

**FOR SALE**

# NORTHPOINTE BUSINESS CENTER

4150-4240 NORTH LAMB BOULEVARD, LAS VEGAS, NV 89115



UNIT 115  
±4,342 SF

UNIT 120  
±4,330 SF

UNIT 140  
±2,882 SF

NORTH LAMB BOULEVARD

**ALEX STANISIC**

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License # NV-S.0179950

**MIKE WILLMORE**

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License # NV-S.0183520

**±2,882 SF – ±4,342 SF**  
**LIGHT INDUSTRIAL UNITS**

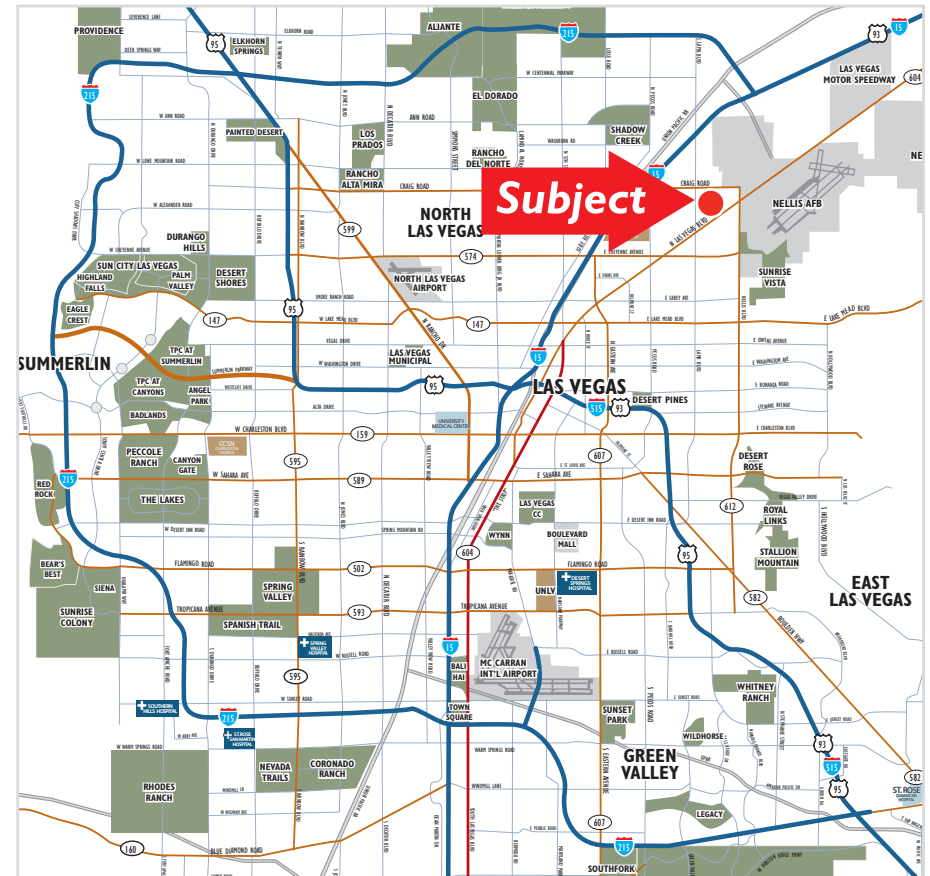
**FOR SALE** ±2,882 SF – ±4,342 SF LIGHT INDUSTRIAL UNITS

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- Units available from ±2,882 SF to ±4,330 SF
- Located on North Lamb Boulevard, 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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## COLLIERS INTERNATIONAL

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

T +1 702 735 5700

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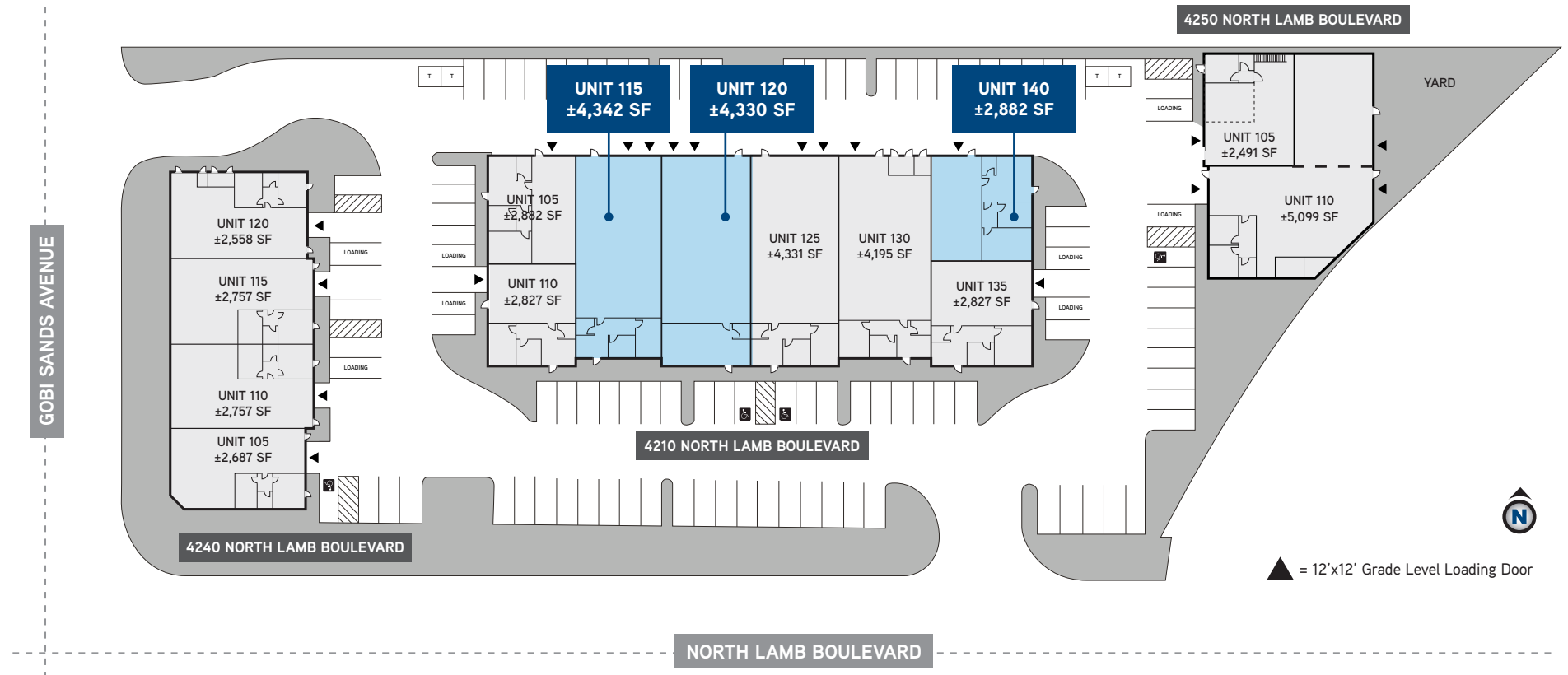
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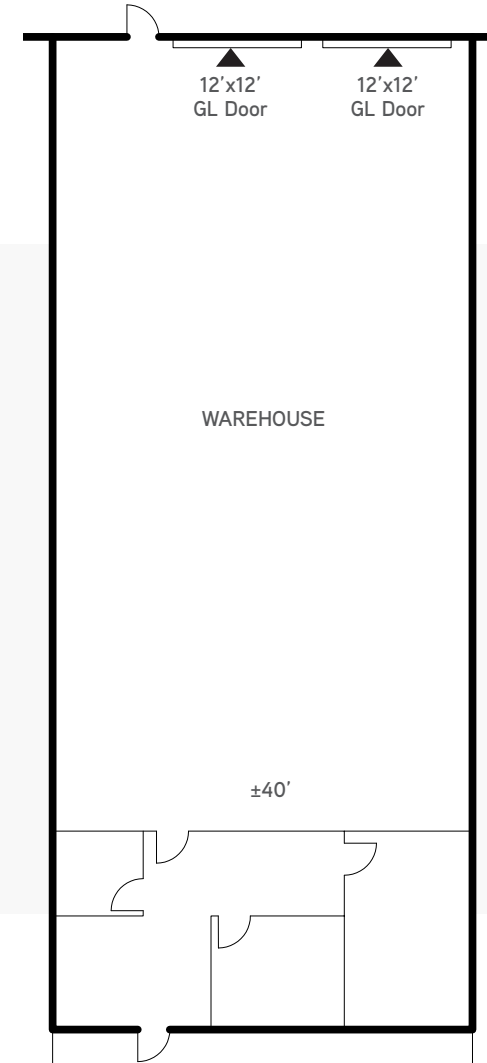


4210 NORTH LAMB BOULEVARD, SUITE 115

## 100% LEASED INVESTMENT

- Frontage on Lamb Boulevard
- ±4,342 SF unit
- ±2,822 SF warehouse
- ±760 SF office
- ±760 SF mezzanine
- 1 restroom
- Two (2) 12'x12' grade level roll up doors
- 200 amps, 120/280 volt, 3-phase power
- Fully fire sprinklered
- Parking at 2:1,000 SF
- 18' clear height
- Evaporative cooled warehouse
- No interior columns
- Natural gas service
- Skylights
- SBA and conventional financing available
- APN: 140-05-420-007
- **Lease expiration date: September 30, 2022**
- **Cap rate is ±6%**
- **Lease includes four percent (4.0%) annual increases**
- **Net rental income is \$30,744**

**Sales Price: \$512,000/\$117.91 Price PSF**



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**FOR SALE** ±2,882 SF – ±4,342 SF LIGHT INDUSTRIAL UNITS

# NORTHPOINTE BUSINESS CENTER

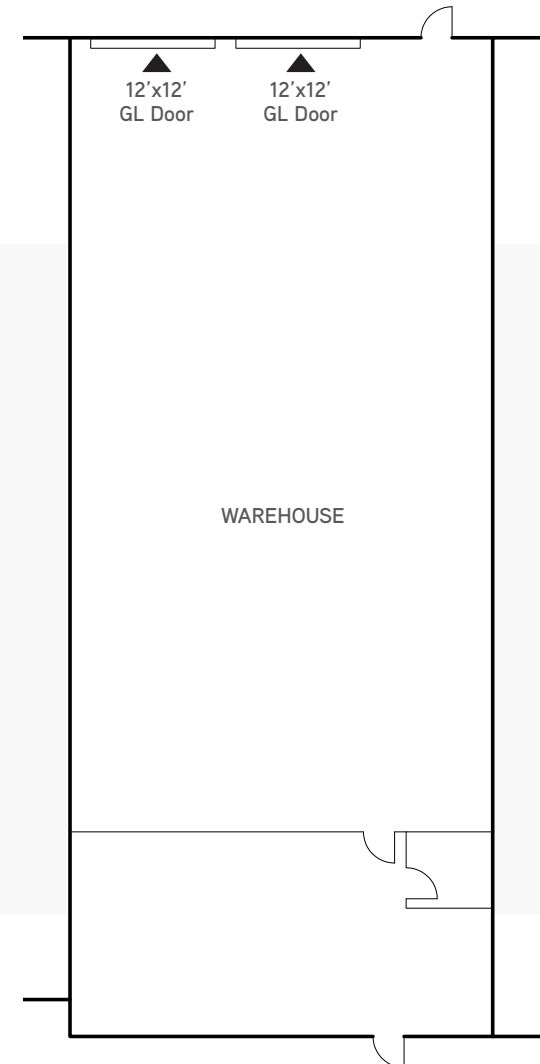
4150-4240 NORTH LAMB BOULEVARD, LAS VEGAS, NV 89115



## 4210 NORTH LAMB BOULEVARD, SUITE 120 ±4,330 SF

- Frontage on Lamb Boulevard
- ±2,840 SF warehouse
- ±745 SF office
- ±745 SF mezzanine
- 1 restroom
- Two (2) 12'x12' grade level roll up doors
- 200 amps, 120/280 volt, 3-phase power
- Fully fire sprinklered
- Parking at 2:1,000 SF
- 18' clear height
- Evaporative cooled warehouse
- No interior columns
- Natural gas service
- Skylights
- SBA and conventional financing available
- APN: 140-05-420-008

**Sales Price: \$515,000/\$118.94 Price PSF**



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# NORTHPOINTE BUSINESS CENTER

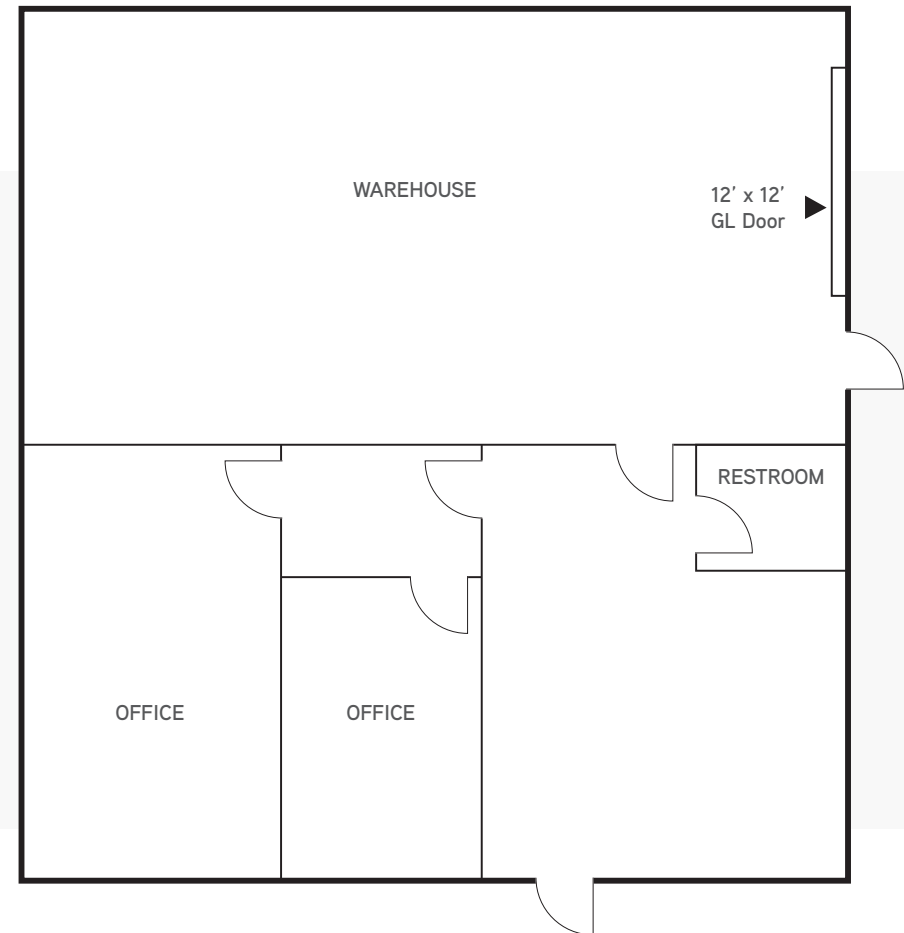
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## 4210 NORTH LAMB BOULEVARD, SUITE 140 ±2,882 SF

- ±1,036 SF warehouse
- ±923 SF office with ±923 SF mezzanine
- One (1) restroom
- One (1) 12' x 12' grade level truck door
- 18' warehouse minimum clear height
- 200 amps 120/208 volt, 3-phase power
- Fully fire sprinklered (.20GPM/1,500 SF)
- Parking at 2:1,000 SF
- Metal halide warehouse lighting
- Evaporative cooled and heated warehouse space
- No interior columns in the warehouse
- Natural gas service
- SBA and conventional financing available
- APN: 140-05-420-012

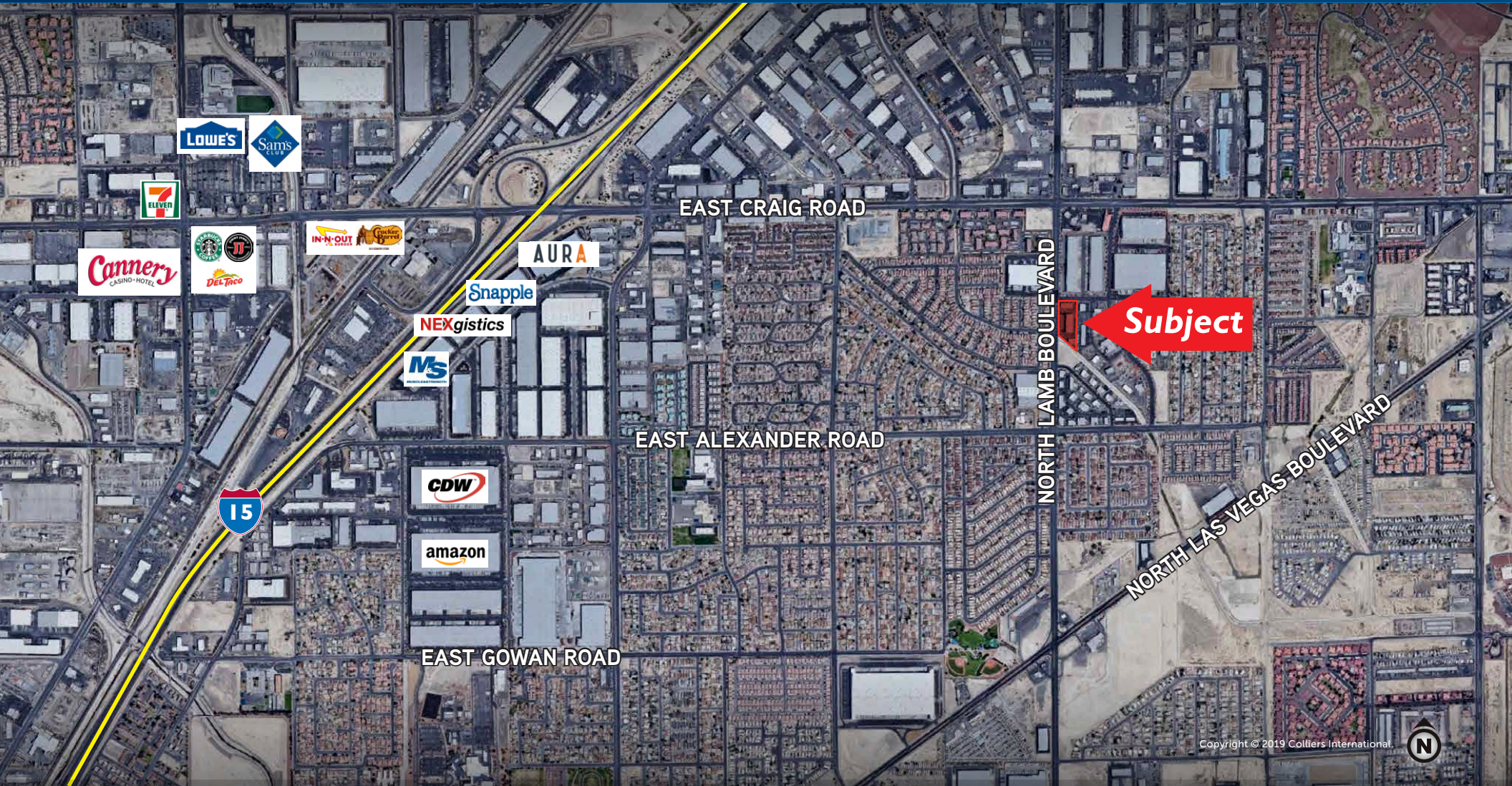
**Sales Price: \$340,076/\$118.00 Price PSF**



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