

FOR SALE OR LEASE - ±53,200 SF INDUSTRIAL BUILDING ON ±2.57 ACRES

2020 MENDENHALL DRIVE

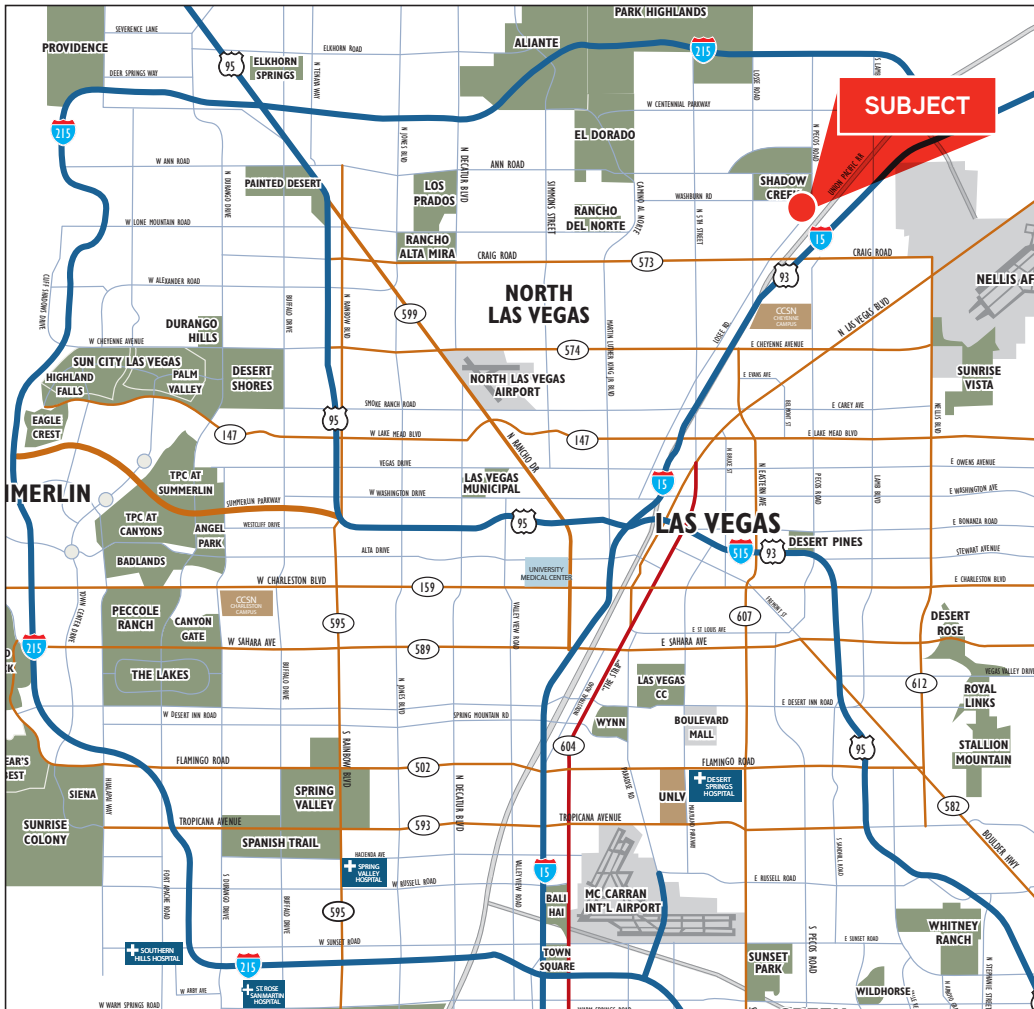
NORTH LAS VEGAS, NEVADA 89081



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Sale Price: **\$6,650,000**

- Located near Craig Road and Losee Road, just West of the I-15 Freeway Interchange
- ±53,200 SF Building on ±2.57 Acres
- ±2,798 SF of HVAC Office with four (4) restrooms
- 64 Total Parking Spaces
- ±24,150 SF of Paved and Fenced Yard Space
- Three (3) 9'x10' Dock High Loading Doors
- Four (4) 16'x14' Grade Level Truck Doors
- Two (2) 12'x14' Grade Level Truck Doors
- ±1,200 amps of 277/480 volt, 3-Phase power
- ±22' minimum clear height
- Metal halide lighting
- Skylights in warehouse
- Concrete tilt-up construction
- Evaporative-cooled warehouse
- M-2 Zoning (City of North Las Vegas)
- Fire Sprinklered at 0.20 gpm/1,500 SF
- Built in 1997
- APN: 139-02-613-020
- Lease Rate: \$0.51/SF
- CAM: \$0.07/SF
- Price/SF: \$125.00

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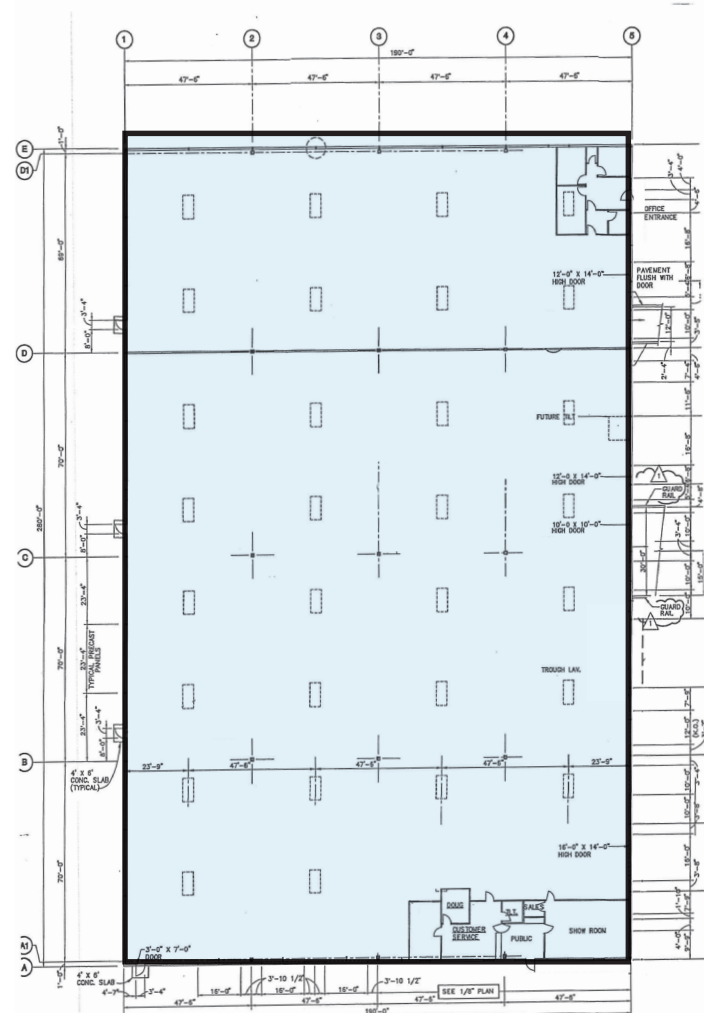
COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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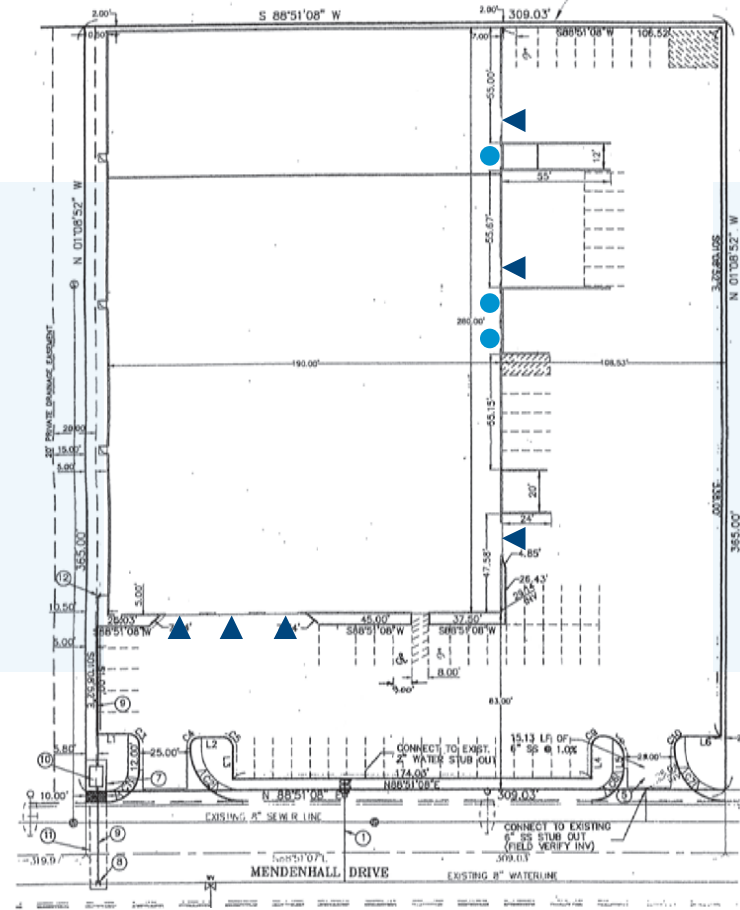
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▲ Grade Level Truck Doors ● Dock High Loading Doors

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