

FOR SALE

2111 INDUSTRIAL RD

Las Vegas, NV 89102

PRESENTED BY:

NOLAN JULSETH-WHITE, CCIM

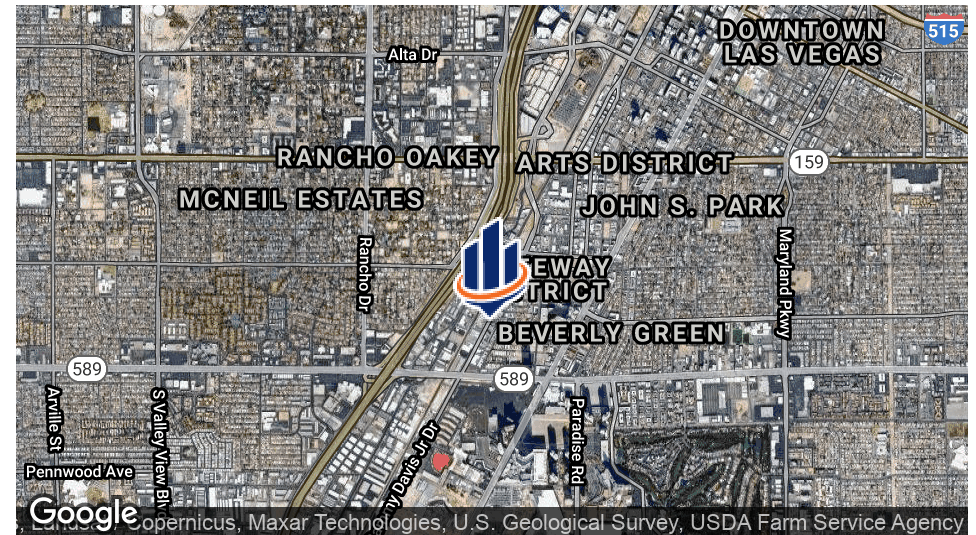
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NV #BS.0146060



PROPERTY SUMMARY



PROPERTY DESCRIPTION

2111 Industrial Rd. is strategically located in Central Las Vegas, just off the Sahara and I-15 Interchange. The property contains multiple entry points, two grade level doors into the warehouse and a fenced lot. It is only minutes away from several high traffic locations such as The Las Vegas Strip and McCarran International Airport. With warehouse as well as office space, 2111 Industrial Rd is a great opportunity for any investor or an owner/user.

OFFERING SUMMARY

SALE PRICE:	\$1,300,000
LOT SIZE:	0.6 Acres
BUILDING SIZE:	6,300 SF

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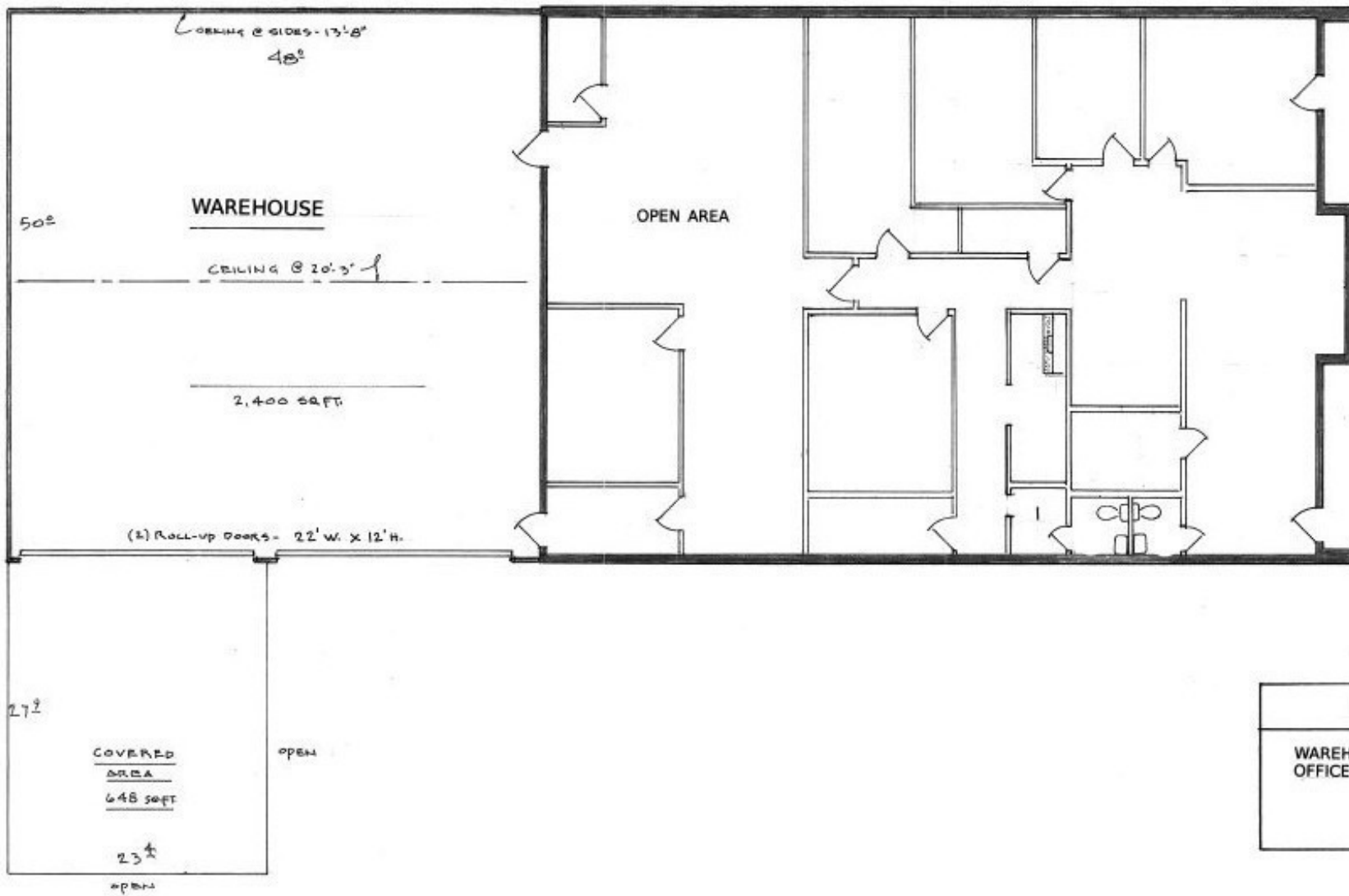
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PROPERTY HIGHLIGHTS

- +/- 6,300 SF Office/Warehouse Building
- +/- 0.35 Acres of Fenced Area
- Minutes from The Strip
- 6 Private Offices
- Zoned C-M
- Phase III Power
- 2 Grade Level Doors [22' W x 12'H]
- Additional Covered Area Outside Warehouse

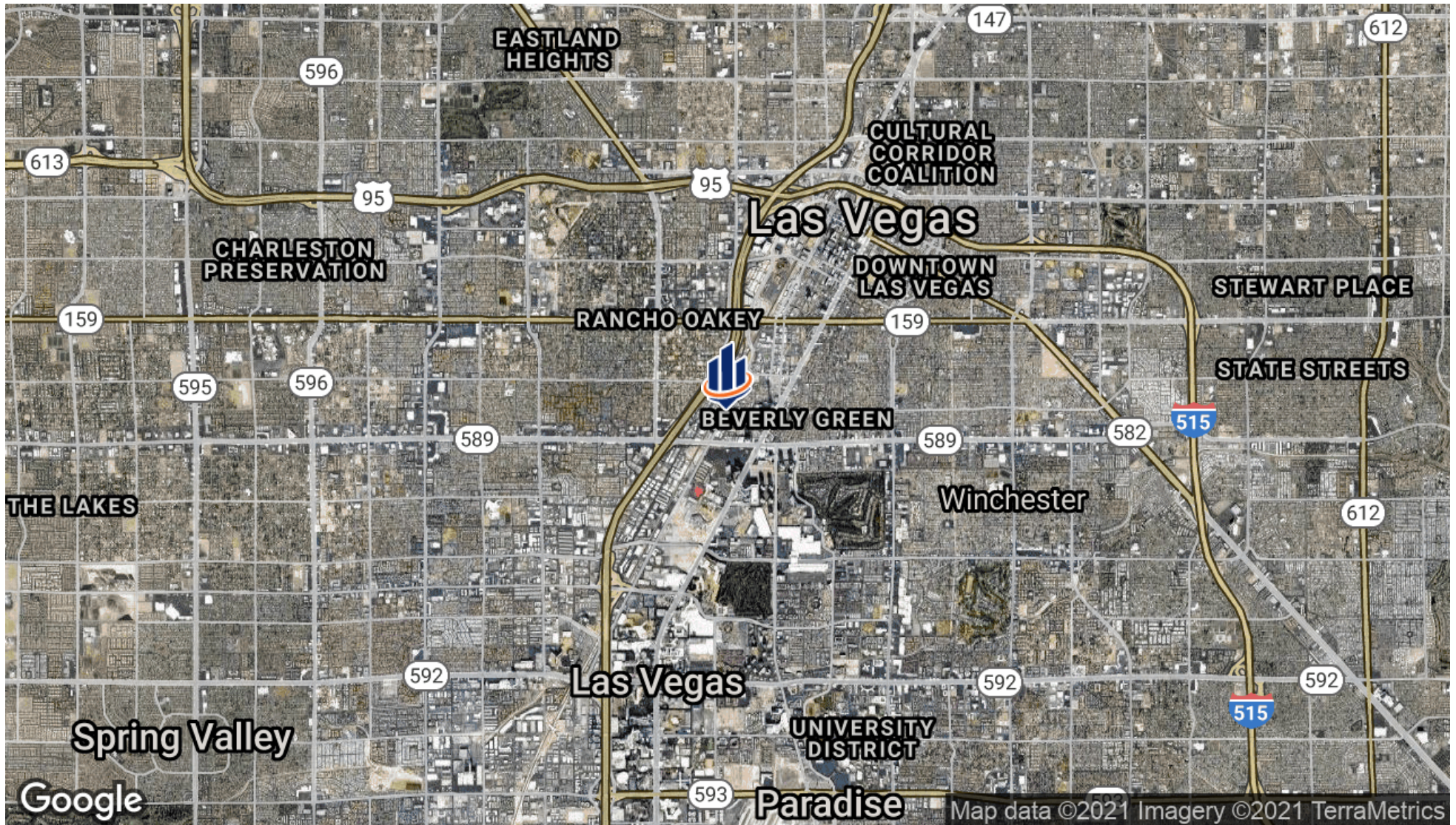
FLOOR PLAN



SUMMARY
WAREHOUSE = 2,400 SQ. FT.
OFFICE = 3,900 SQ. FT.
<u>6,300 SQ. FT.</u>

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LOCATION MAP



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AERIAL PHOTO



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ADDITIONAL PHOTOS



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SVN | THE EQUITY GROUP 6

ABOUT SVN



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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.