

FOR SALE

Turnkey Industrial Building

8735 Lindell Road, Unit 150, Las Vegas, NV, 89139

Voit

REAL ESTATE SERVICES



Sale Price: \$378,950 (\$110/SF)

The Offering

This is a multi-tenant industrial condominium project ideally located in the Southwest Industrial submarket, one block north of Blue Diamond Road on Lindell Road.

The property is easily accessible from I-15 and the I-215 Beltway, making the subject property easily accessible from most areas of the Las Vegas Valley.

Property Highlights

- ±3,445 SF includes 600 SF HVAC office
- Concrete tilt-up construction
- ±20' clear height
- 600A, 120/208V, 3-phase power
- 12' x 14' grade loading door
- ESFR fire sprinklers
- Zoned M-D (Clark County)
- One block north of Blue Diamond Road
- 2 miles to I-15, 3 miles to the I-215 Beltway
- 7 miles to McCarran Int'l Airport

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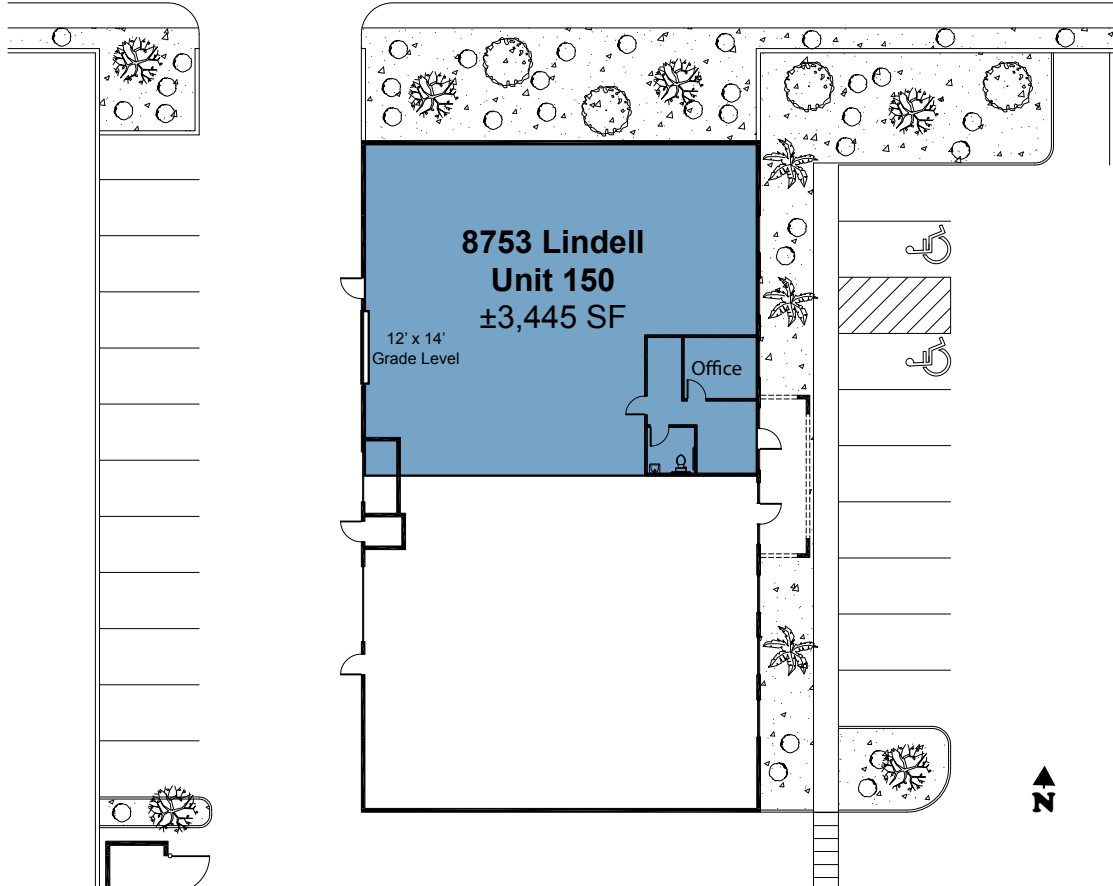
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