



2411-2441 HIGHLAND DRIVE &
1516-1518 SCOTLAND LANE
LAS VEGAS, NV 89102



DOWNTOWN LAS VEGAS



INTERSTATE 15 (281,000 VPD)



WESTERN AVENUE

SAHARA AVENUE (66,000 VPD)

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Property Summary



LOCATION DESCRIPTION

Rare industrial opportunity right off the I-15 and Sahara Ave. Minutes from the world famous Las Vegas Strip and Downtown Las Vegas. The property consists of 16,778 SF of Office and Warehouse sitting on 1.04 acres of Industrial [M] Zoned land. APNs: 162-04-404-011, 162-04-404-013, 162-04-404-014, 162-04-404-015

OFFERING SUMMARY

Sale Price:	Live Auction April 20-22
Number of Units:	3
Lot Size:	1.04 Acres
Building Size:	16,778 SF
Zoning:	Industrial [M]

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PROPERTY DESCRIPTION

Do not disturb tenant. Incredible Owner/User or Investment opportunity. Additional 0.52 acre fenced & paved lot available for lease from State of Nevada across the street.

PROPERTY HIGHLIGHTS

- Central location between The Strip and Downtown Las Vegas
- Owner/User or Investment opportunity
- Multi-tenant capabilities
- 2,038 SF Office & 14,740 SF Flex Warehouse
- Fenced yard
- 1.04 Acre of land
- Pylon Signage [2]

West-Facing Aerial



Site Plan

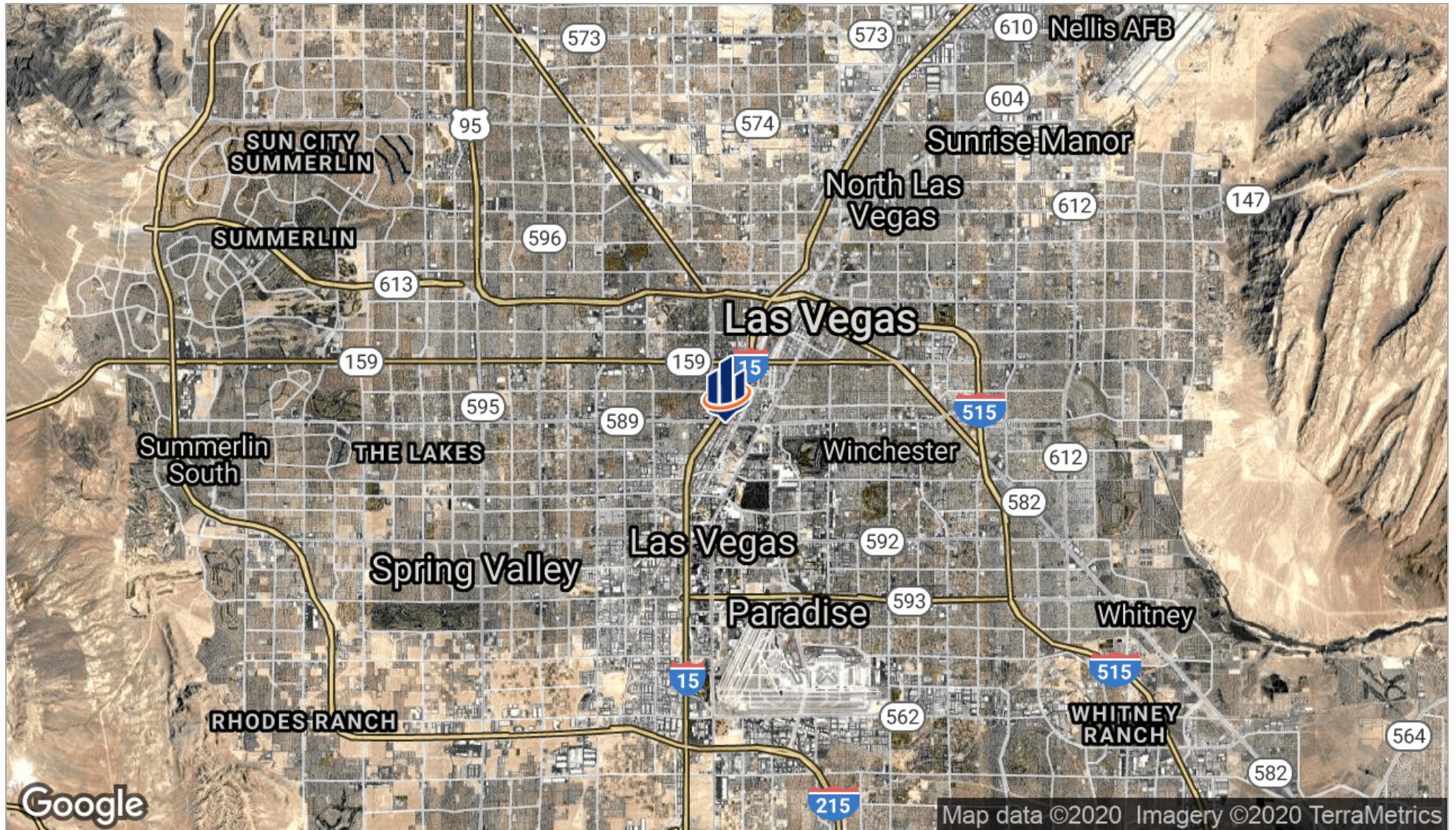


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Nearby Industrial & Retail Aerial



Location Maps





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