












# Property Highlights

## LOCATED NEAR ALEXANDER ROAD AND 5TH STREET

-  3.6 acres of M-2 zoned paved secured yard
-  Exclusive gate access via Donna Street
-  Paved, gated and fenced concrete pad
-  Includes ±1,000 SF of modular office with two (2) restrooms
-  Power, water, gas and sewer services available
-  Yard features outdoor security pole lighting
-  M-2 Zoning (City of North Las Vegas)
-  A portion of APN: 139-11-102-001
-  Lease Type: Triple Net

**ASKING: \$0.22/SF (NNN)**



# Property Aerial



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PEPSI

Leased to Dune Opco, LLC

3.6 acre Fenced and Paved Yard Available

# Aerial Map - Low Altitude

**PODS**

**amazon**

*Alexander Road*

**1011**  
E. Alexander Rd



*Donna Street*

 **CLEARWATER  
PAPER.**



# Aerial Map



1011 E. ALEXANDER RD

# 1011 E. Alexander Rd

3.6 Acres of M-2 Zoned  
Paved Secured Yard



**CBRE**

## CONTACT US

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