

FOR SALE

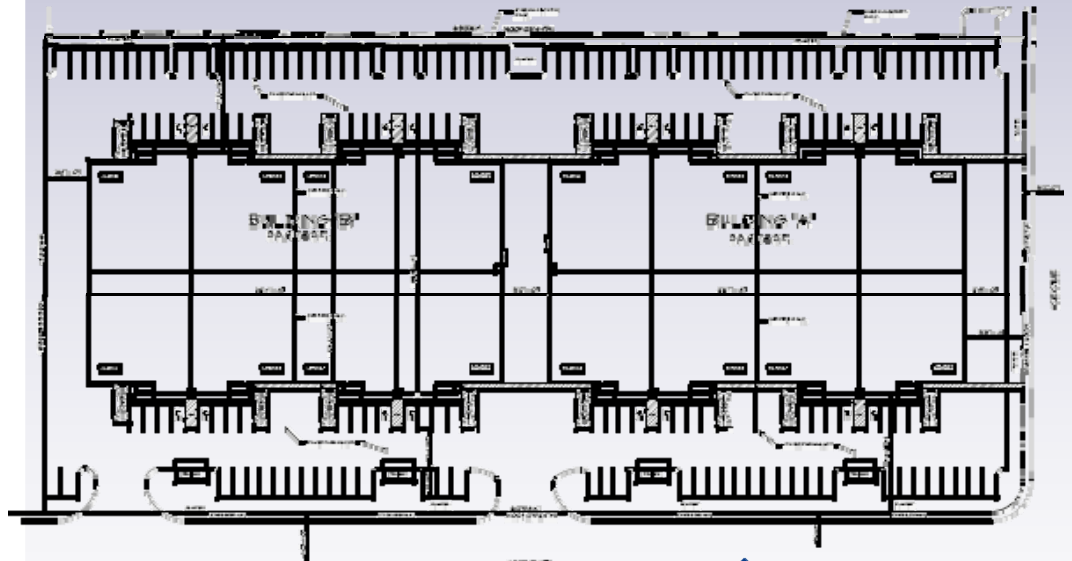
WALNUT BUSINESS PARK

NEC CECILE & WALNUT

LAS VEGAS, NV 89115



OFFICE WAREHOUSE
UNIT SIZES +/-5,650 SF



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Avrio Properties

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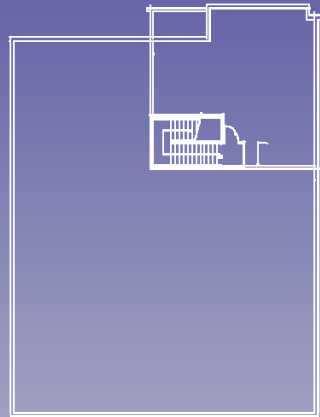
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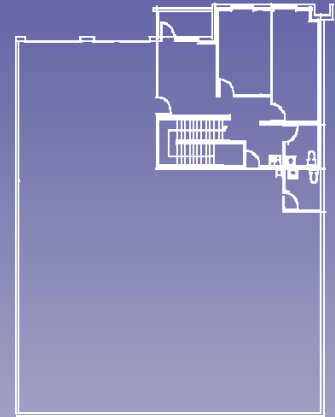
LAS VEGAS, NV 89115

This MD zoned +/- 4.32 acre master planned business park will include 2 buildings with 16 unit of sizes +/- 5,650 square feet. This is a high image concrete tilt-up project with building features such as +/- 22ft clear height, two (2) 12 X 14 Roll-up doors, skylights in the warehouse, sprinklers, 200 AMP 3 phase power.

Walnut business park is located on the NEC of Cecile and walnut, which, is one block east of Las Vegas Blvd, south of Cheyenne, and adjacent to the Clark County Recreational Center in Las Vegas.



MEZZANINE PLAN



OFFICE FLOOR PLAN

Property Highlights:

- For Sale or Lease
- Prices Starting at \$139.00/ Square Foot
- MD Light Industrial, M1 or M2 with special use permit
- Las Vegas / Clark County
- Skylights (3) (4 X 8) per unit
- +/- 22 ft Clear Height
- High Bay Lighting
- Evaporative Coolers, HVAC, Heater
- Fire Sprinklers
- Office square footage +/- 863 SF
- Mezzanine square footage +/- 692 SF
- Warehouse square footage +/- 4,095 SF
- Unit square footage +/- 5,650 SF

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WALNUT BUSINESS PARK

NEC CECILE & WALNUT

LAS VEGAS, NV 89115



MD Zoned
4.32 Acres

Project
+/-90,400 SF

APN#
140-18-501-005



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WWW.AVRIOPROPERTIES.COM



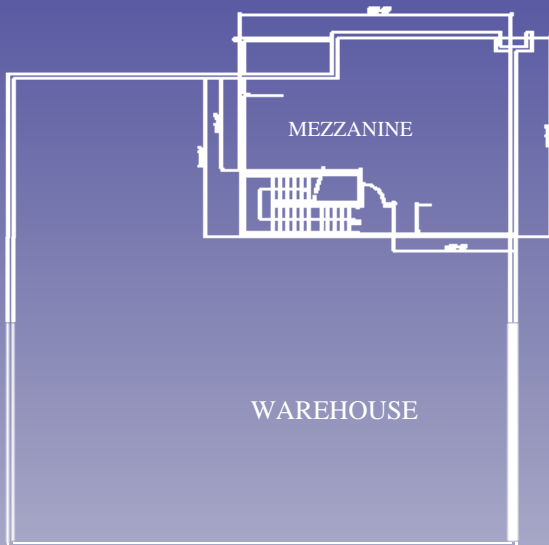
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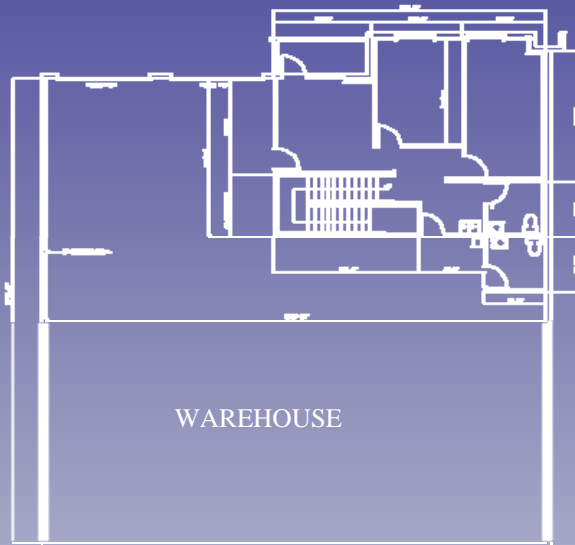
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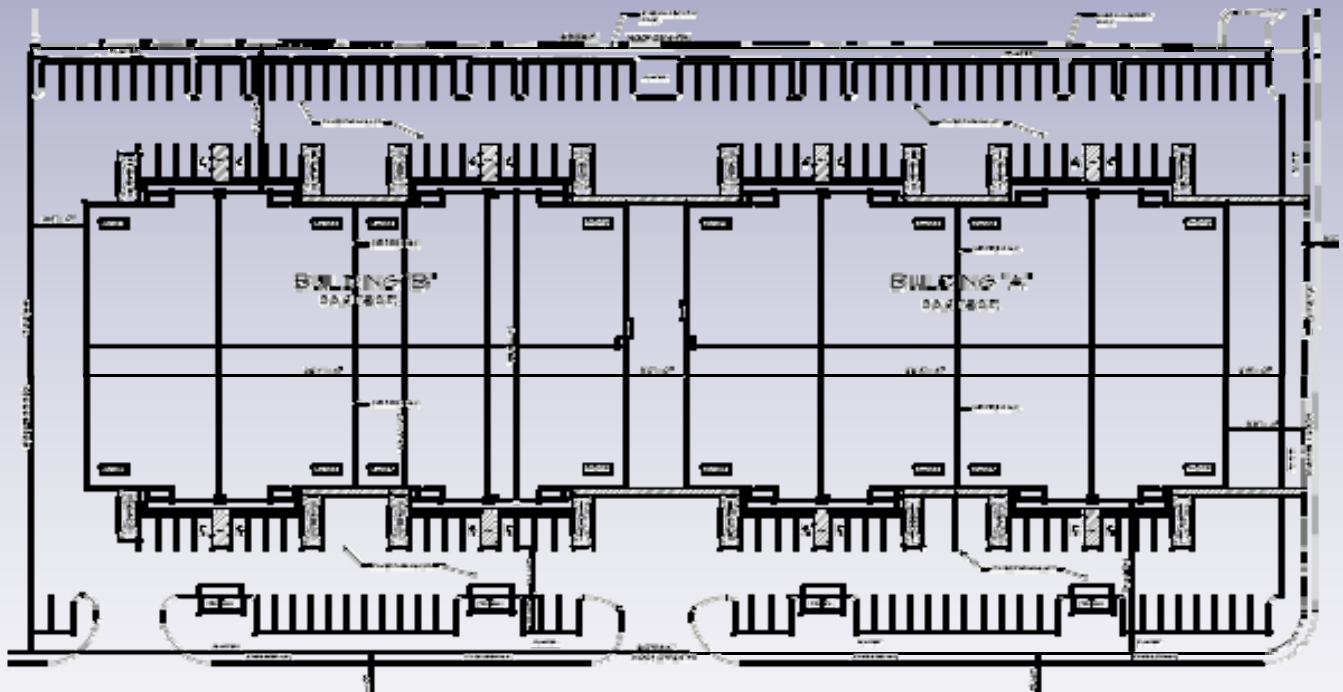
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MEZZANINE PLAN



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