

FOR SALE OR LEASE | ±2.73 ACRES | CROSS DOCK TRUCK TERMINAL



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**LARKIN**  
INDUSTRIAL GROUP

1800 S Mojave Rd | Las Vegas, NV 89104

**NAIExcel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# Property Summary

SALE PRICE	<b>\$3,900,000</b>
NNN LEASE RATE/MO	<b>\$22,000 Monthly NNN</b>
TOTAL BUILDING SQFT	<b>±5,935</b>
ACRES	<b>±2.73</b>
AVAILABLE	<b>Available Now</b>

- Total Bldg ±5,935 SF
  - ±5,000 Warehouse SF
  - ±935 Office SF
- APN: 162-01-703-024
- ± 2.73 AC (5% Building Coverage)
- I-P Zoning
- Nineteen (19) Dock High Loading Positions (±8.67' W x ±10' L)
- One (1) Grade Level Loading Positions
- 120/240V, 200 Amps\*
- Edge of Dock Plate on all Positions
- ±11.5' Clear Height
- 1961 Masonry Construction
- Central Las Vegas Submarket
- Complete Off-sites
- Generally Paved, Lit & Secure
- ±1.25 Miles to US Route 11
- Warehouse/Exterior Lighting
- HVAC Office

\*To be verified.



OR TEXT 22724 TO 39200

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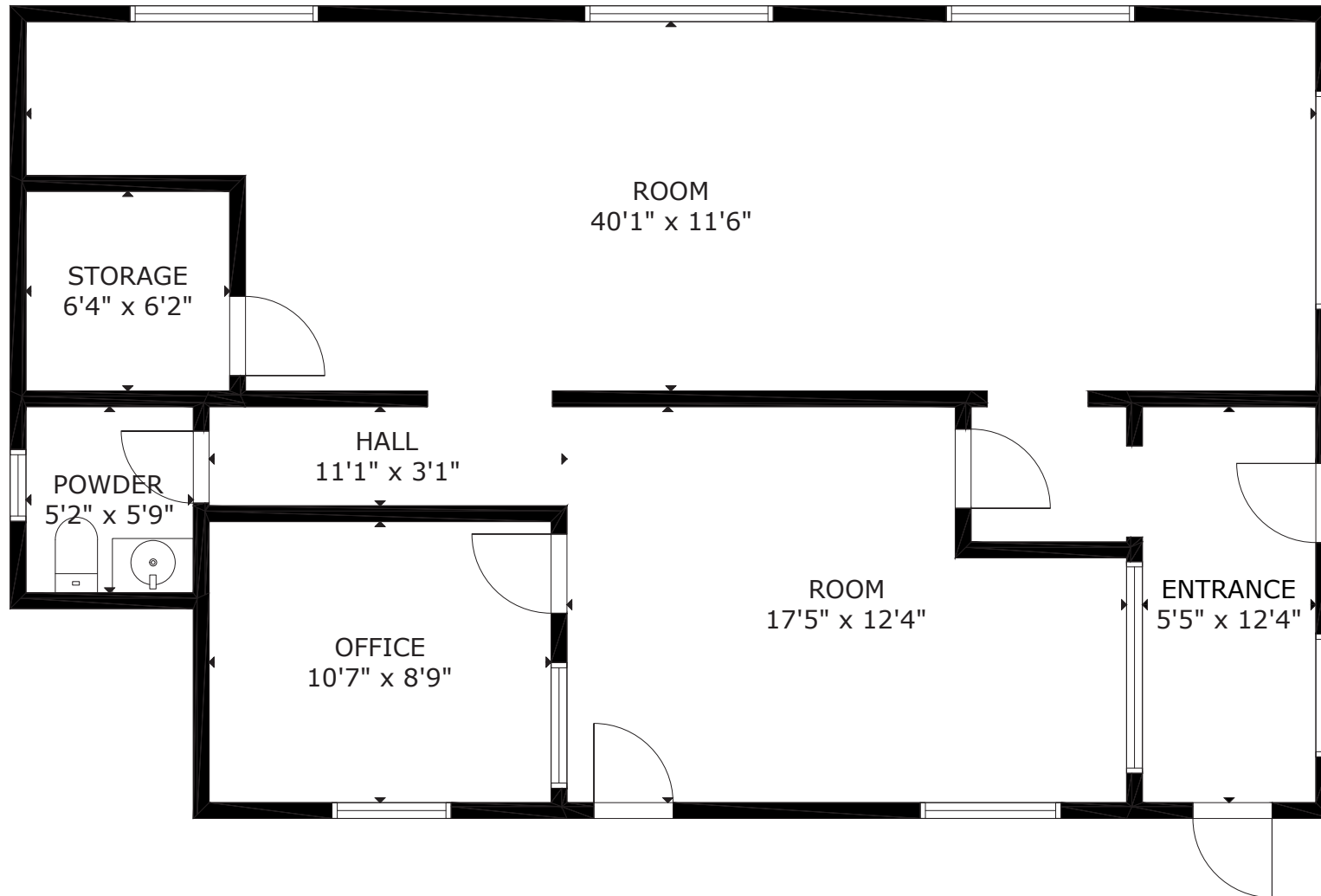
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# Office Floorplan





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FOR 3D TOUR

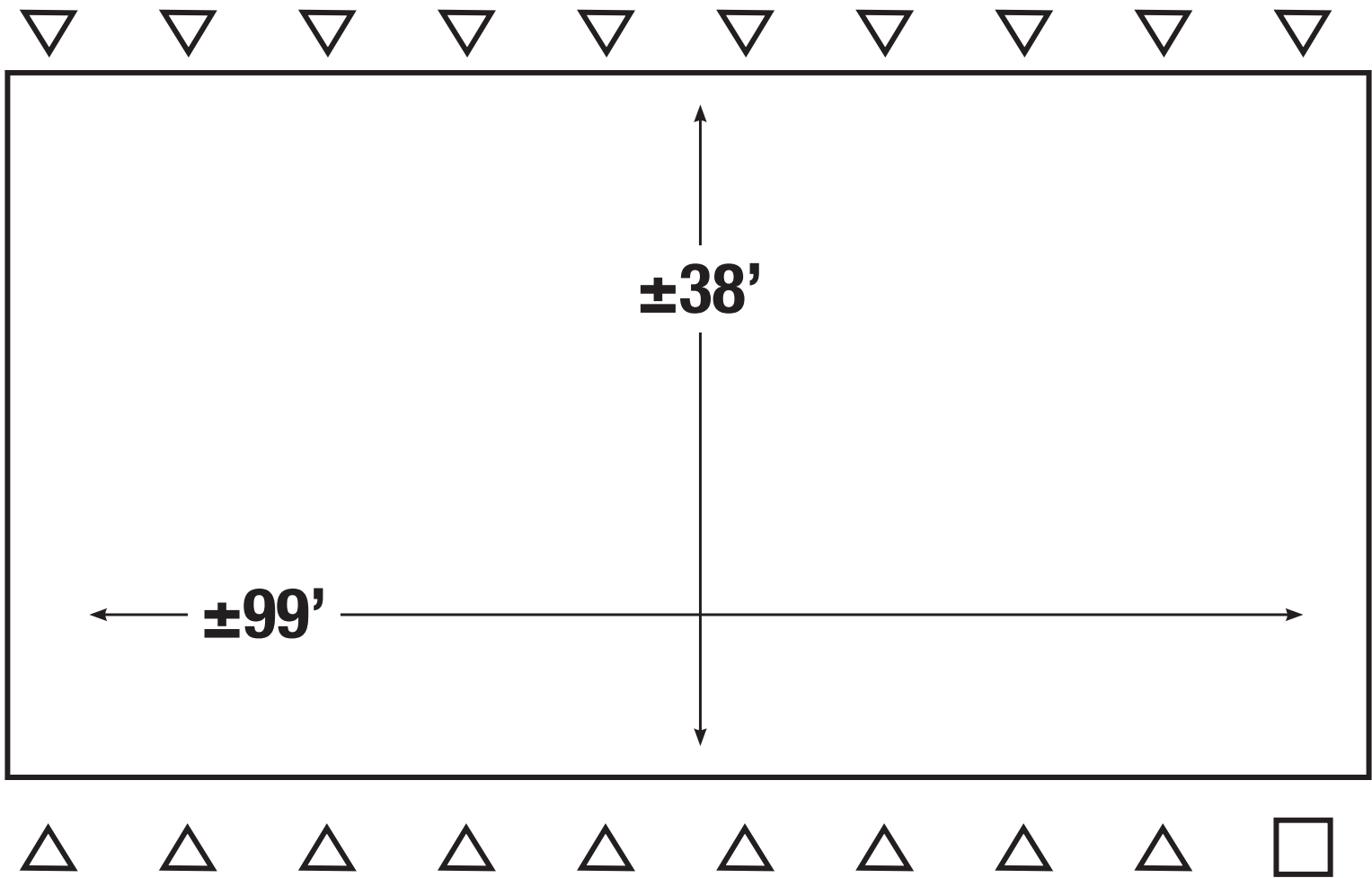


\*Floorplan not drawn to scale.

# Warehouse Floorplan



-  Dock High Loading Positions
-  Grade Level Loading Positions



\*Floorplan not drawn to scale.



# Area Map





# Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport









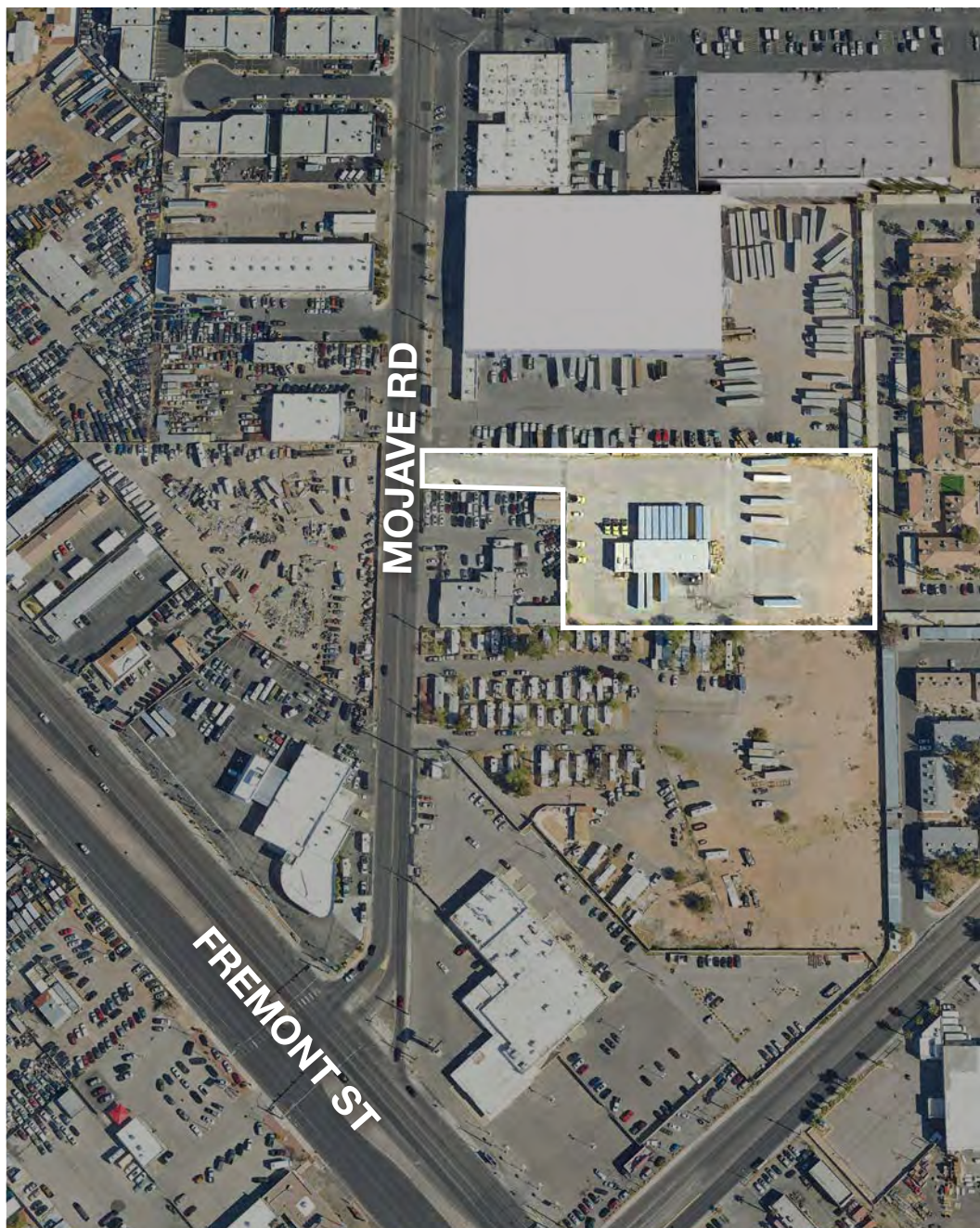
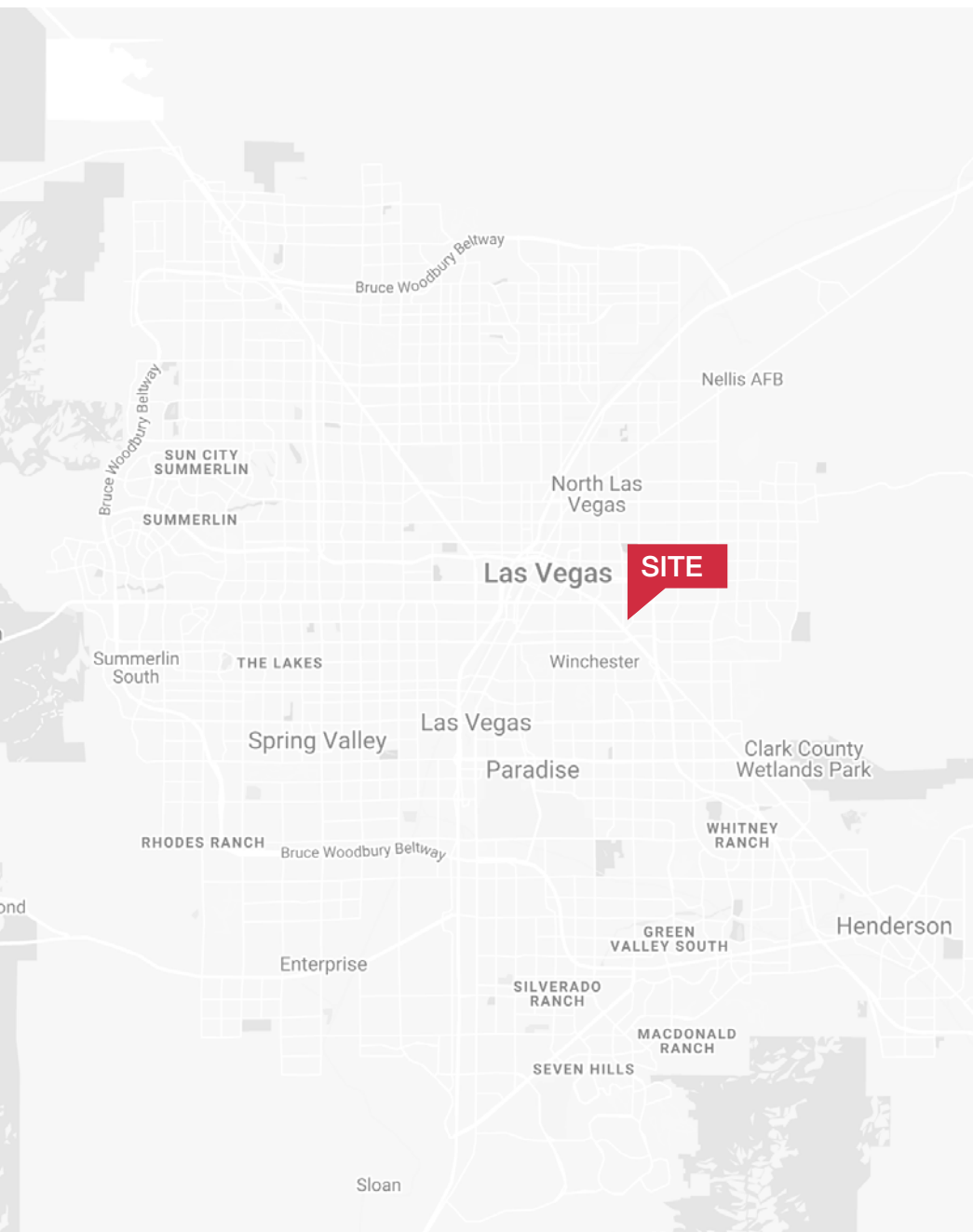








# Area Map







## Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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