

# FOR SALE \$1,450,000 / (\$228/SF)

## OFFICE WAREHOUSE YARD FOR SALE



### 2785 N. LAMB / LAS VEGAS, NV 89115

#### PROPERTY FEATURES:

- Open Office and Reception Area with Private Bathroom +/- 647/ sf
- HVAC Warehouse Office/ Production/Storage Space = +/- 1,000 sf
- Warehouse Bathroom With Shower
- Break Room
- Warehouse Cooled by Two Evaporative Coolers
- 8 Skylights
- 16 ft Clear Height
- Front Roll up Door
- Rear Roll Up Door
- 400amp/120 - 208v 3phase power
- Clear Span Warehouse — Floor Drain
- Yard area +/- 3,000 sf — Buyer has the ability to fence
- Built in 2008
- Zoned IP (Industrial Park)
- Estimated Lot Size: 0.47 ac
- **Property is +/- 6,347 sf**

*The information contained in this marketing brochure has been obtained from sources we believe to be reliable. However, Griffis Realty Investments, LLC. has not and will not verify any of this information, nor has Griffis Realty Investments, LLC. conducted any investigation regarding these matters. Griffis Realty Investments, LLC makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. It is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for a thorough due diligence investigation of this property.*

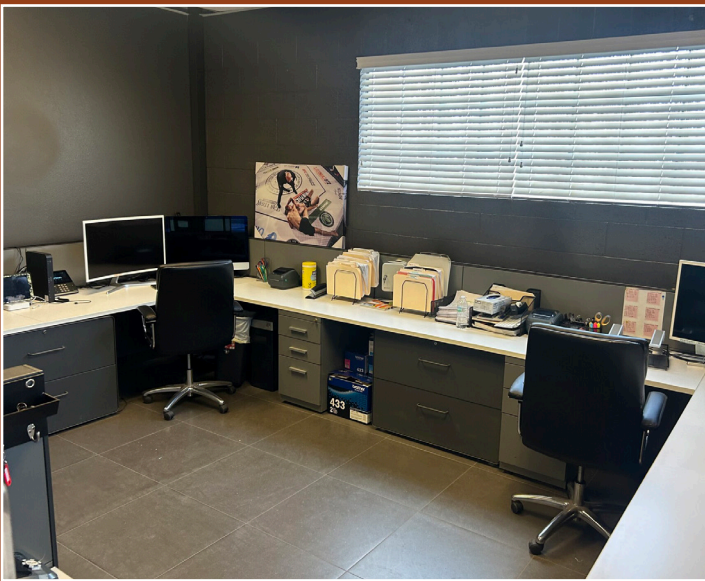
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Commercial Real Estate Services | Joe Griffis

7381 W Charleston Blvd | Ste 110 | Las Vegas, NV 89117 | T 702.341.0081 | C 702.406.6867







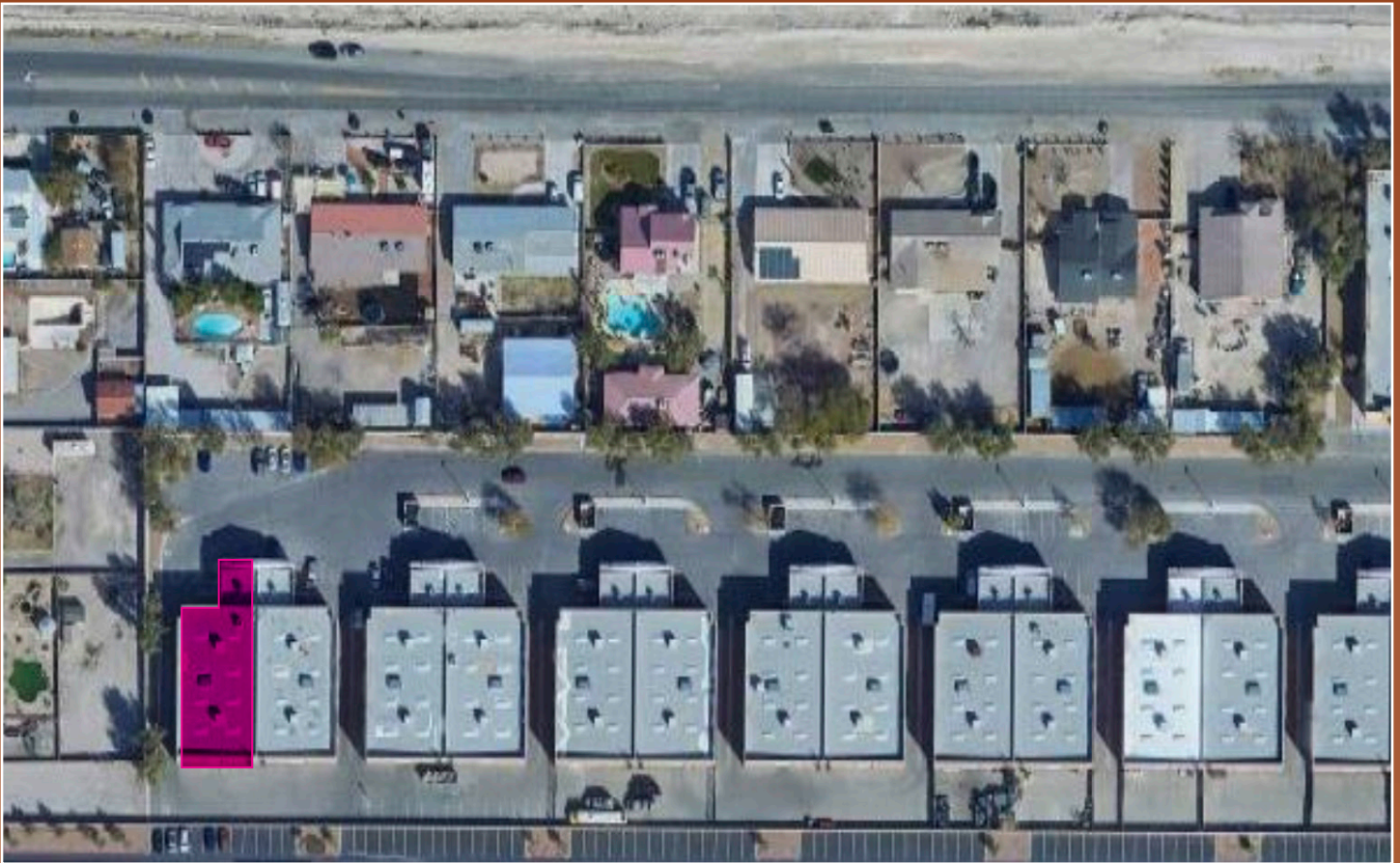
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