

FOR SALE

WIGWAM JONES INDUSTRIAL PARK



LAS VEGAS, NEVADA 89139



PROJECT DETAILS

12 Industrial Office/Warehouse Buildings

Situated on ±4.32 Net Acres

Zoned M-I (Clark County)

Located East of the Wigwam Avenue & Jones Boulevard Interchange

BUILDING DETAILS

• Concrete Tilt-up Construction

• Building Size ±7,182 SF

• ±18' - 19' Clear Height

• Grade Level Loading

• Skylights in Warehouse

• Evaporative Cooled Warehouse

• Metal Halide Lighting

• Fenced Yards with Each Building



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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

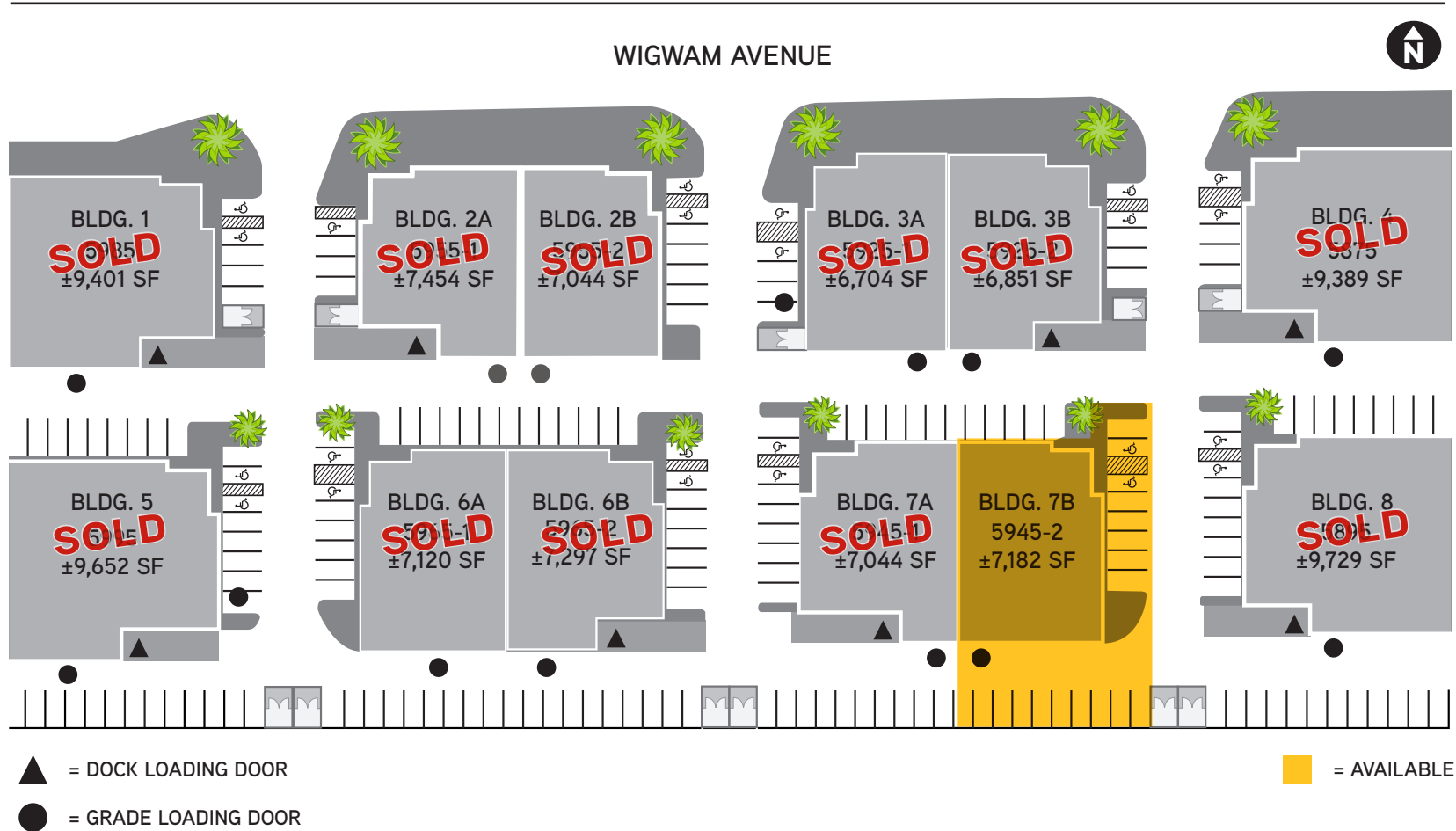
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SITE PLAN



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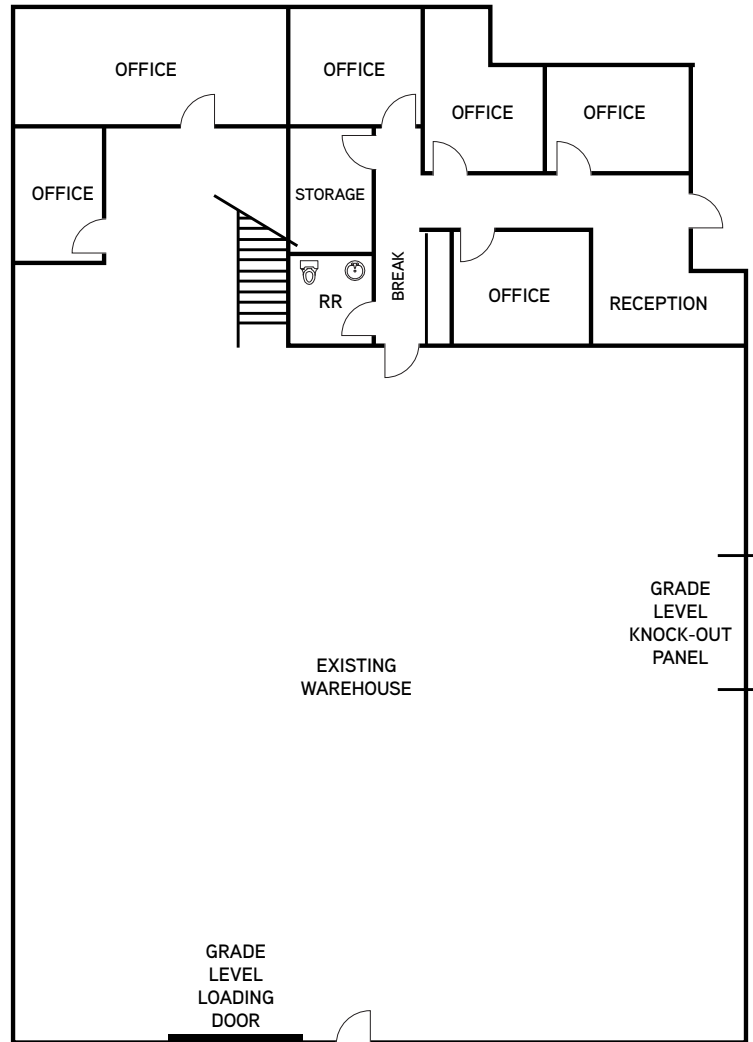
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BUILDING 7B 5945-2 WIGWAM AVENUE

- ±7,182 Total SF
- ±4,831 Warehouse SF
- ±1,356 Office SF
- ±995 Mezzanine SF
- One (1) 12'x14' Grade Level Loading Door
- Paved and Fenced Yard
- Sale Price: **\$969,570 (\$135 psf)**



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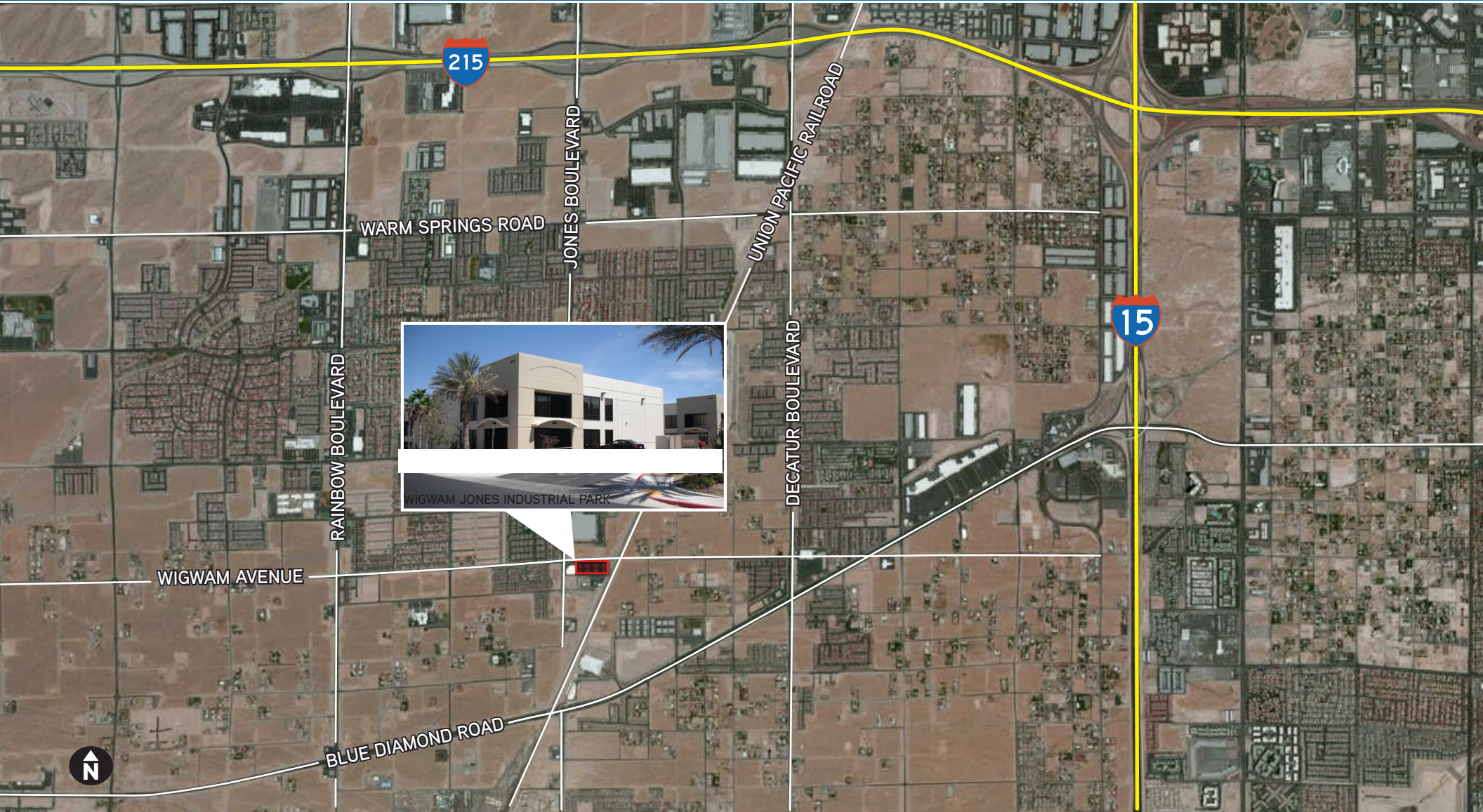
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WIGWAM JONES VIDEO



County	Clark
Zoning	M-1
APN:	5945-2: 176-13-310-014
Year Built	2008
Flood Zone	Not in a 100 year flood zone per Clark County Assessor

BUILDING	TOTAL SF	OFFICE SF	MEZZ SF	GRADE LOADING	SALE PRICE	PRICE PSF
5945-2 West Wigwam Ave.	± 7,182	± 1,356	± 995	1 - 12' x 14'	\$969,570	\$135



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