

FOR SALE > ±4.99 ACRES

# NEC CRAIG ROAD & 5TH STREET

LAS VEGAS, NEVADA



**\*NEW PRICE REDUCTION!**



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[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)

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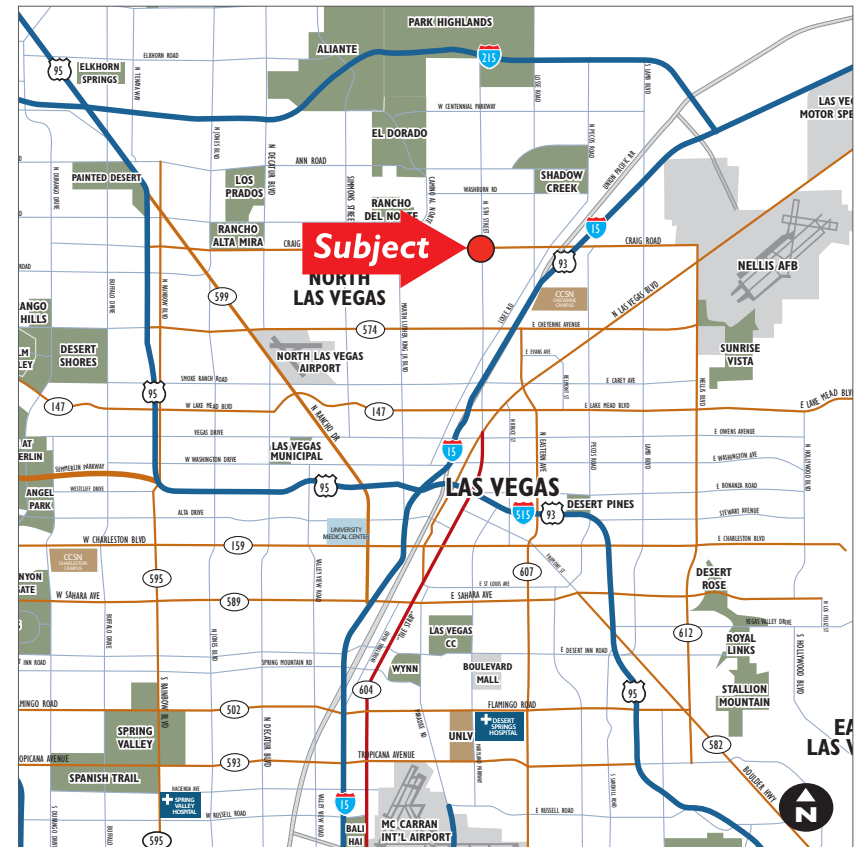
LAS VEGAS, NEVADA



Located on the northeast corner of Craig Road and north 5th Street. This parcel possesses great frontage on Craig Road and is .5 mile west of the Cannery Hotel Casino and just west of I-15. Camino Del Norte master-planned community is just northwest of this site. Craig Road is a heavily used east west traffic arterial with over 62,000 cars per day. North 5th Street, a major north south traffic arterial has a full interchange with Clark County 215 Beltway. Many major national retailers are within 1 mile of this site. Lowe's Hardware and Sam's Club are within a mile to the east and Walmart Super Center is 1 mile to the west.

## PROPERTY FEATURES

- ±4.99 acres
- Zoned C-2, North Las Vegas
- Commercial Subdivision Approved
- Utilities Stubbed to Site
- APN: 139-02-214-004
- Build To Suit
- Ground Lease
- Sale
- \$13.00 per square foot
- **Asking Price: \$2,825,000**



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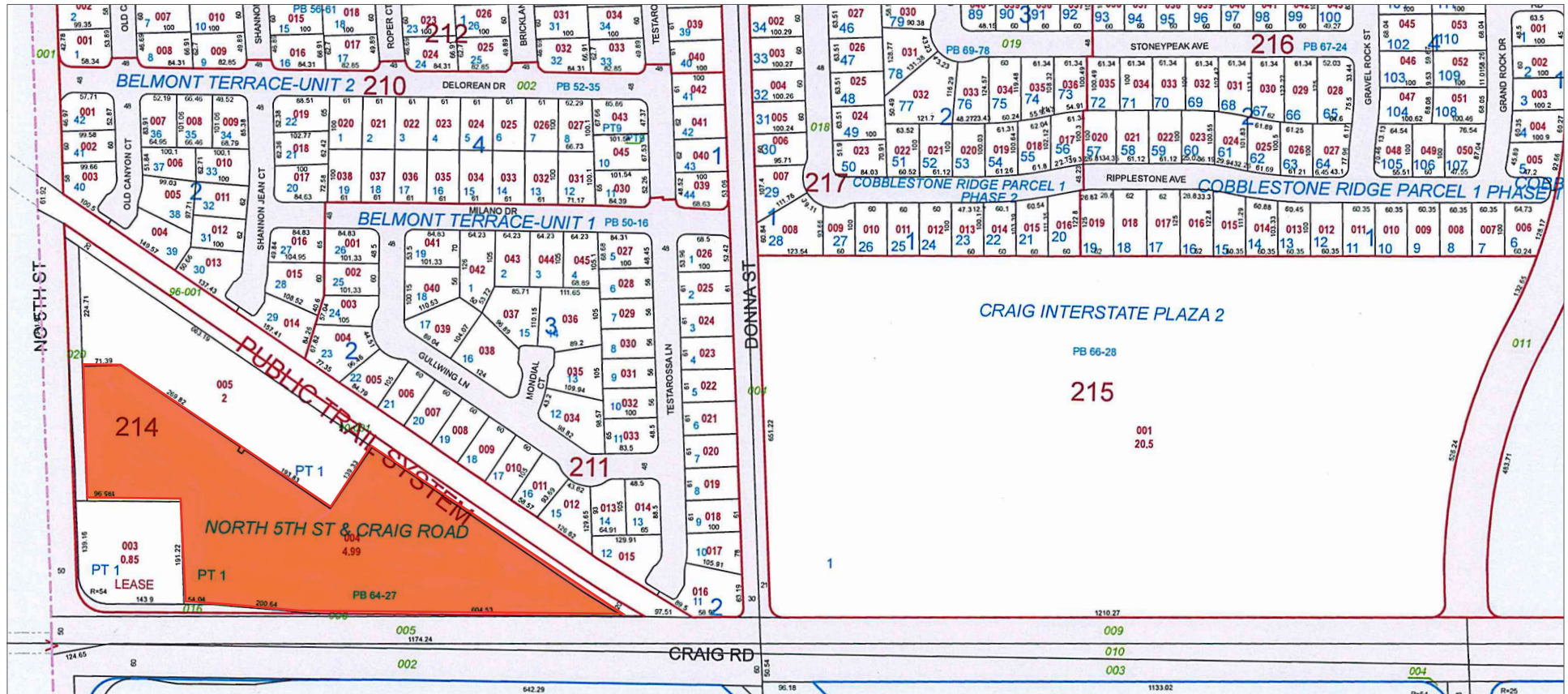
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## PARCEL MAP



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## CLOSE UP AERIAL



## SITE PLAN



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