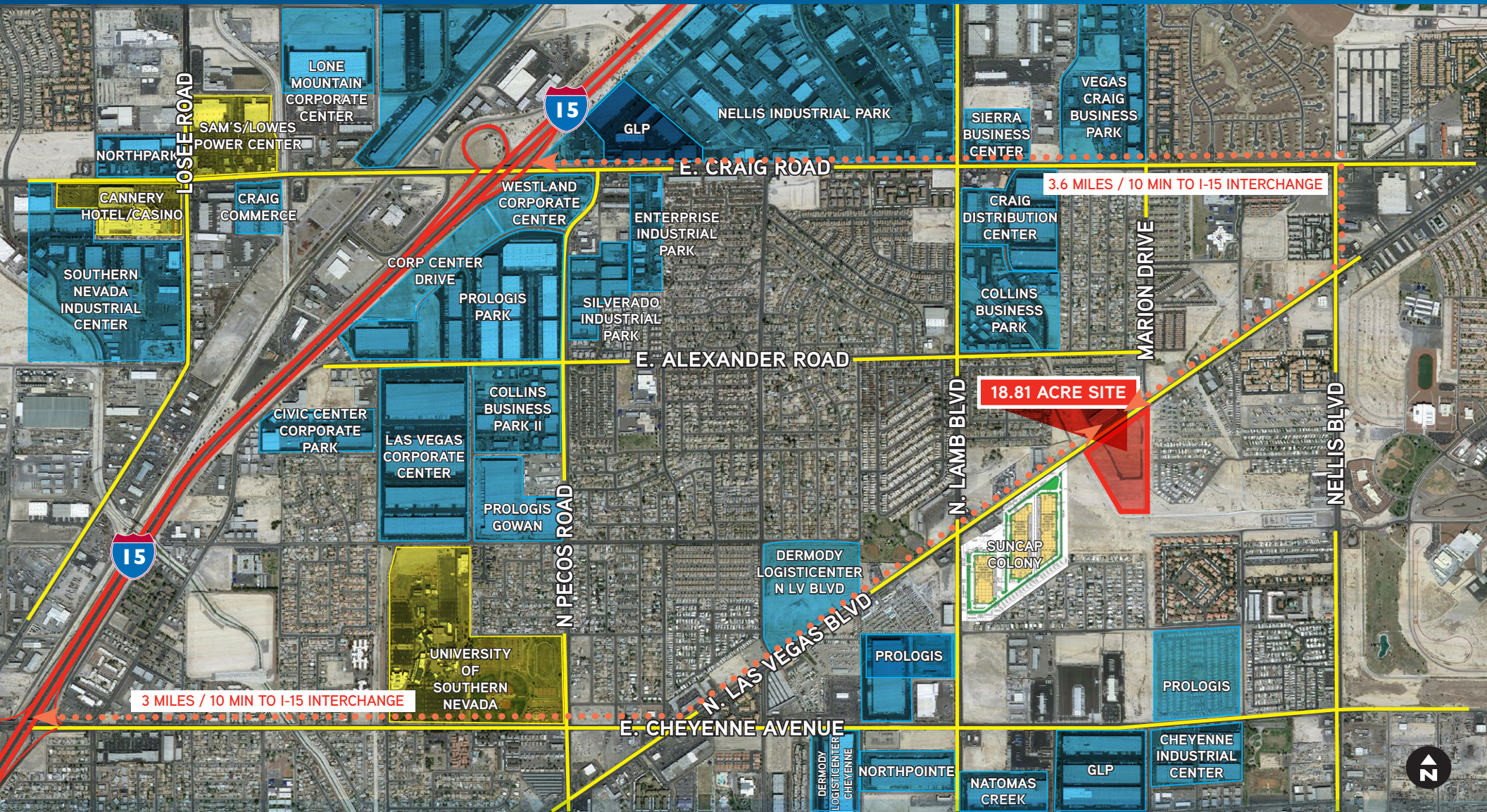



FOR SALE - INDUSTRIAL ZONED PARCEL

±18.81 ACRES OF LAND

LAS VEGAS BOULEVARD AT CHEYENNE & LAMB, LAS VEGAS, NEVADA 89115

Colliers
INTERNATIONAL



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THIS INDUSTRIAL ZONED PARCEL IS LOCATED BETWEEN TWO OF THE MOST TRAVELED ROADS IN NORTH LAS VEGAS, CRAIG ROAD AND CHEYENNE AVENUE AND IS ADJACENT TO LAMB BOULEVARD.

LOCATED IN NORTH LAS VEGAS SUBMARKET. THE LARGEST INDUSTRIAL SUBMARKET IN SOUTHERN NEVADA.



PROPERTY HIGHLIGHTS

- ±1,100 feet of Las Vegas Blvd frontage
- Adjacent to over 4 million square feet of bulk distribution space
- Just minutes from the 1-15 Freeway
- Power: 12KV Circuit (Nellis 1203) with 5.85 MVA currently available
- Water: 6" water line to the property
- Natural Gas: 4" gas line to the property
- Cox Cable service available
- General Highway H-2 and M-D (Pending M-1)
- APN: 140-08-203-001, 002, 003, 004, 005 and 140-08-102-001
- This parcel(s) is not in a 100-year flood zone

FOR SALE: \$4,514,000 / \$5.50 PSF

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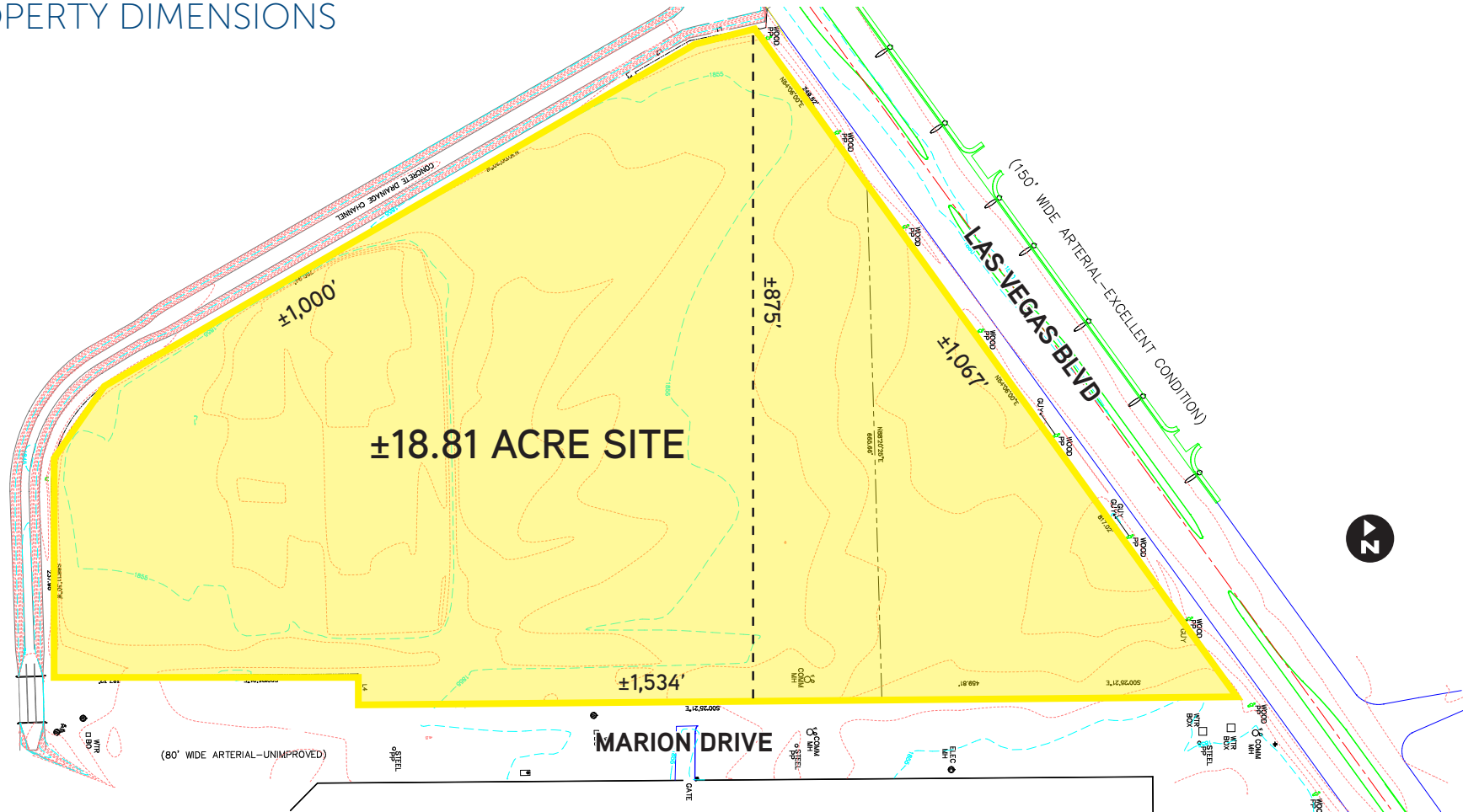
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PROPERTY DIMENSIONS



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±18.81 ACRES OF LAND

LAS VEGAS BOULEVARD AT CHEYENNE & LAMB, LAS VEGAS, NEVADA 89115



PROPOSED SITE PLAN

LAS VEGAS BLVD AT CHEYENNE & LAMB

BUILDING 1

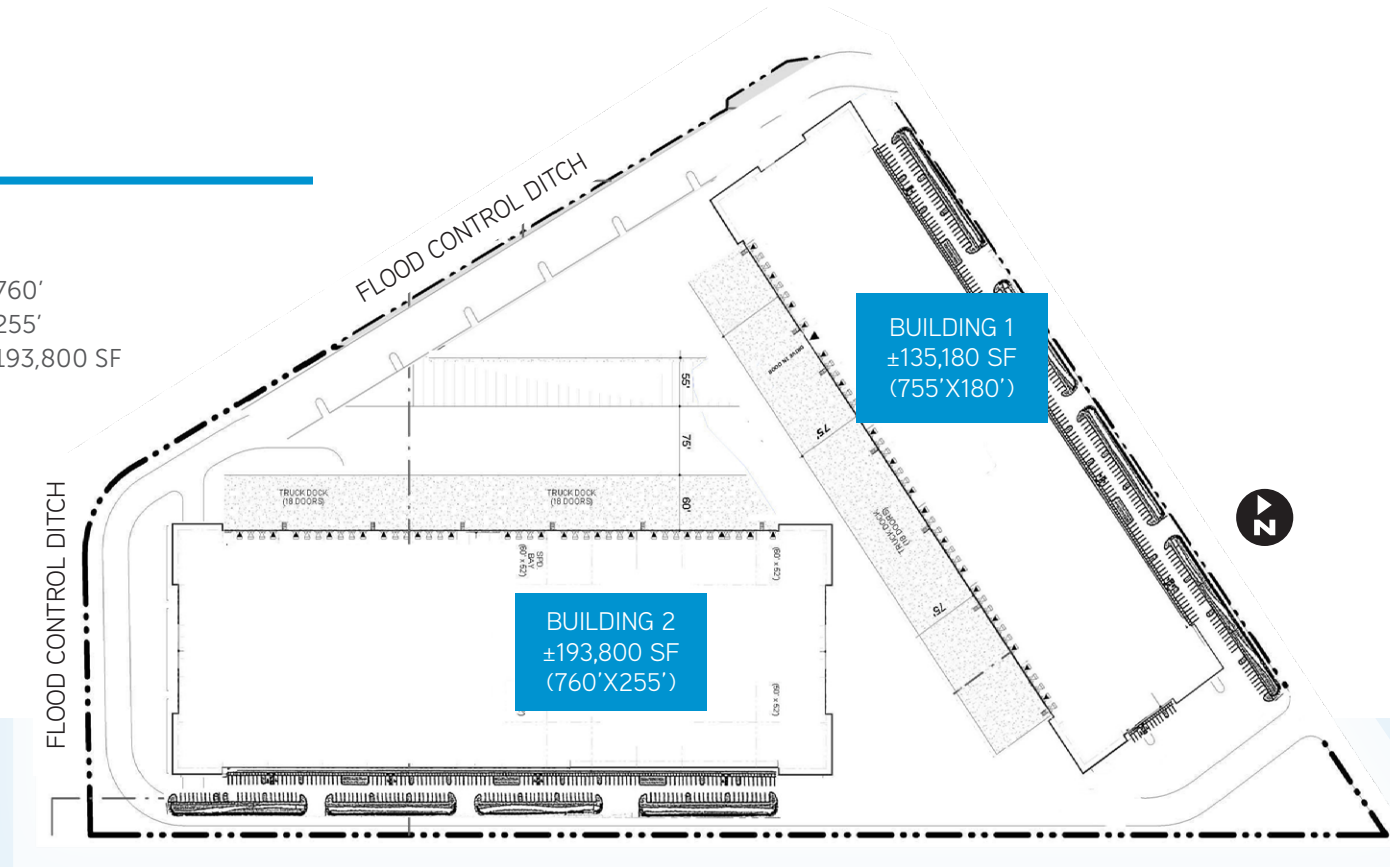
Length (ft.) 755'
Width (ft.) 180'
Building SF 135,180 SF

BUILDING 2

Length (ft.) 760'
Width (ft.) 255'
Building SF 193,800 SF

COVERAGE RATIO

TOTAL PROJECT SIZE 329,700 SF
ACRES 18.81
SF PER ACRE 43,560
SF 820,670 SF
COVERAGE RATIO 40.2%



FOR SALE:
\$4,514,000 / \$5.50 PSF

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