

ALTO BUSINESS PARK

2854 MARCO ST. LAS VEGAS, NV 89115

LOCATED AT THE NORTHWEST CORNER OF ALTO AVE. & LAMONT ST.

COLLIERS
INTERNATIONAL

PRICE REDUCED TO \$375,000



FOR SALE OR LEASE

±4,800 Sq.Ft. Freestanding Building
with Private Fenced and Paved Yards

±600 Sq.Ft. HVAC Office

±4,200 Sq.Ft. Evaporative Cooled Warehouse

M-I Zoning (Clark County)

3 -12'x14' Grade Level Loading Doors

Fully Insulated Metal Construction

±18' Avg. Clear Height

400 Amp., 120/208 Volt, 3 Phase Power Panel

±11 Marked Parking Spaces per Building



For more information or an appointment to show please call:

Greg Pancirov, SIOR • **Mike DeLew, SIOR**

gpancirov@lvcolliers.com

702-836-3734

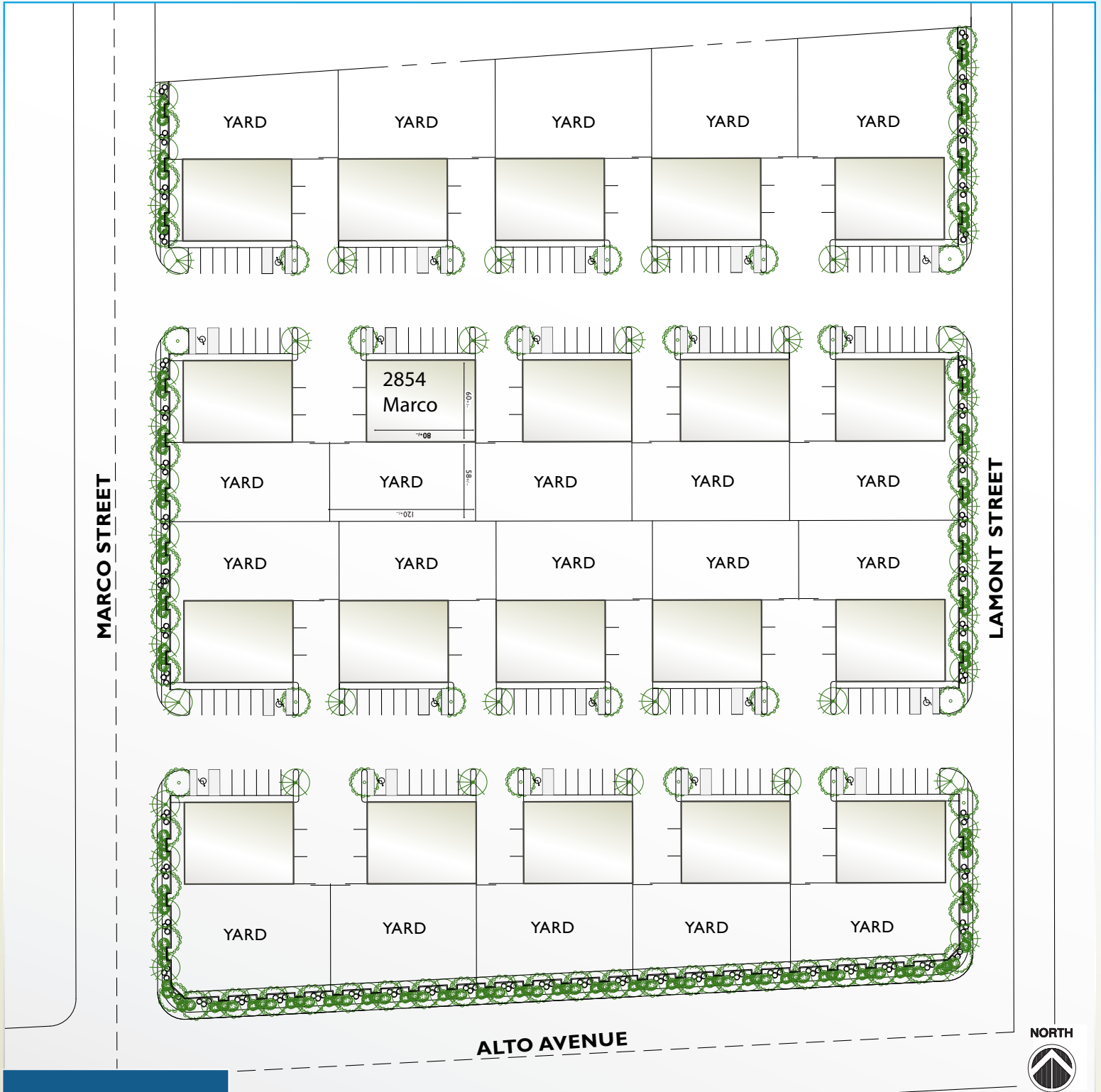
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Alto Business Park

INDUSTRIAL LISTING DETAIL WORKSHEET

FOR SALE – Industrial Office/Warehouse

Freestanding Building with Secured & Paved Yard Area

COLLIERS
INTERNATIONAL

Property Name: **Alto Business Park**
Address: 2854 Marco Street
Las Vegas, Nevada 89115
County: Clark
Zoning: M-1
Building Size: 4,800 Square Feet
Land Area: 0.47 acre

Brokers: **Greg Pancirov, SIOR**
Mike De Lew, SIOR
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BUILDING DETAIL

Total Size: ± 4,800 SF	This is a new freestanding metal building with a secured & paved yard area constructed in 2007 within the Alto Business Park. The park is located near Cheyenne Avenue and Lamb Boulevard with good proximity to I-15 and “The Las Vegas Strip”. This building includes ± 600 sq. ft. of improved office area (consisting of a large open office area with one (1) restroom) and the balance as evaporative cooled warehouse with ± 18’ clear height, insulation, 3 – 12’x14’ grade level loading doors, and high bay lighting, along with a 400 amp 277/480 volt, 3-phase power panel. <i>Also available for lease at \$0.55/sf with \$0.12/sf CAM fees monthly.</i>
Office Area: ± 600 SF	
WHS Area: ± 4,200 SF	
Grade Level: 3 – 12’x14’	
Clear Height: ± 18’	
Power Panel: 400 amp, 120/208 volt, 3-Phase panel	
Price: \$375,000	

PARKING AND UTILITIES


The building is serviced by municipal water and sewer. The building has 3-phase power service and has a total of 11 paved parking spaces.


PROMOTIONAL FEATURES / DISCLOSURES

This is a very functional building with one of the lowest prices for a “turn-key” building located in the Las Vegas Valley. According to Clark County records, the Property is not located in a Flood Zone.

For Additional Information Contact:



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