

# 2017 W. GOWAN ROAD

For Lease



NATIONAL  
ADVISORY  
TEAM



1 Story, ±18,572 RSF | General Industrial / Auto Use | Sublease

2017 W. Gowan Road, North Las Vegas, NV 89032



# SPACE CONDITION & FLOOR PLAN OVERVIEW

## BUILDING SUMMARY

<b>FLOOR / SUITE</b>	Floor 1 — Available
<b>RSF</b>	±18,572 SF (single-story)
<b>CURRENT CONDITION</b>	As-Is / To Be Determined
<b>PRIMARY USE / LAYOUT</b>	Warehouse / industrial with office component. ±1,128 SF office including lobby, private offices, and storage. ±17,444 SF warehouse across two bays. Three grade-level doors (±12'x14'). ±18' clear height.
<b>NOTABLE FF&amp;E / IMPROVEMENTS</b>	Private fenced yard. ±800 amps 120/208, 3-phase power (to be verified by tenant). Auto use permitted per M-2 zoning.
<b>NOTABLE FF&amp;E / IMPROVEMENTS</b>	New Facade and MEPs
<b>DELIVERY CONDITION</b>	As-Is — 30 days from lease execution

## M-2 GENERAL INDUSTRIAL APPROVED USES

By right: warehousing, distribution, manufacturing, fabrication, machine shops, printing, food processing, auto repair, auto body, auto sales, fleet storage, towing/impound, contractor yards, equipment rental, building materials, wholesale trade, self-storage, cold storage, truck terminals, freight, laundry/linen, utilities.

CUP required: auto dismantling/salvage, recycling, batch plants, communication towers, kennels, gun ranges, chemical manufacturin.

Not permitted: residential, retail primary use, schools, hospitals, hotels.



**\$20,000/MO**

Asking Rent



**GROSS**

Lease Type



**SUBLEASE 2.5YRS**

Lease Term

# PROPERTY & LOCATION OVERVIEW

## DEMOGRAPHICS WITHIN 5 MILES

**647,000**

Total Population (5 mi)

**\$68,000**

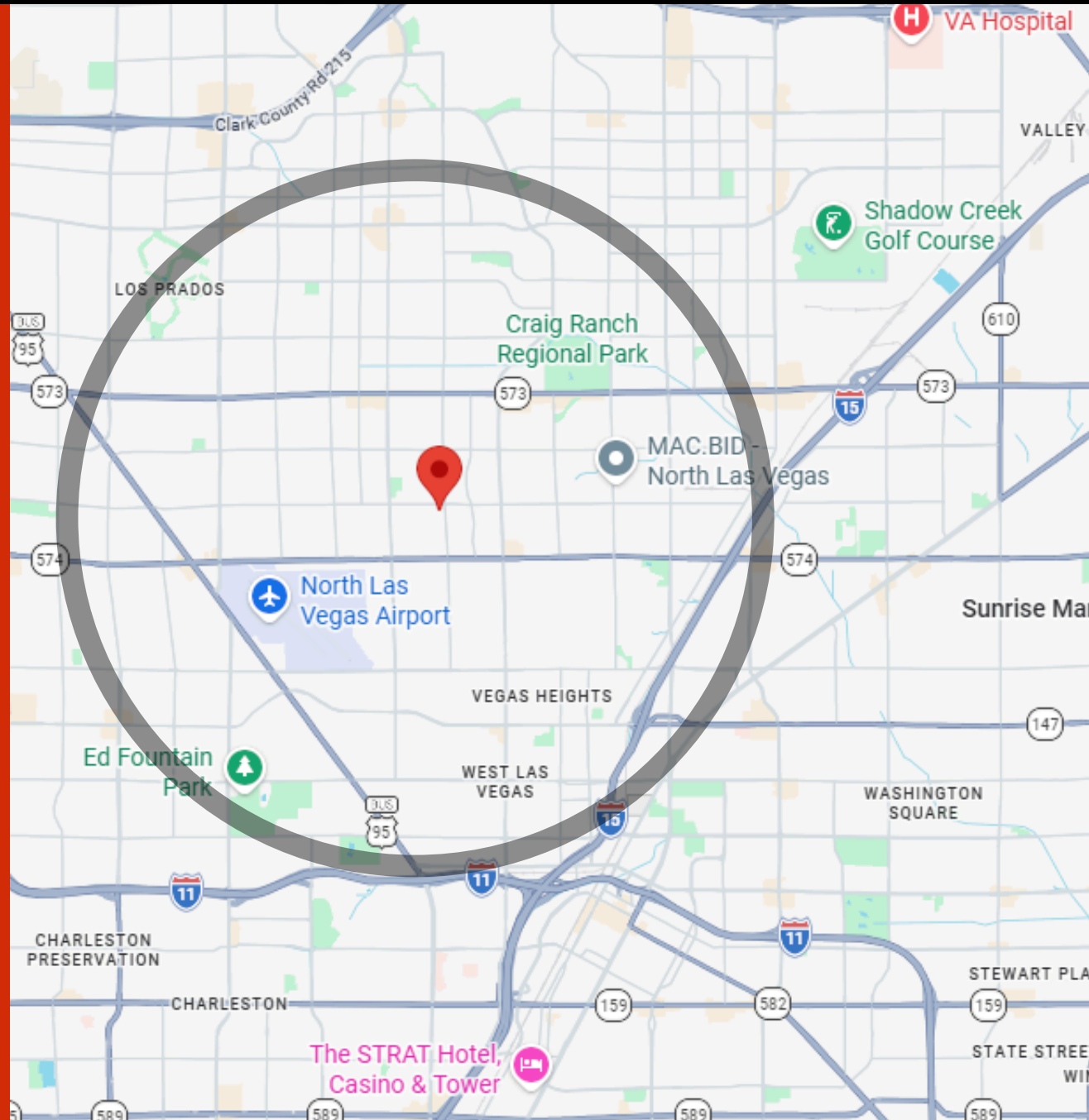
Avg. Household Income

**36**

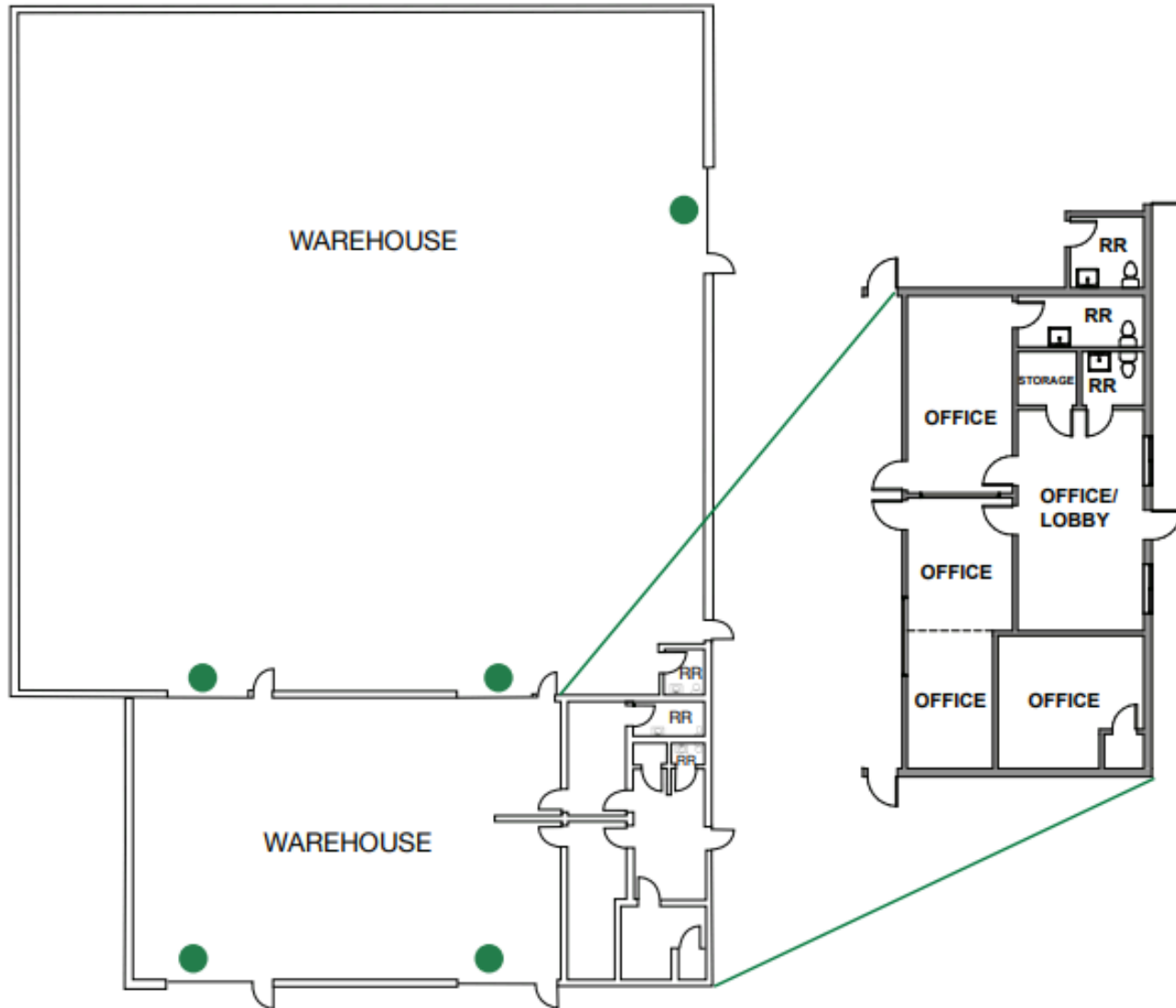
Average Age

**±3.6 MI**

to I-15 Freeway



# FLOOR PLAN



**kw** Keller Williams  
**COMMERCIAL**  
LAS VEGAS



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TEAM



2017

# 2017 W. GOWAN ROAD NORTH LAS VEGAS, NV



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