

FOR SALE OR LEASE

STADIUM INDUSTRIAL PARK, BLDG. 8

» ±20,064 SF INDUSTRIAL BUILDING - 3873 WEST OQUENDO ROAD, LAS VEGAS, NV 89118



COLLIERS INTERNATIONAL

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STADIUM INDUSTRIAL PARK PROPERTY HIGHLIGHTS



- Located on Valley View Boulevard, just West of the I-15 Freeway and South of Russell Road
- Part of a ±182,000 SF industrial park on ±8.05 acres
- Nine (9) ±20,000 SF freestanding buildings on individual parcels available for lease or for sale
- Evaporative cooled warehouse space
- Warehouse skylights
- Potential for fenced yard
- ±17'4" minimum clear height
- 50' x 20' column spacing
- New exterior lighting
- 800 amps, 3 phase power
- Grade level truck loading doors
- Dock-High loading to some buildings
- Natural gas service
- M-1 Industrial Zoning (Clark County)
- New LED interior warehouse lighting
- New drought tolerant landscaping
- CMU concrete construction
- Parking ratio of 1.4 per 1,000 SF
- Commercial subdivision map in place
- For Sale or Lease



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STADIUM INDUSTRIAL PARK AERIAL PHOTO



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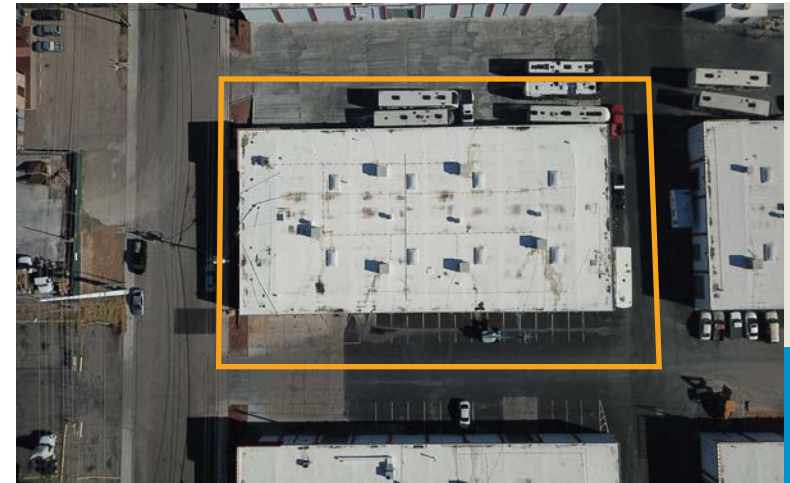
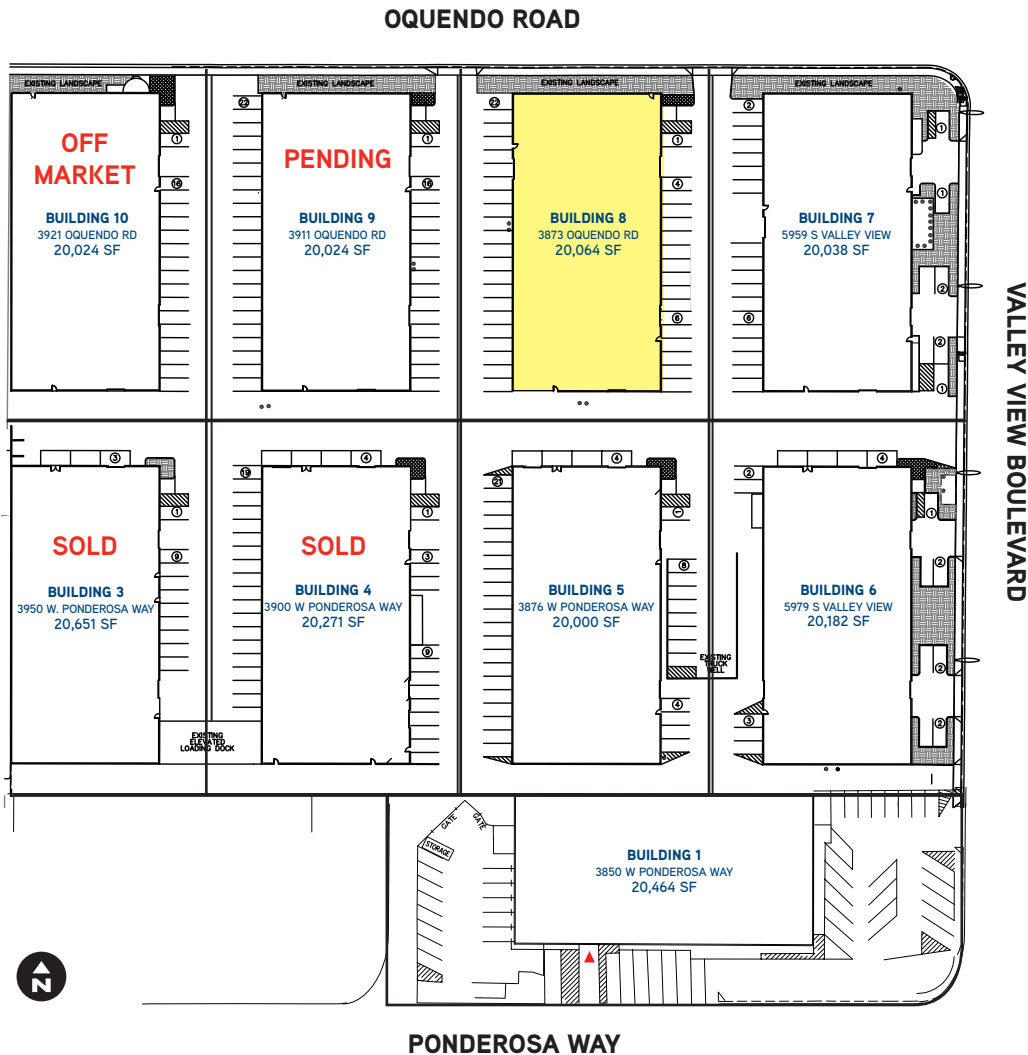
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STADIUM INDUSTRIAL PARK SITE PLAN



3873 West Oquendo Road



Interior

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STADIUM INDUSTRIAL PARK

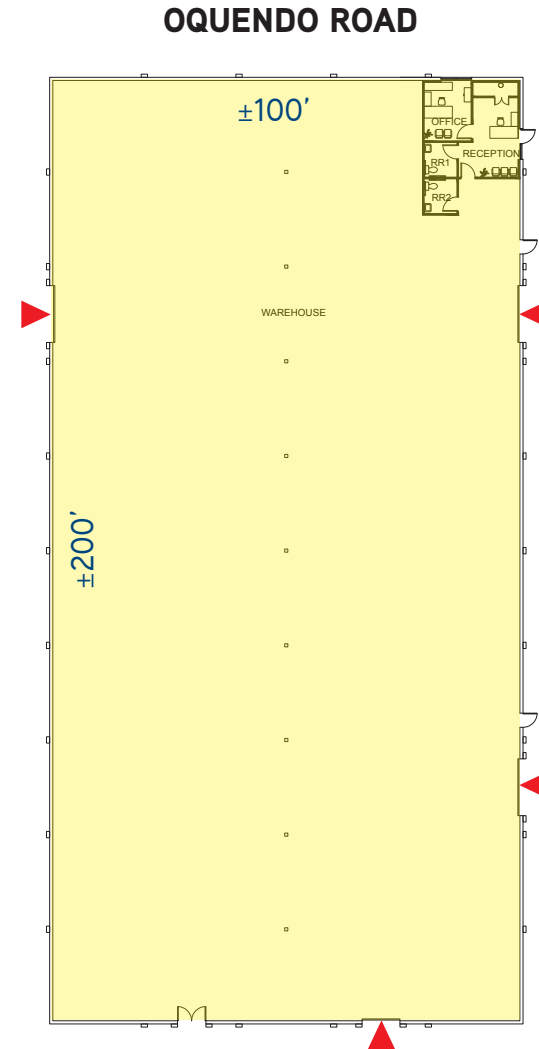
3873 WEST OQUENDO ROAD

±20,064 SF INDUSTRIAL BUILDING



- Oquendo Road Frontage
- ±20,064 SF freestanding industrial building on ±0.91 acre lot
- ±19,464 SF evaporative cooled warehouse
- ±600 SF of HVAC office space with two (2) restrooms
- Four (4) grade level loading doors
- 17'4" minimum warehouse clear height
- Fully fire sprinklered
- Warehouse skylights
- 800 amps, 3 phase power
- LED warehouse lighting
- 50'x20' column spacing
- All parking in common
- APN: 162-31-614-004
- **\$0.68 PSF (NNN)**
- **\$0.09 PSF CAM**
- **FOR SALE: \$2,625,000**

▲ = Grade Level Door



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