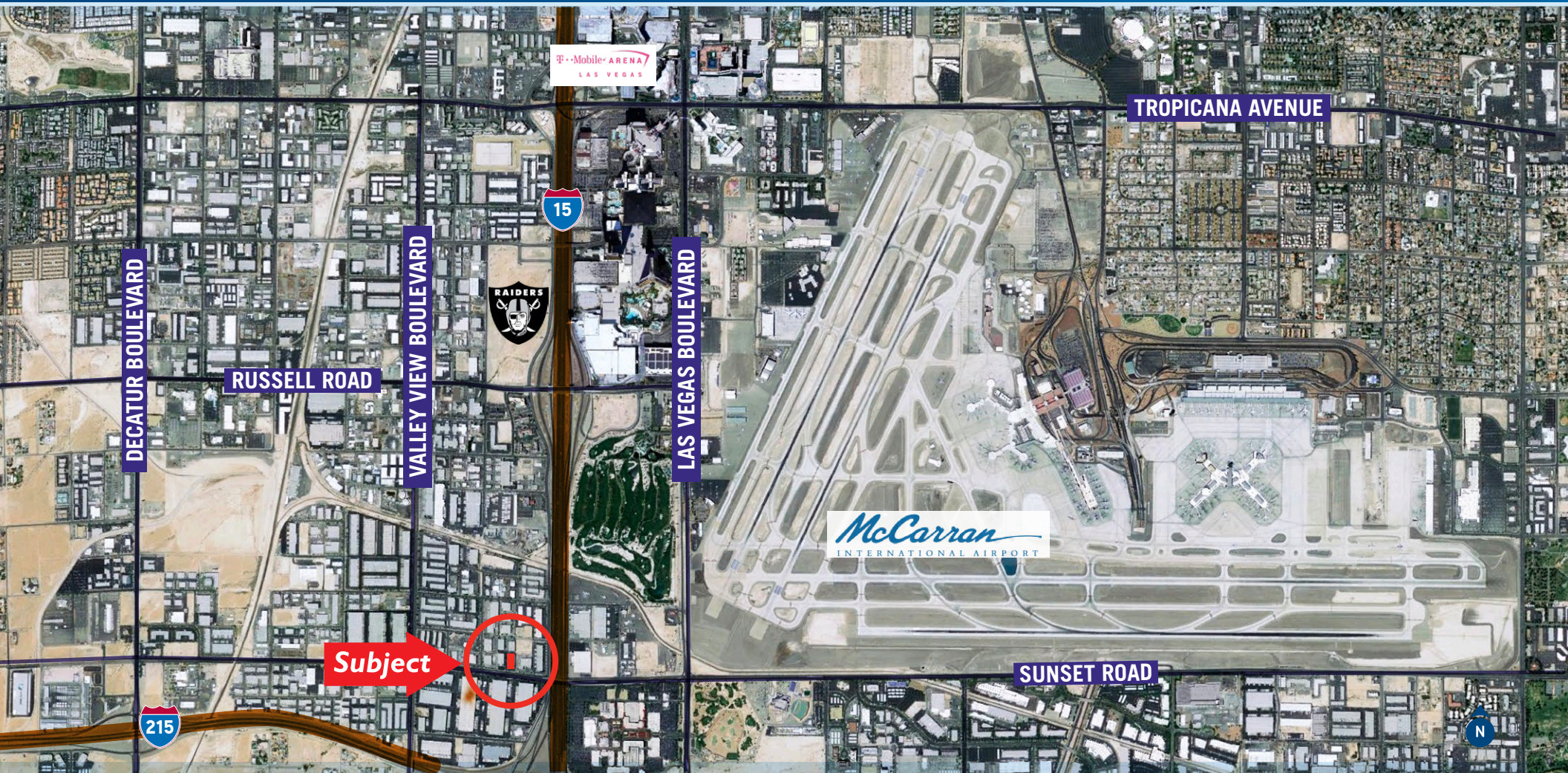
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COLLIERS INTERNATIONAL
Listing Detail Worksheet
OWNER / USER OR INVESTMENT PROPERTY

Listing Agent(s): Dan Doherty, SIOR
Paul Sweetland, SIOR
Chris Lane
Jerry Doty

Phone: 702.735.3750

Fax: 702 731 5709

Address: 3960 Howard Hughes Parkway
Las Vegas, NV 89169

Last Updated: February 22, 2018

Property Name: **AABACUS INDUSTRIAL PARK**
3200 West Sunset Road
Las Vegas, NV 89118

County: Clark

Zoning: M-D Clark County

Acres: ±1.22 Acres

Year Built: 2005

APN: 162-32-414-007

Flood Zone: Not in a 100 year Flood Zone
per Clark County Assessor

LEASABLE PREMISE DETAIL

Total Area: ±28,226 SF

Office: ±5,741 (to be verified)

Sprinklers: Yes

Dock High: N/A

Grade Level: Three (3)

Clear Height: ±24' Clear Height

Power: 277/480 Volt, 3 Phase

AABACUS INDUSTRIAL PARK. Aabacus Industrial Park consists of a single parcel on 1.22 acres located at 3200 West Sunset Road in Las Vegas, Nevada. Approximately 15 minutes from the downtown metro area, the property is located in an established area along Sunset Road with visibility from Dean Martin. The property is zoned Designed Manufacturing (M-D) which is intended to provide outside uses.

Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Sale Price	Price PSF
3200	±28,226	±5,741	N/A	Three (3)	\$3,951,640 - \$4,092,770	\$140.00 - \$145.00

AREA DESCRIPTION

The southwest submarket is the most desirable in the Las Vegas MSA due to growing demographics and close proximity to the Las Vegas Strip, Freeways and McCarran International Airport. The property has frontage on West Sunset Road providing high visibility for the tenants.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.