

FOR SUBLEASE

±22,313 SF WITH SECURED YARD



201 E. MAYFLOWER AVE

NORTH LAS VEGAS, NV 89030



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PROPERTY HIGHLIGHTS

Space Available: ±22,313 Total SF

Office Area: ±4,072 SF Office

Warehouse Area: ±18,241 SF Warehouse

Site Area: ±1.25 Acres

Power: 3,500 Amps, 277/480v, 3-Phase Power

Dock Doors: 2 Dock Doors (8'x8')

Grade Doors: 3 Grade Doors (14'x14')

Construction: Concrete-tilt

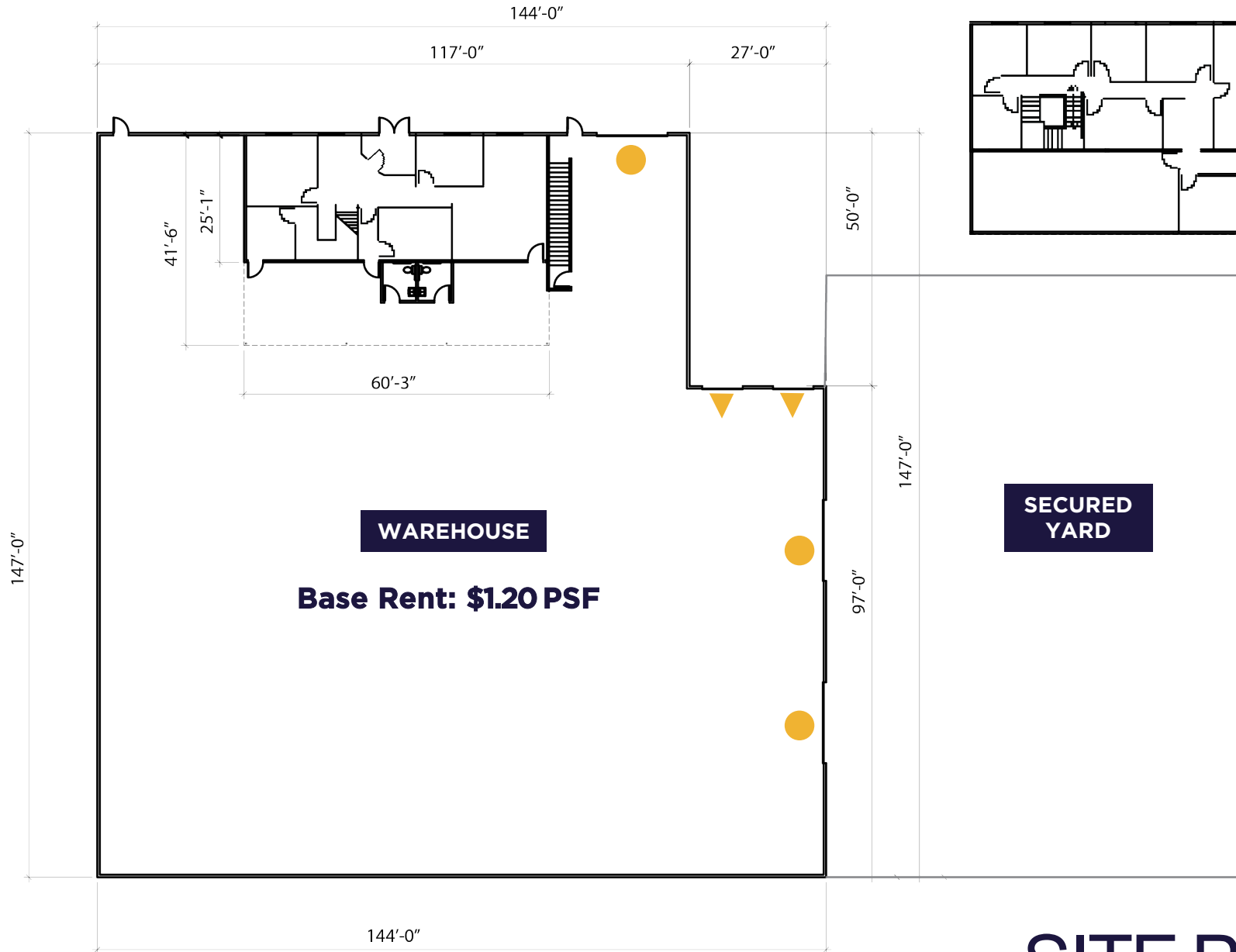
Jurisdiction: North Las Vegas

Zoning: M-2

APN: 139-15-615-025 139-15-615-025

Sublease Expires: November 30, 2027





WAREHOUSE

Base Rent: \$1.20 PSF

**SECURED
YARD**



**DOCK
DOOR**

**GRADE
DOOR**

SITE PLAN
±22,313 SF

RECENT CAPITAL IMPROVEMENTS

- New Seal Coat on Parking Lot and Yard Area (2022)
- All New Evaporative Coolers in Warehouse (2022)
- All New HVAC in Office (2022)
- Exterior Building Paint (2022)
- Roof Replaced in 2016 (Under Warranty until 2031)



PROPERTY LOCATION



CONTACT INFORMATION



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