

AVAILABLE:

625 E. Pamalyn Ave. | Las Vegas, Nevada 89119

±33,792 SF Free-Standing Industrial Building With Freeway Visibility



REDUCED SALE PRICE



PROPERTY FEATURES

±33,792 SF; Inclusive of
±1,600 SF Office and ±32,192 SF Warehouse

Situated on ±2.55 Acres

High Image Concrete Tilt-Up Construction

Great Visibility from the North/South Traffic on the I-215 and
airport connector

Immediate Access to I-215, I-15, the Las Vegas "Strip"
and McCarran International Airport

Close Proximity to the Retail and Restaurant
Development along Las Vegas Boulevard

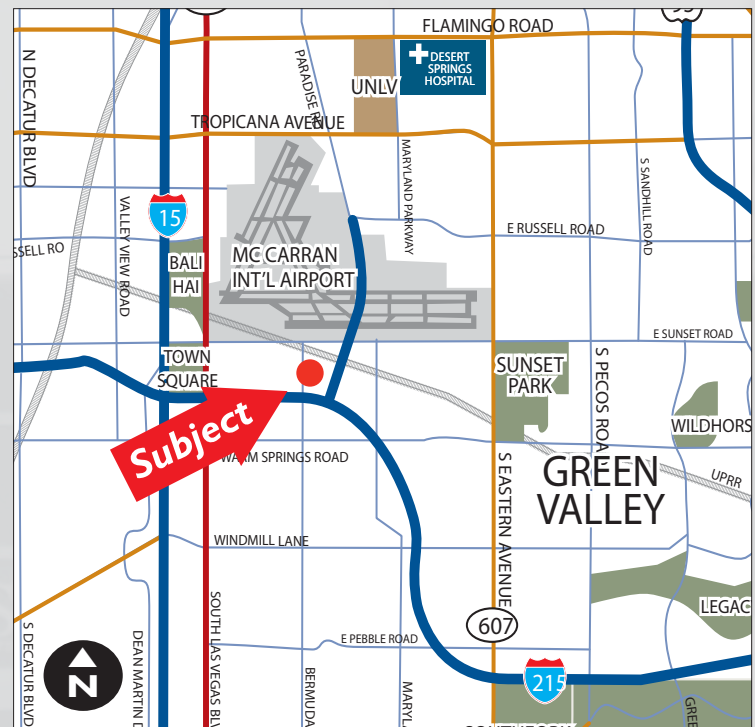
Six (6) 8' x 10' dock high doors
Two (2) 12' x 14' grade level doors

Office/Warehouse/Showroom

±30' Minimum Clear Height

ESFR Fire Suppression System

M-1 Zoning



DAN DOHERTY, SIOR • CHRIS LANE

702.836.3707

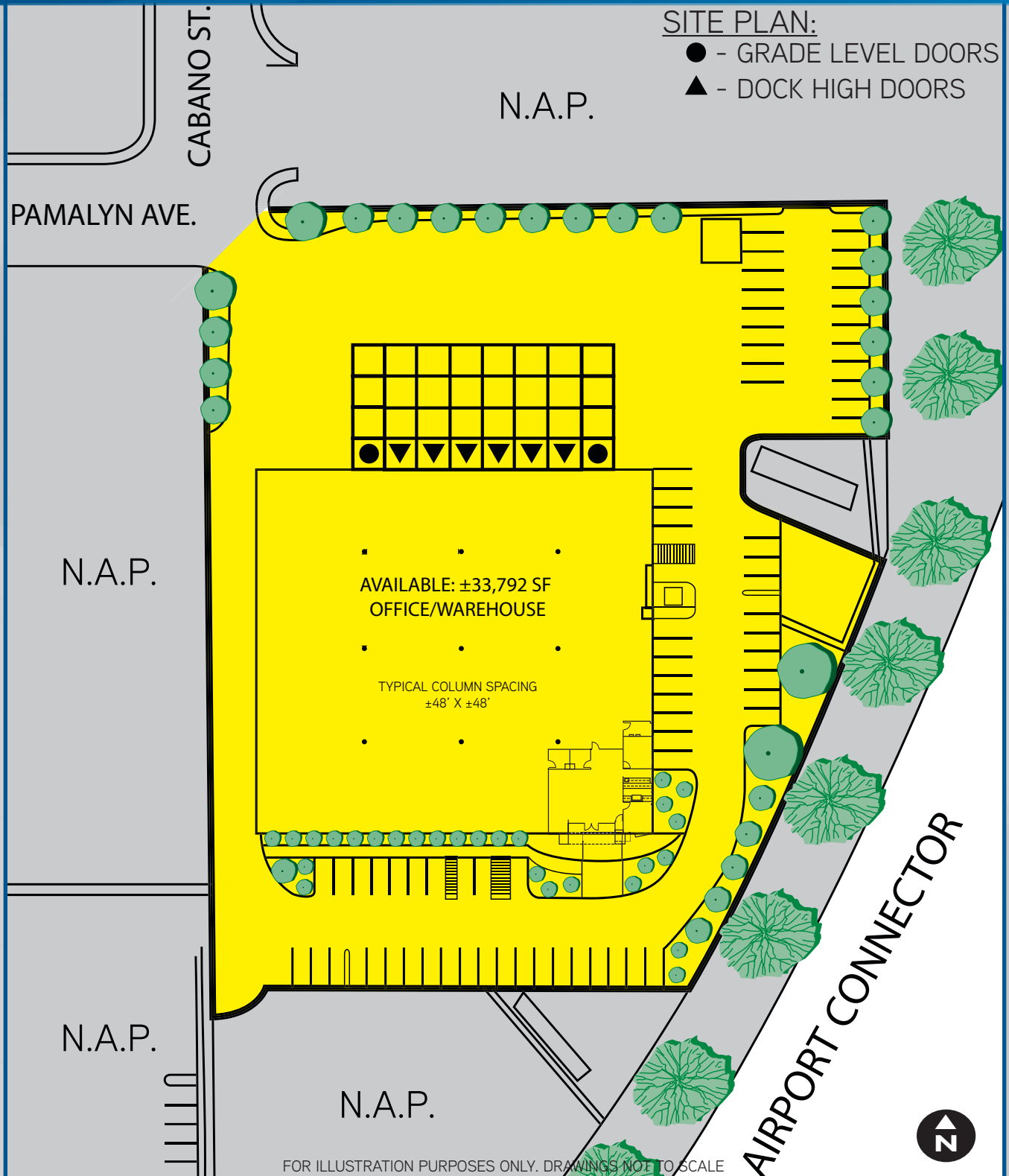
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3960 Howard Hughes Parkway, Ste 150
Las Vegas, NV 89169
www.colliers.com

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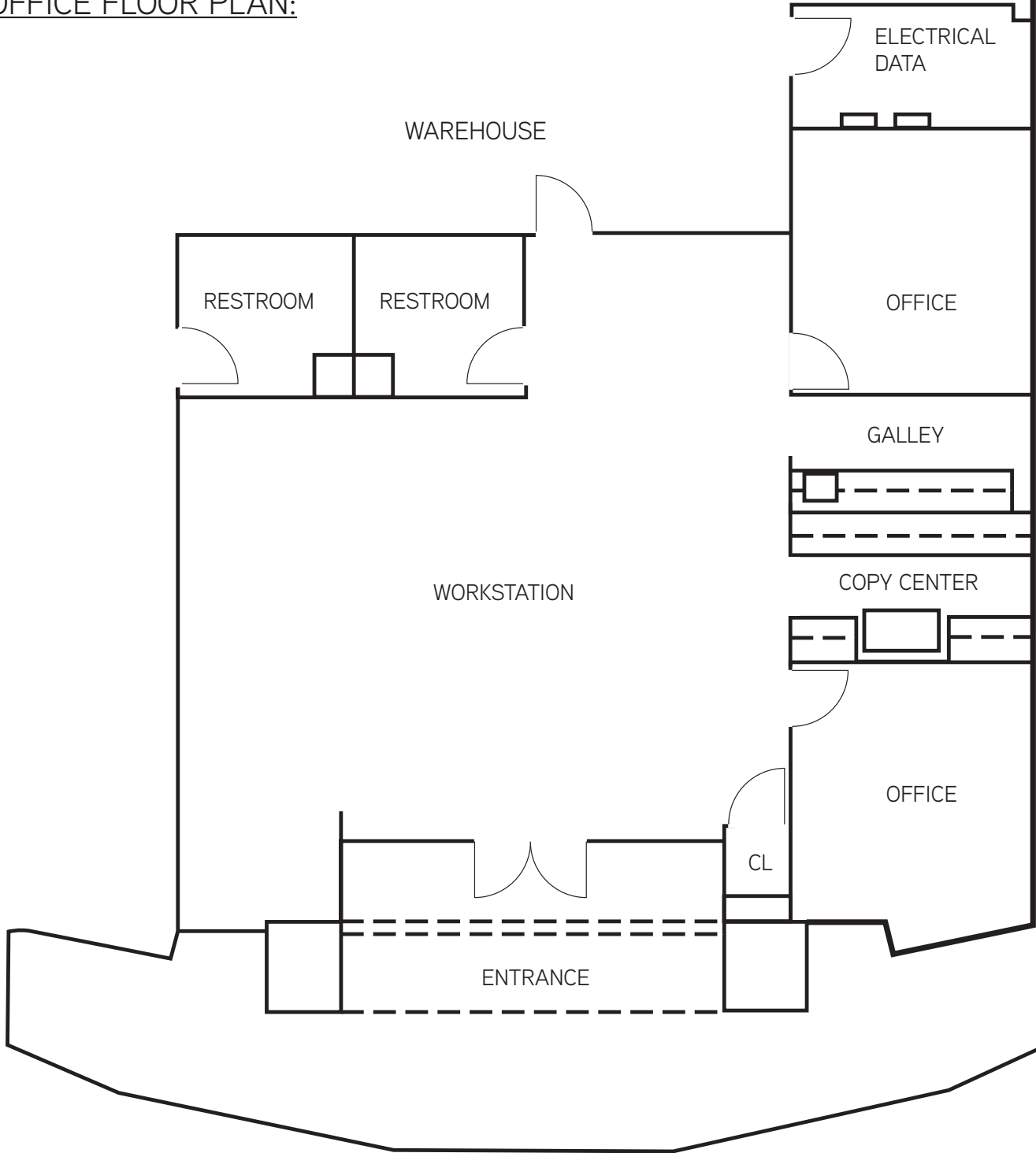
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OFFICE FLOOR PLAN:



FOR ILLUSTRATION PURPOSES ONLY. DRAWINGS NOT TO SCALE

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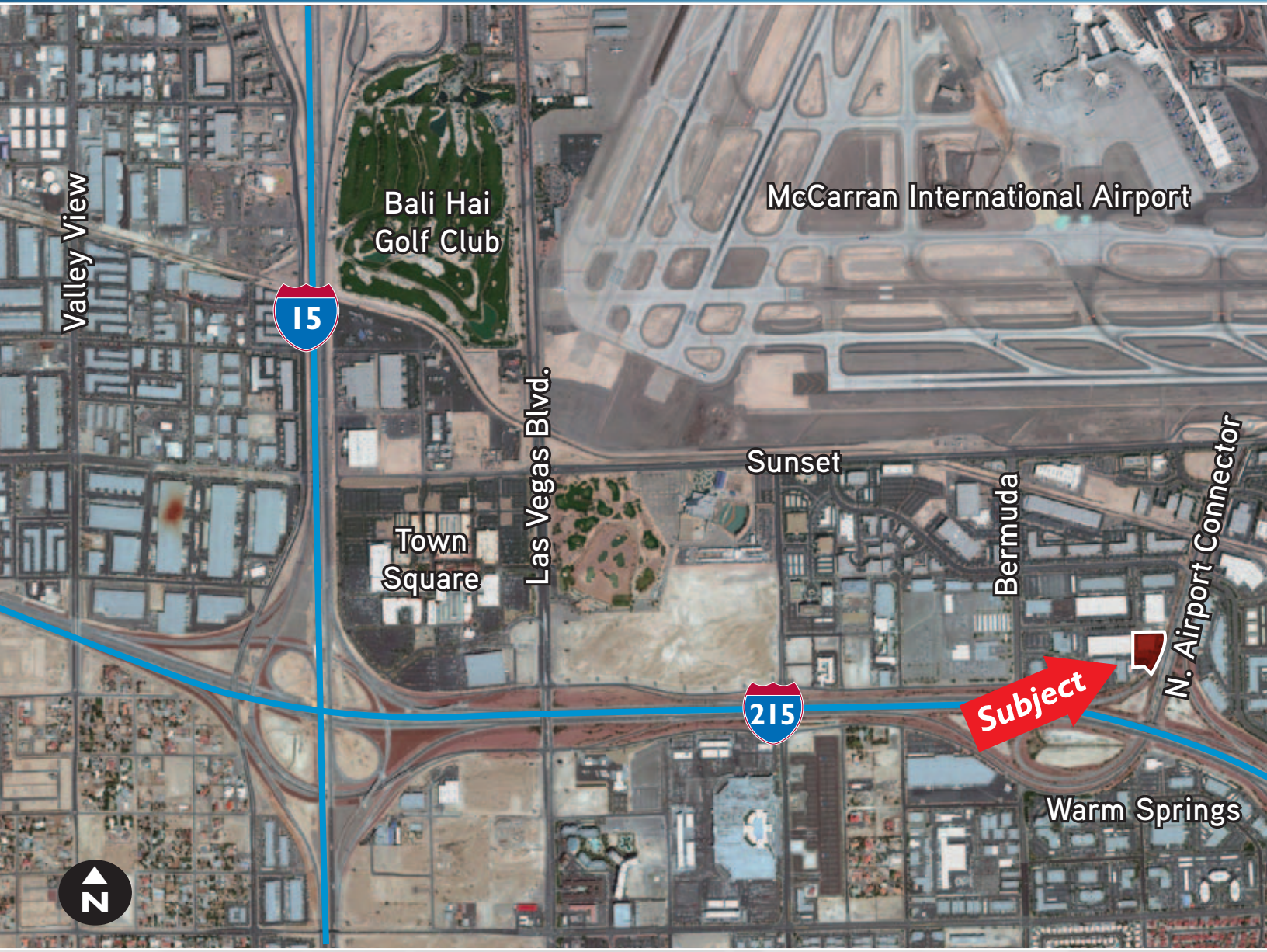
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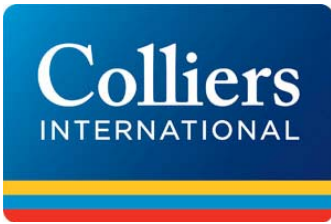
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COLLIERS INTERNATIONAL
LISTING DETAIL WORKSHEET
INDUSTRIAL PROPERTY
AVAILABLE

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

Phone: (702) 836-3707
 Fax: (702) 940-4100
 Address: 3960 Howard Hughes Pkwy.
 Suite 150
 Las Vegas, Nevada 89169

Last Updated: October 27, 2011

Address: 625 E. Pamalyn Avenue
 Las Vegas, 89119

County: Clark

Cross Streets: Pamalyn Ave. & Bermuda Rd.

Zoning: M-1

APN: 177-03-202-009

Acres: +/-2.55

Building Sq. Ft.: +/-33,792 SF

Year Built: 1999

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

PROPERTY DETAIL

Total Available: +/- 33,792 SF

Warehouse SF: +/- 32,192 SF

Office SF: +/- 1,600 SF

Sprinklers: ESFR

Clear Height: +/- 30'

Docks: Six (6) 8' x 10'

Pit Levelers: Four (4)

Grade: Two (2) 12' x 14'

Power: 277/480v, 3-Phase

625 E. Pamalyn is +/-33,792 SF total; inclusive of +/-1,600 SF fully improved office space. The warehouse consists of +/-32,192 SF of space serviced by six (6) 8' x 10' dock high doors and two (2) 12' x 14' grade level doors. Warehouse improvements include ESFR fire suppression system, metal halide lighting and skylights. Power to the building includes 277/480v, 3-Phase Power.

625 E. Pamalyn Avenue is centrally located in the Airport submarket with the ability to service all areas of town from one central location. The property offers great visibility from the North/South Traffic on I-215 and the Airport Connector Tunnel. This location offers close proximity to the Las Vegas "Strip" and the McCarran International Airport.

Total Available SF	Office SF	Power	Clear Height	Grade Doors	Dock Doors	Sale Price	Price PSF	Lease Rate (NNN)	Estimated CAM
+/-33,792	+/-1,600	277/480V 3-Phase	+/-30'	2	6	\$2,900,000	\$85.82	\$0.55 psf.	TBD

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.