

> FOR SALE OR LEASE

# 4876 CECILE AVENUE

LAS VEGAS, NEVADA 89115



## Property Features

- > ± 3,972 total square feet
- > ± 1,310 square feet of HVAC two-story office
- > (2) 12'x14' grade level loading doors
- > Evaporative cooling units in the warehouse
- > ± 5,000 SF paved & gated yard
- > Concrete block construction
- > ± 18' -20' clear height
- > ± 225 Amps 120/208 volt, 3-phase
- > Zoned M-D

For more information or an appointment to show call:

3960 Howard Hughes Pkwy.  
Suite 150  
Las Vegas, Nevada 89169  
TEL: +1 702 735 5700  
FAX: +1 702 731 5709  
www.colliers.com

Jerry Doty | Chris Lane | Dan Doherty, SIOR

+1 702-836-3728  
www.colliers.com

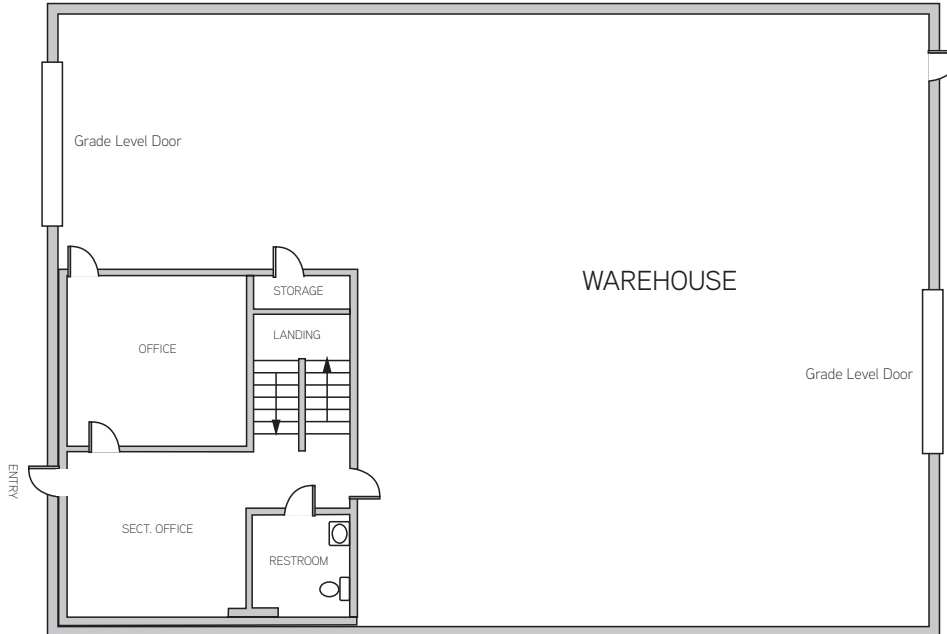
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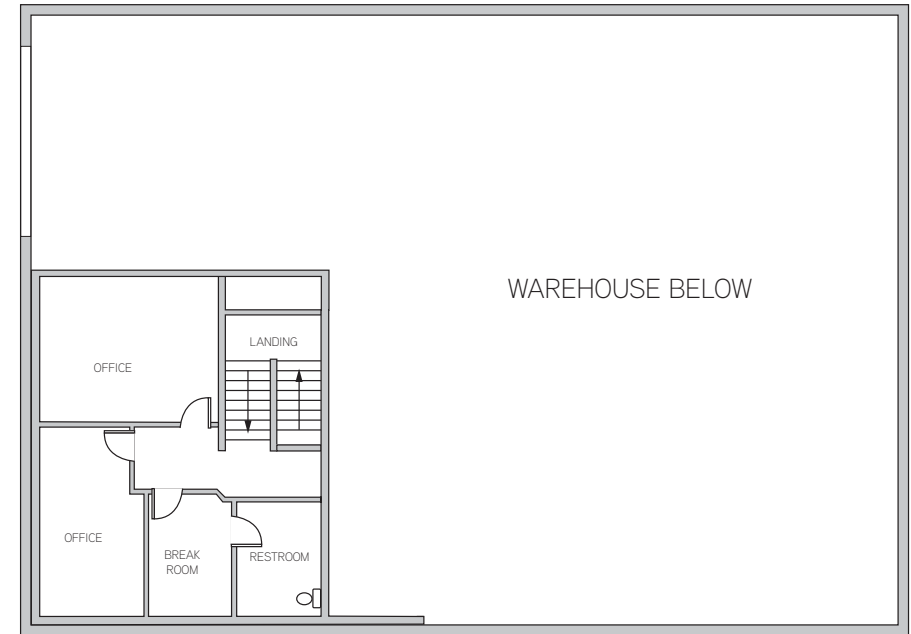
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1st Floor



2nd Floor



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## SITE PLAN



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**COLLIERS INTERNATIONAL  
LISTING DETAIL WORKSHEET  
INDUSTRIAL PROPERTY**

**Available**

Listing Agent(s): **Chris Lane**  
**Jerry Doty**  
**Dan Doherty, SIOR**

Phone: (702) 836-3728  
Fax: (702) 731-5709  
Address: 3960 Howard Hughes Pkwy.  
Suite 150  
Las Vegas, Nevada 89169

Last Updated: August 26, 2013

Address: 4876 Cecile Avenue  
Las Vegas, 89115

County: Clark

Cross Streets: Cecile Ave. and Marco St.

Zoning: M-D

APN: 140-17-510-020

Acres: +/-0.3

Year Built: 2007

*According to the Clark County Assessor's website, this property is not in a 100-year flood zone*

**PROPERTY DETAIL**

Total Building SF: +/- 3,972 SF

Total Office SF: +/- 1,310 SF

Clearance Height: +/-18-20' ft.

Grade: Two (2) 12' x 14'

Power: +/-225 Amps,  
120/208 V,  
3-Phase

4876 Cecile Avenue is +/- 3,972 totals SF situated on +/-0.3 acres. The building features +/- 1,310 SF of two-story office built out, three (2) 12'x14' grade level doors, +/-18'-20' warehouse clearance, +/-5,000 SF paved and gated yard and 120/208v 3-phase power.

4876 Cecile Avenue can be easily accessed from the I-15 via the Cheyenne Avenue interchanges with convenient proximity to the US-95, the I-215, the Las Vegas "Strip" and McCarran International Airport.

Total SF	Office SF	Warehouse SF	Power	Clear Height	Grade Doors	Lease Rate PSF	NNN Fees	Sale Price	Price PSF
+/-3,972	+/-1,310	+/-2,662	+/-200 A 120/208v 3-Phase	+/-18-20'	Two (2) 12'x14'	\$0.30	\$0.11	\$340,000	\$85.59

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.