

**FOR SALE
OR LEASE**

CAREY INDUSTRIAL PARK

2542 - 2552 Abels Lane, Las Vegas, Nevada 89115

**Freestanding Building
with Yard**



8,870 - 17,740 SF Available

Property Highlights

- **2542 Abels** (w/o sprinklers): \$549,000 or \$61.89 PSF
 - **2552 Abels** (w/ sprinklers): \$574,000 or \$64.71 PSF
 - **2542/2552 Abels:** \$1,123,000 or \$63.30 PSF
 - **Lease Rate 2542/2552 Abels:** \$0.30 PSF/Month NNN
- Located just off of the I-15 & Cheyenne Interchange
 - Newer construction - built in 2006
 - Zoned M-1, Clark County
 - APN's: 140-17-410-004 & 005
 - Fully finished office
 - Fenced yard

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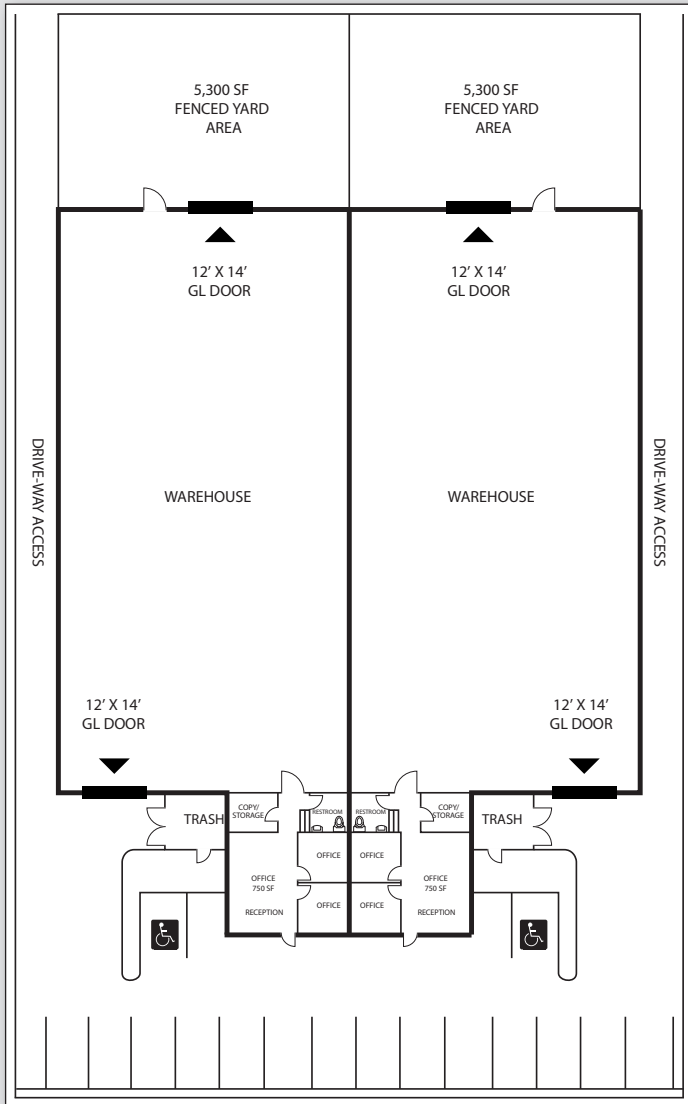
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REAL ESTATE SERVICES

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Unit Features

- ±750 - 1,500 SF of finished office
- 2-4 grade doors, front and rear loading
- 16' clear height
- Large paved and secured yards
- 400 - 800 amps, 120/208 volt, 3-Phase power
- Fluorescent lighting and skylights
- Evaporative cooled warehouse



Address	Total SF	Grade Doors	Clear Height	Power	Price	Lease Rate PSF/MO	CAMs
2542 Abels Ln.	8,870	2	16'	400A, 120/208V, 3-Phase	\$549,000 or \$61.89 PSF	\$0.30 NNN	\$0.06
2552 Abels Ln.	8,870	2	16'	400A, 120/208V, 3-Phase	\$574,000 or \$64.71 PSF	\$0.30 NNN	\$0.06
2542 & 2552 Abels Ln.	17,740	4	16'	800A, 120/208V, 3-Phase	\$1,123,000 or \$63.30 PSF	\$0.30 NNN	\$0.06

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