

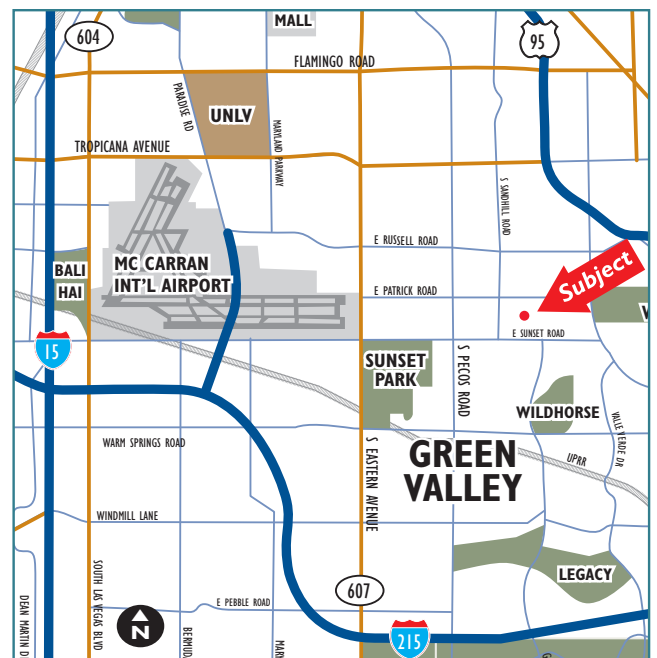
Southeast Loft District

4040 E. Post Road F-5 Las Vegas, NV 89120



Building Details

- ± 2,557 sf Total
- ± 729 sf 2nd story loft
- Situated on ±0.17 Acres
- Zoned M-D
- ±20' Clear Height
- Sprinklers
- 200 Amp 120/208 Volt 3-Phase
- 1 - 12' x 14' Grade Level Loading Door
- ±12 Parking Spaces
- Full Kitchen
- Stainless Steel Appliances
- Custom Cabinets
- Sound Proof Loft Bedroom
- Full Loft Bathroom
- Walk-in Closet
- Balcony
- Washer/Dryer Hookups



APN# 161-31-711-019

Southeast Loft District

4040 E. Post Road F-5 Las Vegas, NV 89120

Site Plan



3960 Howard Hughes Pkwy., Ste.150 | Las Vegas, Nevada 89169 | www.lvcolliers.com

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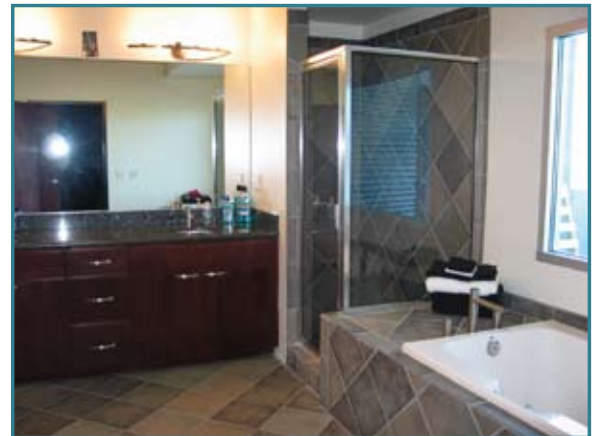
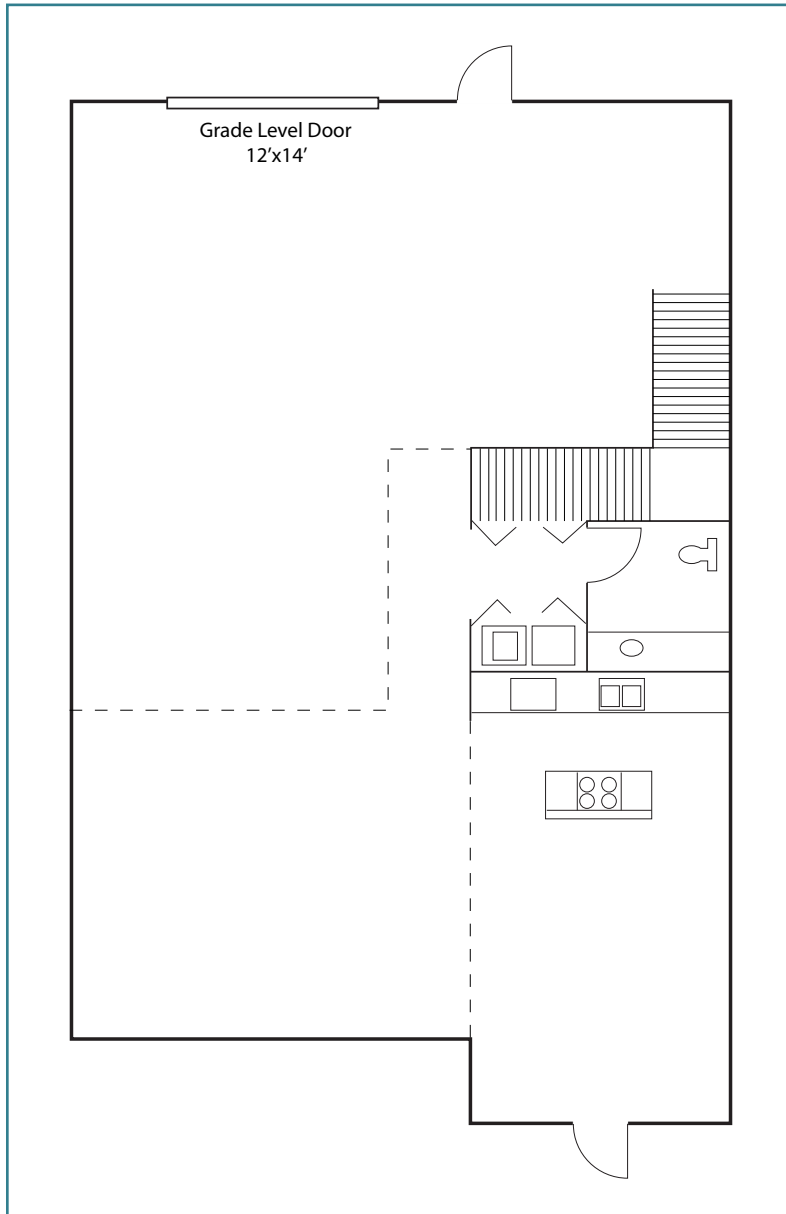
702.836.3790

Southeast Loft District

4040 E. Post Road F-5 Las Vegas, NV 89120

COLLIERS
INTERNATIONAL

First Floor Plan



Drawings Not Exact/Not To Scale
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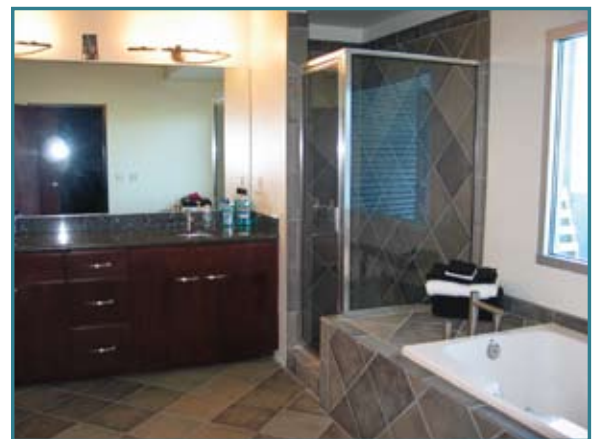
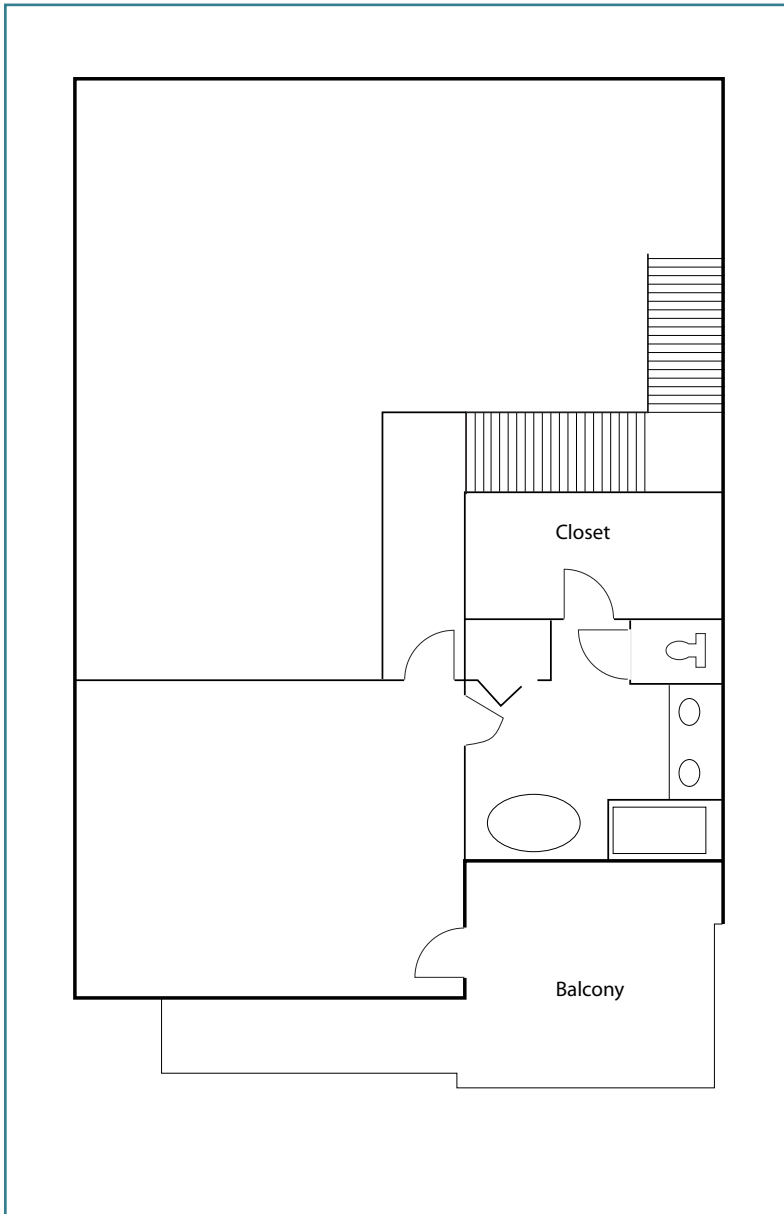
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Southeast Loft District

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Second Floor Plan



Drawings Not Exact/Not To Scale
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LISTING DETAIL WORKSHEET
OFFICE / WAREHOUSE BUILDING
FOR SALE



Listing Agent(s): **Patti Dillon**
Laura Hart
Dan Doherty, SIOR

Phone: (702) 836-3790

Fax: (702) 920-8622

Address: 3960 Howard Hughes Pkwy.
Suite 150
Las Vegas, NV 89169

Last Updated: January 21, 2009

Property Name: **Southeast Loft District**

Addresses: 4040 E. Post Road, F-5
Las Vegas, NV 89120

Cross Streets: Annie Oakley & Post Road

County: Clark

Zoning: M-D

APN: 161-31-711-019

Acres: +/- 0.17 Acres

Year Built: 2006

Flood Zone: Not in a 100 year flood zone per Clark County Assessor's website

PREMISE DETAIL

4040 E. Post Road is a unique property with the opportunity for a work/live environment. The living amenities are fully upgraded featuring granite countertops and stainless steel appliances offering a luxurious accent to the utility of a light industrial warehouse. The second story loft bedroom has been acoustically soundproofed, features track lighting and remote curtains as well as a covered balcony. Full kitchen and washer and dryer hook ups are on the main level. Footbridge to 24-hour fitness adjacent to the property.

Bldg	Total SF	2 nd Story Loft SF	Grade Level Loading	Parking	Clear Height	Power	Asking Price PSF	Asking Price
F-5	2,557 s.f.	729 s.f.	1 - 12' x 14'	4:1000	20'	200 Amp 120/208 Volt 3 Phase	\$219	\$559,000

Note: Rates and incentives subject to change at any time without prior written notice.

AVAILABLE IMMEDIATELY

PROMOTIONAL FEATURES

This property is conveniently located between McCarran International Airport, US-95 and Henderson. Access to the project available from Russell Road and Sunset Road.

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.