

**NORTHPOINTE BUSINESS CENTER**

# LIGHT INDUSTRIAL UNITS FOR **SALE OR LEASE**

» ±2,491 SF – ±7,590 SF UNITS LOCATED AT 4150-4240 NORTH LAMB BLVD, LAS VEGAS



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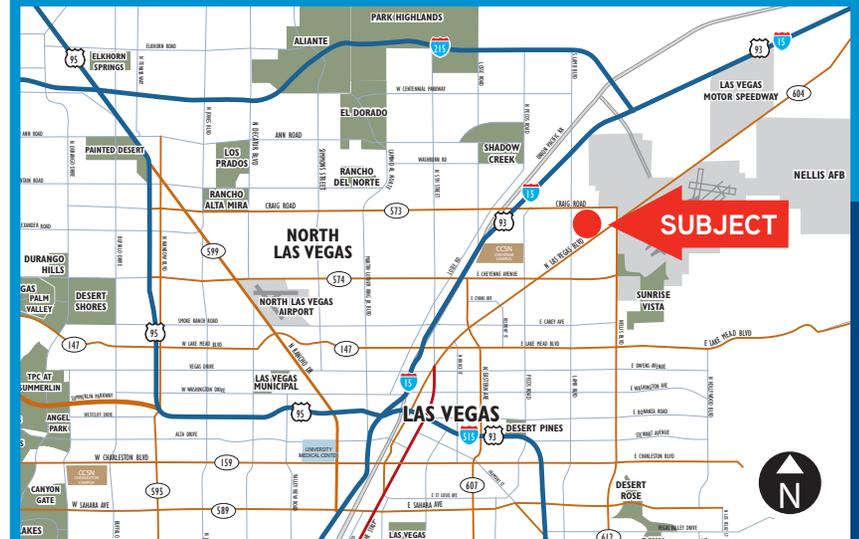
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# NORTHPOINTE BUSINESS CENTER

- Units available from ±2,491 SF to ±7,590 SF
- Units are available for Sale or Lease
- Located on North Lamb Blvd, less than 5 minutes from the I-15
- Conveniently located near multiple retail and service amenities
- 12'x12' grade level truck doors in each unit
- 18' warehouse minimum clear height
- 120/208V, 3 phase power; 225 AMPS per unit
- Fully fire sprinklered (.20 GPM/1,500 SF)
- Parking at 2:1,000 SF
- Mezzanine storage in each unit
- Skylights and metal halide warehouse lighting
- Evaporative cooled and heated warehouse space
- No interior columns in the warehouse
- Clark County MD zoning (light industrial)
- Concrete tilt-up construction
- Built in 2008
- Natural Gas Service
- SBA and Conventional financing available



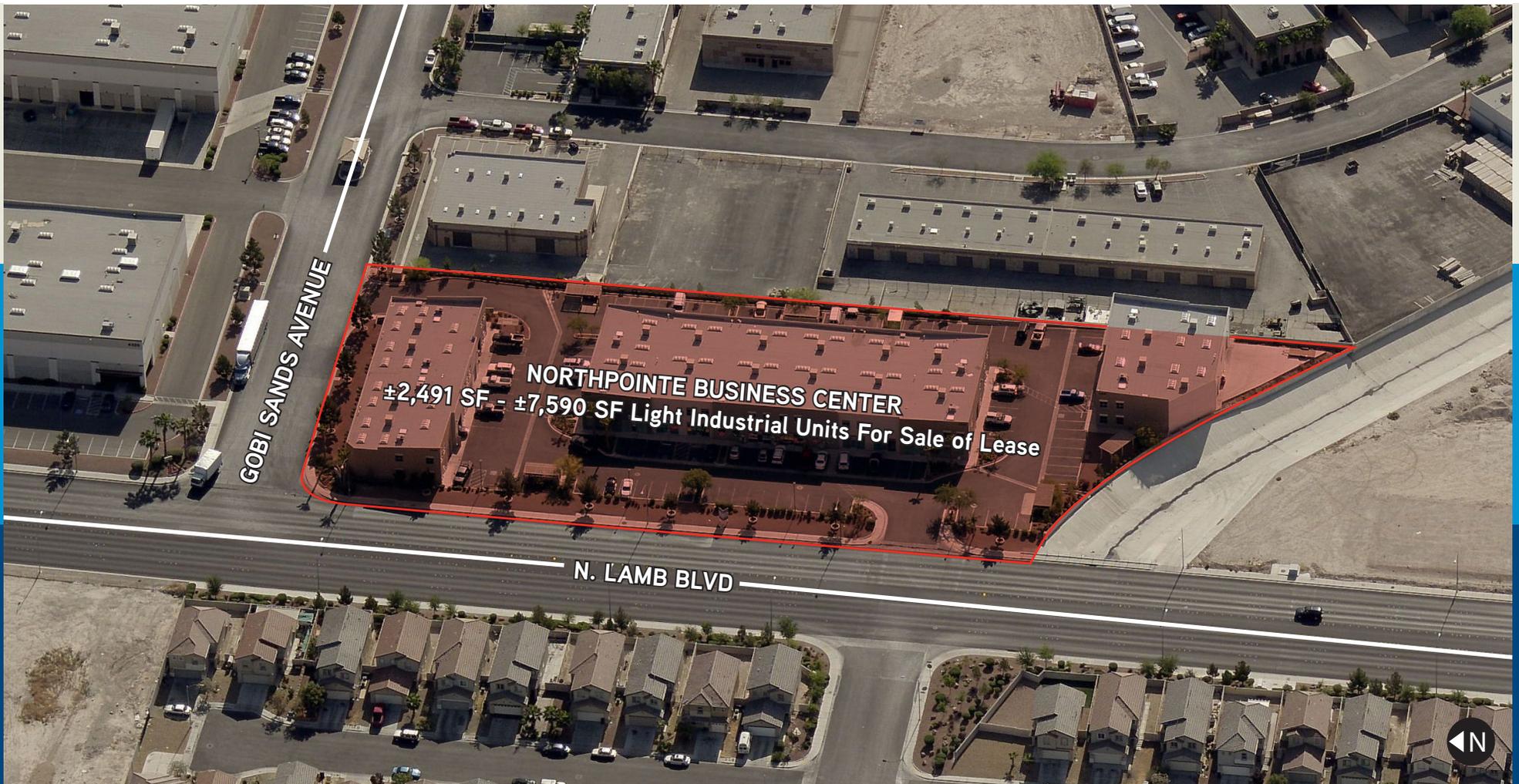
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# AERIAL PHOTO



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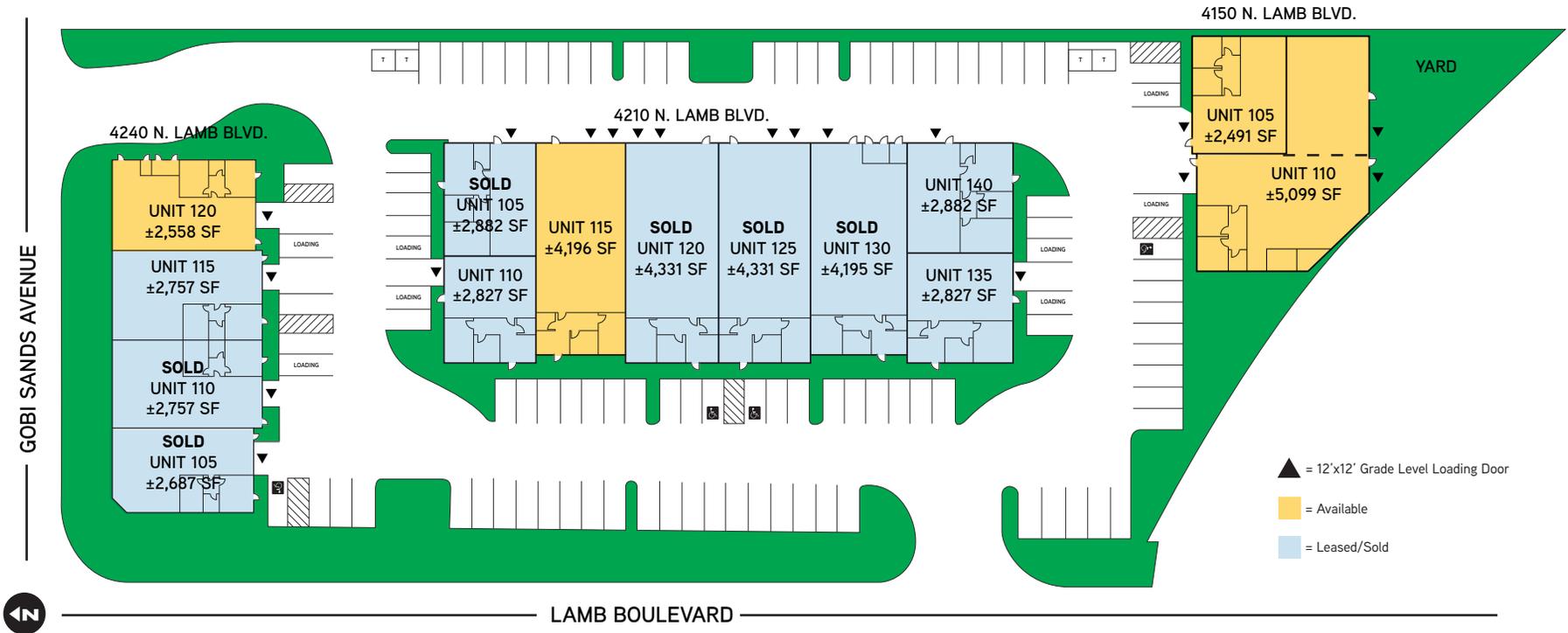
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# SITE PLAN



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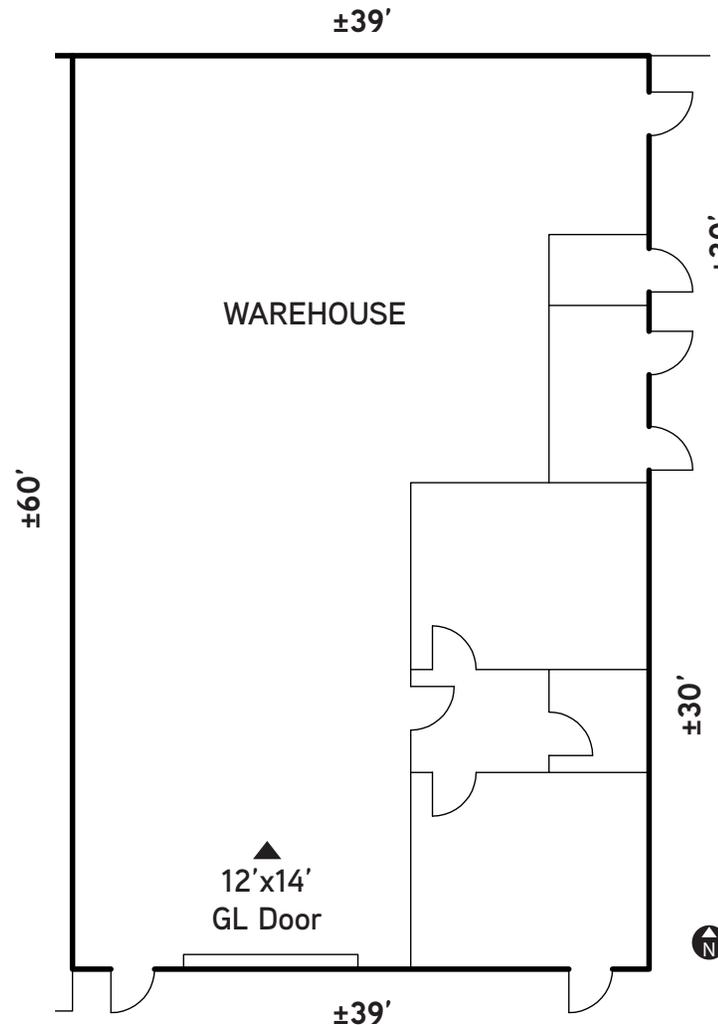
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# 4240 N. LAMB, SUITE 120

## FOR SALE OR LEASE

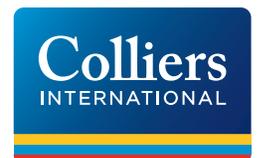
- Frontage on Lamb Boulevard
- **±2,558 SF**
- ±1,648 SF Warehouse
- ±455 SF Office
- ±455 SF Mezzanine
- 1 Restroom
- One (1) 12'x14' Grade Level Roll Up Door
- 120/280V, 225 Amp, 3-Phase
- 18' Clear Height
- Evaporative Cooled Warehouse
- No Interior Columns
- Natural Gas Service
- Skylights
- **Lease Rate: \$0.59/SF    CAM: \$0.22/SF**
- **Sales Price: \$285,000**



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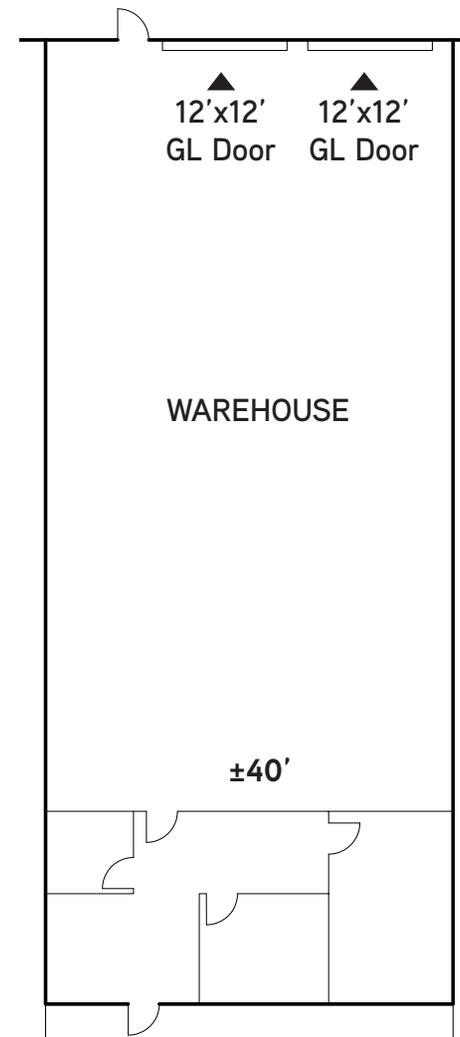
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# 4210 N. LAMB, SUITE 115 FOR SALE OR LEASE

- Frontage on Lamb Boulevard
- **±4,196 SF**
- ±2,676 SF Warehouse
- ±760 SF Office
- ±760 SF Mezzanine
- 1 Restroom
- Two (2) 12'x12' Grade Level Roll Up Doors
- 120/280V, 225 Amp, 3-Phase
- 18' Clear Height
- Evaporative Cooled Warehouse
- No Interior Columns
- Natural Gas Service
- Skylights
- **Lease Rate: \$0.59/SF    CAM: \$0.22/SF**
- **Sales Price: \$460,000**



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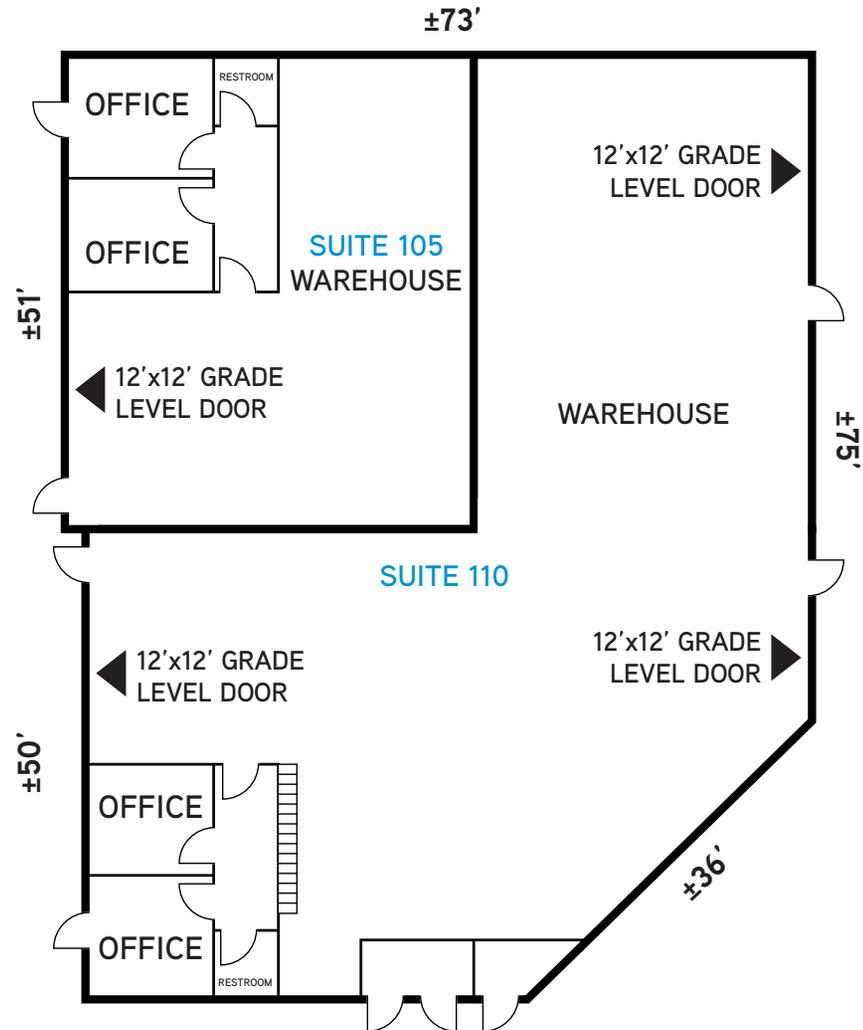
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# 4150 N. LAMB – FOR SALE

- **±7,590 SF** Freestanding Building
- ±5,590 SF Warehouse
- ±1,000 SF Office
- ±1,000 SF Mezzanine
- 2 Restrooms
- Four (4) 12'x12' Grade Level Roll Up Doors
- Includes a private fenced yard
- Suite 105 is leased until 2-14-2018 (no options)
- Suite 110 is leased until 9-30-2018 (one 2-year option)
- Net rental income is \$48,348
- **Sale Price: \$950,000**



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