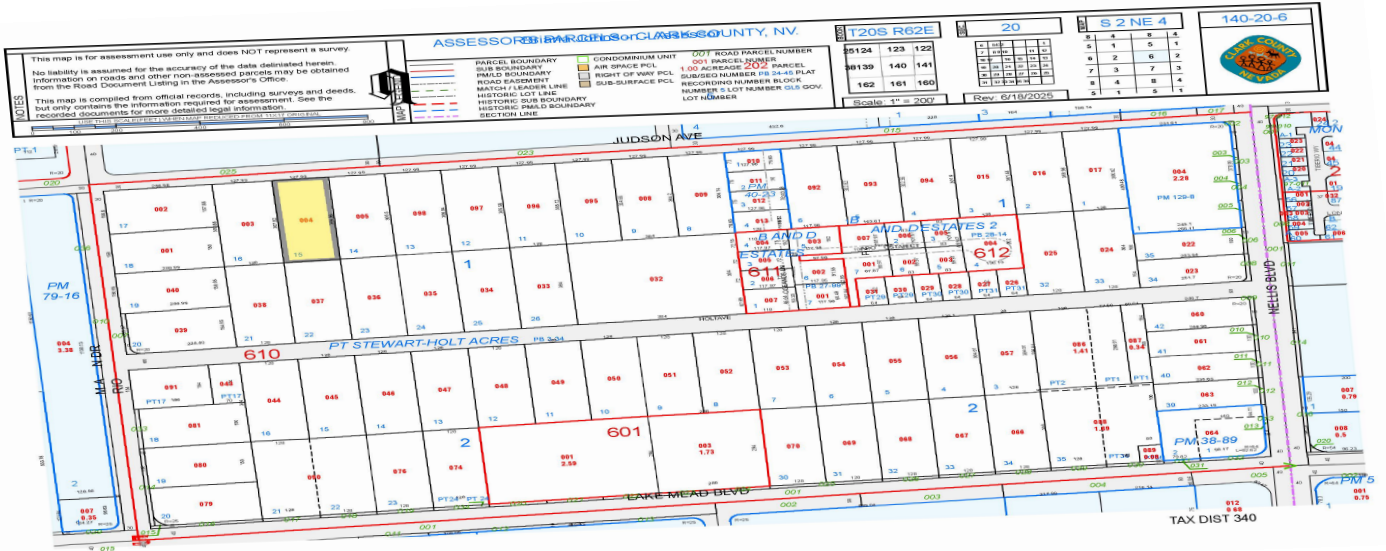


SUNRISE MANOR INDUSTRIAL

±1 Acre Light Industrial Development Site | Las Vegas, NV



STRATEGIC DEVELOPMENT OPPORTUNITY

Property Overview

This prime light industrial parcel is situated in the high-growth Sunrise Manor corridor. Positioned for efficiency and immediate utility, the site offers an unparalleled logistical advantage with a "straight-shot" to the I-15 corridor.

The site has undergone extensive municipal review and holds **Full Staff Approval**. Final closing is subject only to administrative sign-off by the Clark County Commission, allowing a buyer to bypass the typical entitlement lag.

Key Highlights

- **Strategic Hub:** Located in a major industrial corridor serving the Las Vegas Valley.
- **Direct Access:** Seamless logistics via immediate proximity to I-15.
- **Development Ready:** Perfect for a secured contractor yard or small-bay flex project.
- **Level Topography:** Cleared and ready for site preparation.

Project Readiness

Full Staff Approval is already secured. Closing scheduled upon final Commission sign-off.

Seller Financing

Available for qualified borrowers:

20% Down Payment

7.0% Interest Rate

5-Year Term

First Deed of Trust

Ideal Uses

- Contractor Yard
- Equipment Storage
- Flex-Warehouse
- Distribution Hub

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All information deemed reliable but not guaranteed. Buyer to verify all zoning and utility information.