

For Lease

Industrial

19,451 SF



1215 Alexandria Ct

McCarran, Nevada 89434

Property Highlights

- Move In Ready Manufacturing Facility
- Up to 6.0 Acres of Available Yard Space - Price Negotiable
- 3 Dock Doors
- 1 Drive-In Doors
- Heavy Power - 800 Amps | 480V | 3P
- 14 Parking Spots
- 44' x 44' Column Spacing
- .33/3,000 Sprinklers
- 28' Clear Height
- 1,400 SF of Office (3 Privates + Conference + Reception)
- Commercial Sink & Commercial Dishwasher
- Fully Approved for Food Processing
- 1,500 Gallon underground "interceptor"
- Floor Drain

OFFERING SUMMARY

Available SF	19,451 SF
Additional Yard Space	Up to 6.0 Acres
Lease Rate	\$0.60 SF/month (NNN)
NNN Expenses	\$0.115/SF/Mo (Est.)
Zoning	I-2

For more information

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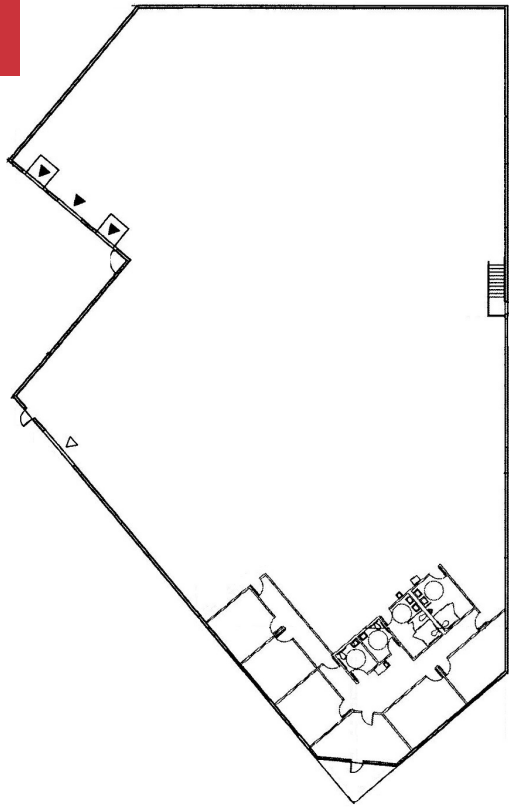
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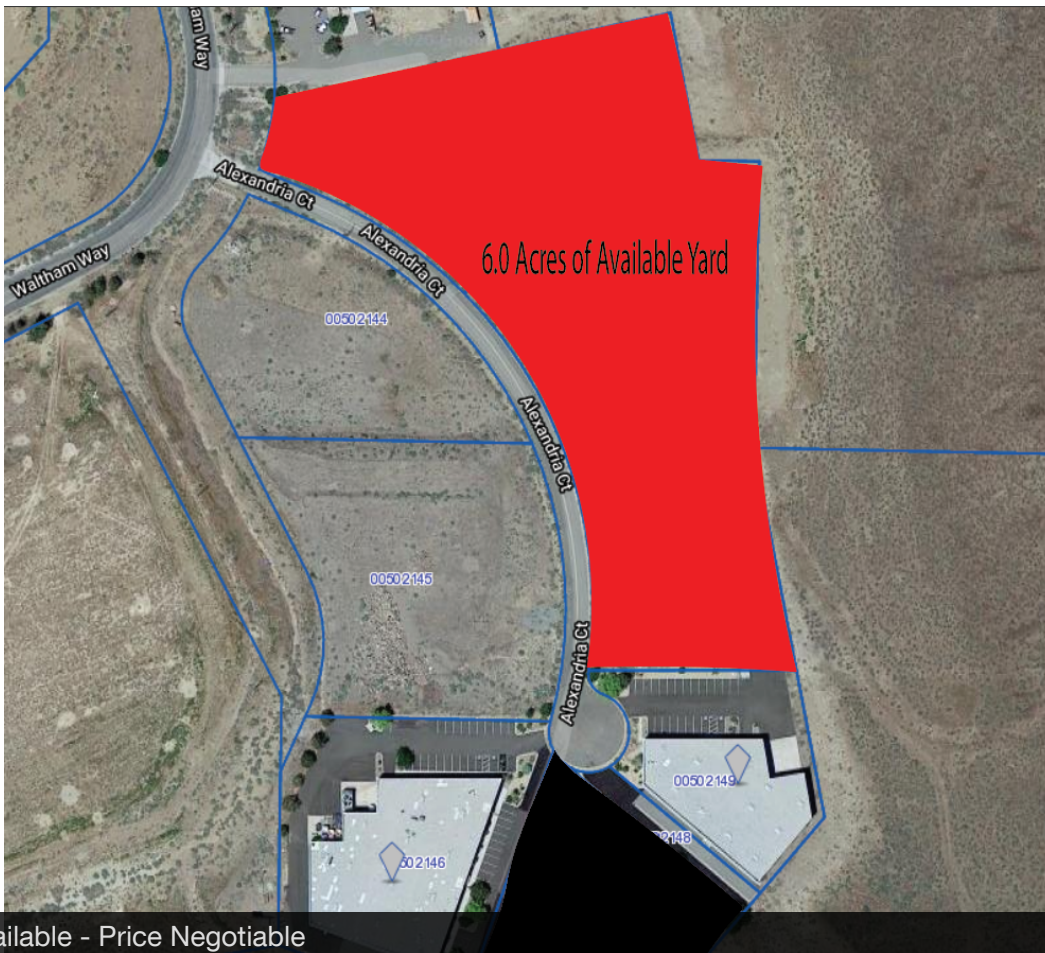
Additional Photos



Site Plans



Office Floorplan - 1,400 SF (3 Privates + Conference + Reception)

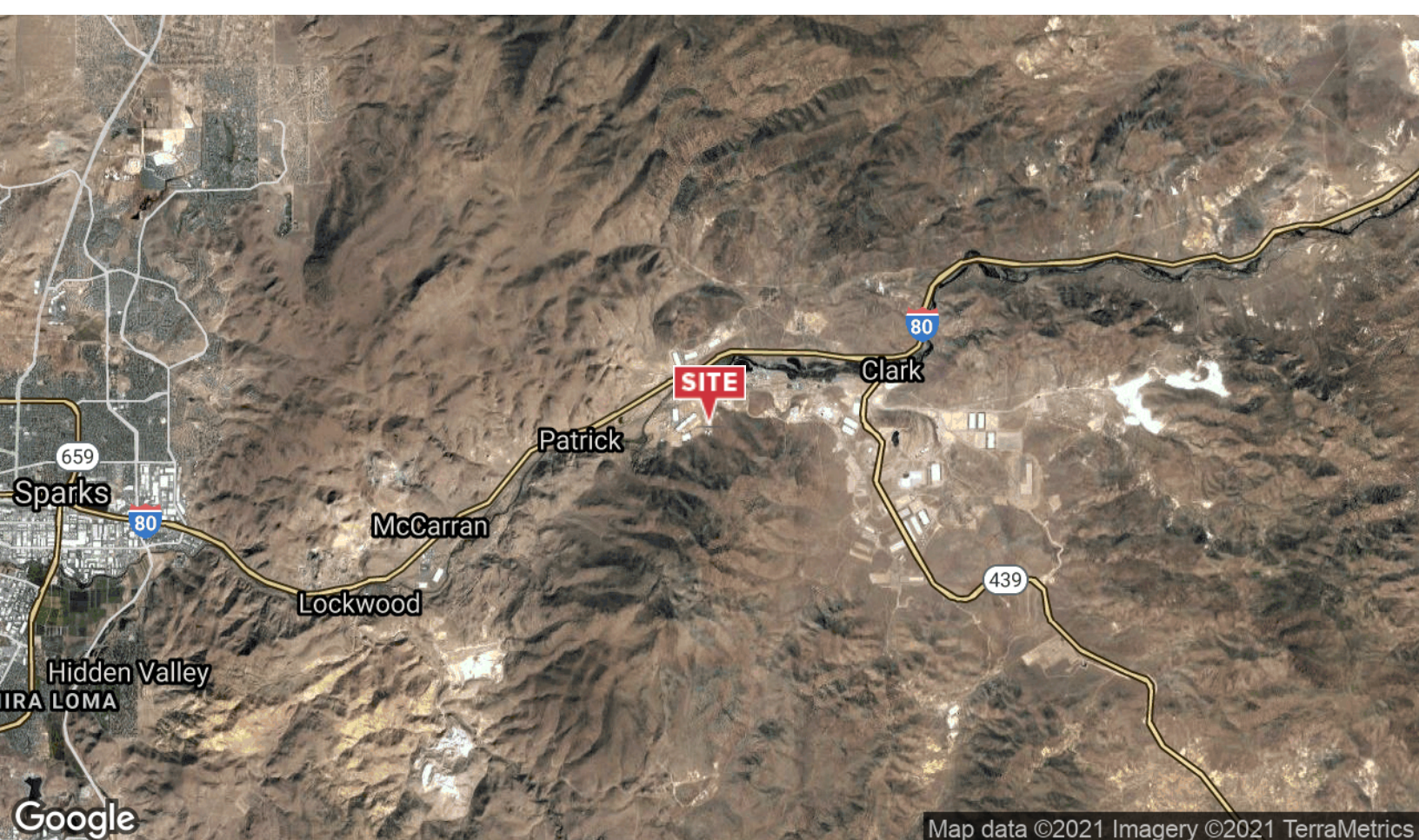


6 Acres of Yard Available - Price Negotiable

Location Maps



Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



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