

# FOR SALE

## 10.44 ACRES IMPROVED LAND

# Centennial & Mt. Hood

6405 East Centennial Parkway, North Las Vegas, NV 89115



### Property Highlights

- Building plans available for two buildings totaling 144,000 SF
- Utilities to site
- Fully improved parcel - Off-sites & drainage completed
- I-15 visibility - Only  $\pm 0.5$  miles from Speedway interchange
- $\pm 1,200$  events a year at nearby Las Vegas Motor Speedway - potential for related uses.
- Approved national truck route
- APN 123-27-501-003
- Zoned M-2 (North Las Vegas)
- For Sale: \$2.50/SF

**Nevada consistently ranks as the top most business friendly state in the U.S. To learn more visit:**

[www.diversifynevada.com](http://www.diversifynevada.com)

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REAL ESTATE SERVICES



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### Building Plans Available

- 144,000 SF total office/warehouse space
- 60 day process to reinstate approved construction plans with the City of North Las Vegas. Bonds posted and fees paid already. Bond can be transferred to new buyer.
- Building A
  - 66,000 SF building
  - 6,600 SF units (10 total)
  - 1 dock and 1 grade per unit
  - Approximately 1,320 SF office per unit
- Building B
  - 78,000 SF building
  - 15,600 SF units (5 total)
  - 2 docks and 2 grades per unit
  - Approximately 3,120 SF office per unit

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