

MOUNTAIN VISTA BUSINESS CENTER

1991 WHITNEY MESA DRIVE | HENDERSON, NV 89014



FOR SALE OR LEASE

±4,087 SQ. FT. TOTAL

±1,500 SQ. FT. OFFICE

±2,487 WAREHOUSE

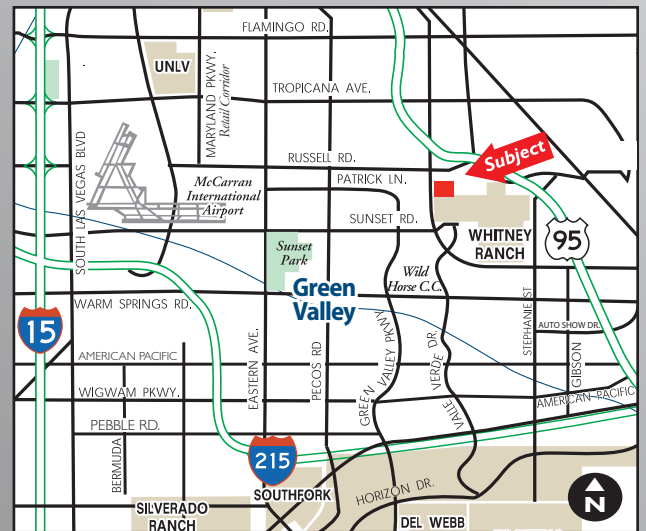
±16' AVERAGE CLEAR HEIGHT WITH FIRE SPRINKLER SYSTEM

CONCRETE TILT CONSTRUCTION WITHIN A BUSINESS PARK ENVIRONMENT

I -P ZONING (HENDERSON)

12 X 14' GRADE LEVEL LOADING

EASY ACCESS TO I-215, I-15, & McCARRAN INTERNATIONAL AIRPORT VIA SUNSET ROAD



For more information or an appointment to show call:

Michael De Lew  • Greg Pancirov  • Kevin Collura

mdelew@lvcolliers.com gpancirov@lvcolliers.com kcollura@lvcolliers.com

702-836-3784 702-836-3734 702-836-3743

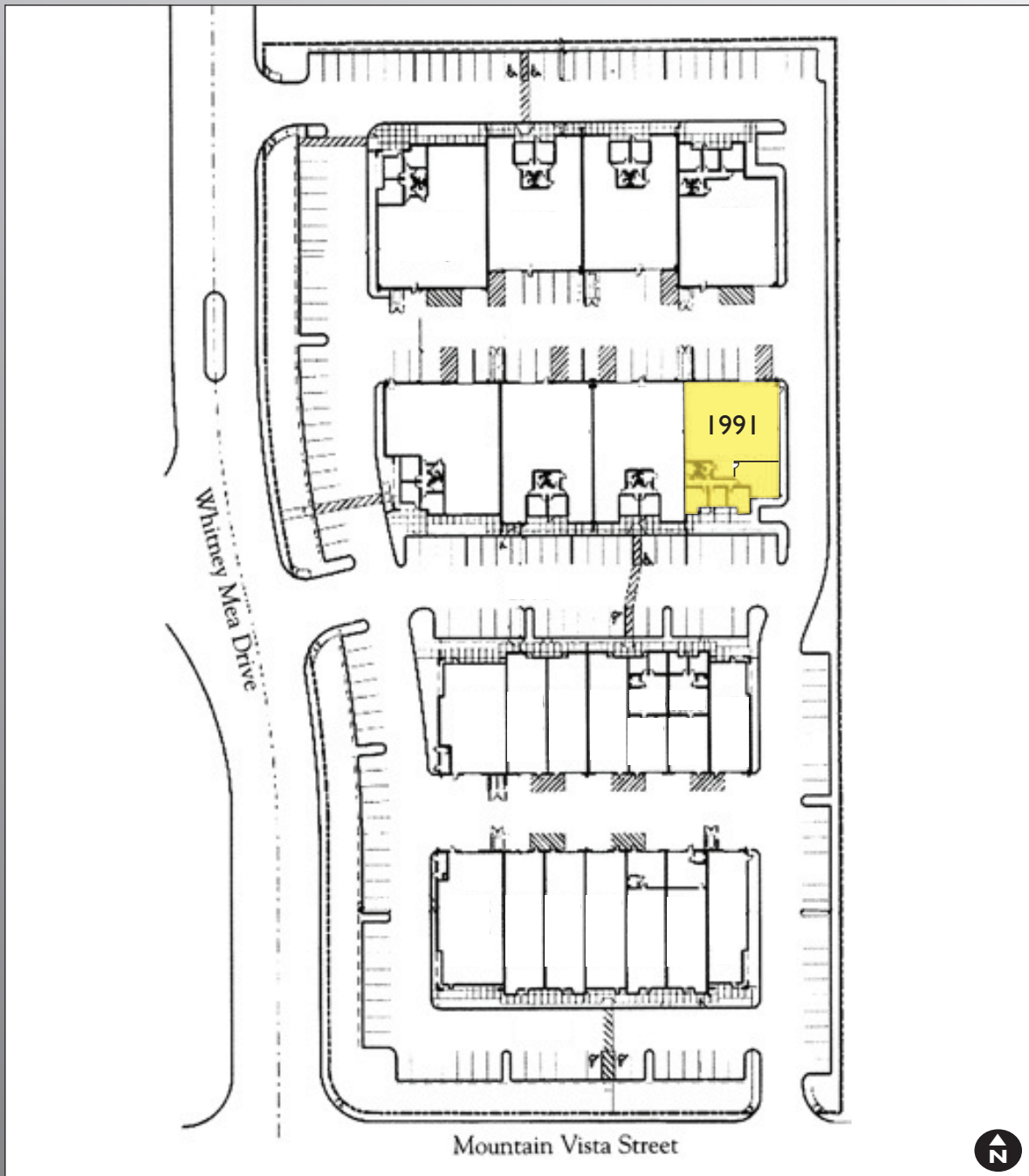
3960 Howard Hughes Pkwy., Suite 150
Las Vegas, Nevada USA 89169
Tel 702-735-5700 Fax 702-731-5709

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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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Mountain Vista

Business Center



LISTING DETAIL WORKSHEET FOR SALE OR LEASE

± 4,087 Square Foot Industrial Building

Property Name: **Mountain Vista Business Center**
Address: 1991 Whitney Mesa Drive
Henderson, Nevada 89014

County: Clark
Zoning: I-P (Henderson)
Lot Size: 0.31 acre
Cross Streets: Sunset Road and Mountain Vista Street

Updated: March 10, 2009

Listing Broker(s): **Greg Pancirov, SIOR**
Kevin Collura
Mike De Lew, SIOR

Phone: (702) 836-3734 or 836-3784
Fax: (702) 939-5082
Address: 3960 Howard Hughes Parkway, Suite 150
Las Vegas, Nevada 89169

Email: gpancirov@lvcolliers.com
kcollura@lvcolliers.com
mdelew@lvcolliers.com

LEASABLE PREMISE DETAIL

Total Area:	<u>+ 4,087 sq. ft.</u>	This + 4,087 square foot industrial building is located within the Mountain Vista Business Park on Mountain Vista Road at Whitney Mesa Drive. The building is concrete tilt-up construction and includes a 12'x14' grade level loading door, a 400 amp, 120/208 volt, 3-phase power panel, ± 16' average clear height with a fire sprinkler system, and a glass storefront entry. The building includes a + 1,500 square foot office area consisting of a reception area, 2 private offices, a large open office area, a coffee bar with sink and 2 restrooms. Please see the attached building floor plan.
Office Area:	<u>+ 1,500 sq. ft.</u>	
WHS Area:	<u>+ 2,487 sq. ft.</u>	
Sprinklers:	<u>Yes</u>	
Grade Level:	<u>1 – 12'x14'</u>	
Clear Height:	<u>± 16' avg.</u>	
Power:	<u>400 amps</u> <u>120/208 volt</u> <u>3-phase total</u>	

PARKING AND UTILITIES

There are approximately 10 parking spaces to the building. The building is serviced by municipal water, gas and sewer. Tenants are responsible for their own electrical, phone, janitorial and trash removal services.

SALE PRICE / RENTAL INFORMATION AND TERMS

Sale Price:	<u>\$715,000 (\$175 per square foot)</u>
Base Rent:	<u>\$3,065 (\$0.75 per square foot)</u>
Estimated NNN Expenses:	<u>\$490 (\$0.12 per square foot)</u>
Total Monthly Due:	<u>\$3,555</u>
Lease Term:	<u>1 – 5 years</u>

PROMOTIONAL FEATURES / DISCLOSURES

According to Clark County records, the property is not located in a 100-year flood zone.

The Industrial Team of De Lew & Pancirov

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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.