

FOR SALE OR LEASE - ±12,050 SF ON 6.76 ACRES

# 5005 E CAREY AVENUE

LAS VEGAS, NV 89115





# 5005 E CAREY AVENUE LAS VEGAS, NV 89115



## PROPERTY HIGHLIGHTS

5005 E. Carey Ave is a  $\pm 6.76$  acre outdoor storage site with three (3) buildings totaling  $\pm 12,050$  SF, conveniently located in the North Las Vegas submarket. This property offers convenient access to I-15 via Cheyenne Avenue or Lake Mead Boulevard, and is a short drive from the Las Vegas Strip and Harry Reid International Airport.

- $\pm 6.76$  Acres (4.09% building coverage)
- Three (3) buildings include:
  - $\pm 5,300$  SF office building
  - $\pm 1,750$  SF warehouse/shop building with three (3) grade level loading doors
  - $\pm 5,000$  SF warehouse/shop building with four (4) grade level loading doors
- Secured yard
- Yard is partially paved with exterior lighting
- Zoning: Industrial Light (IL), Clark County

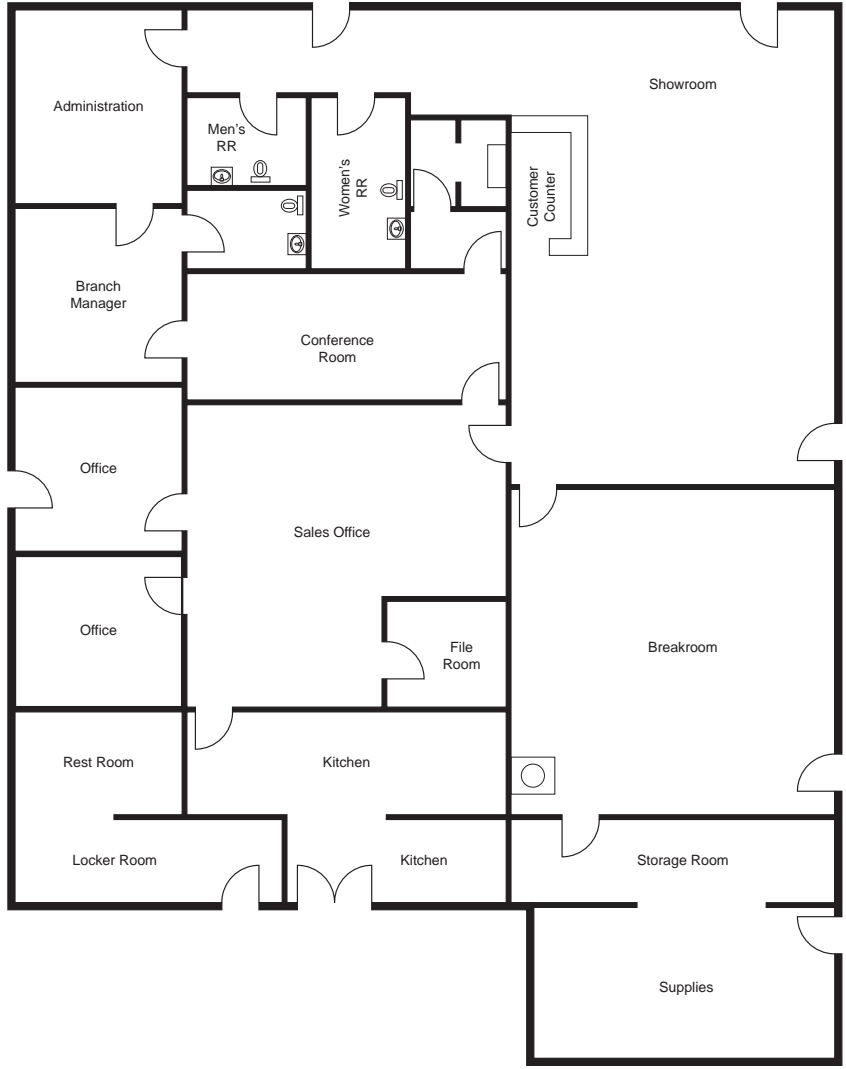
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## SITE PLAN



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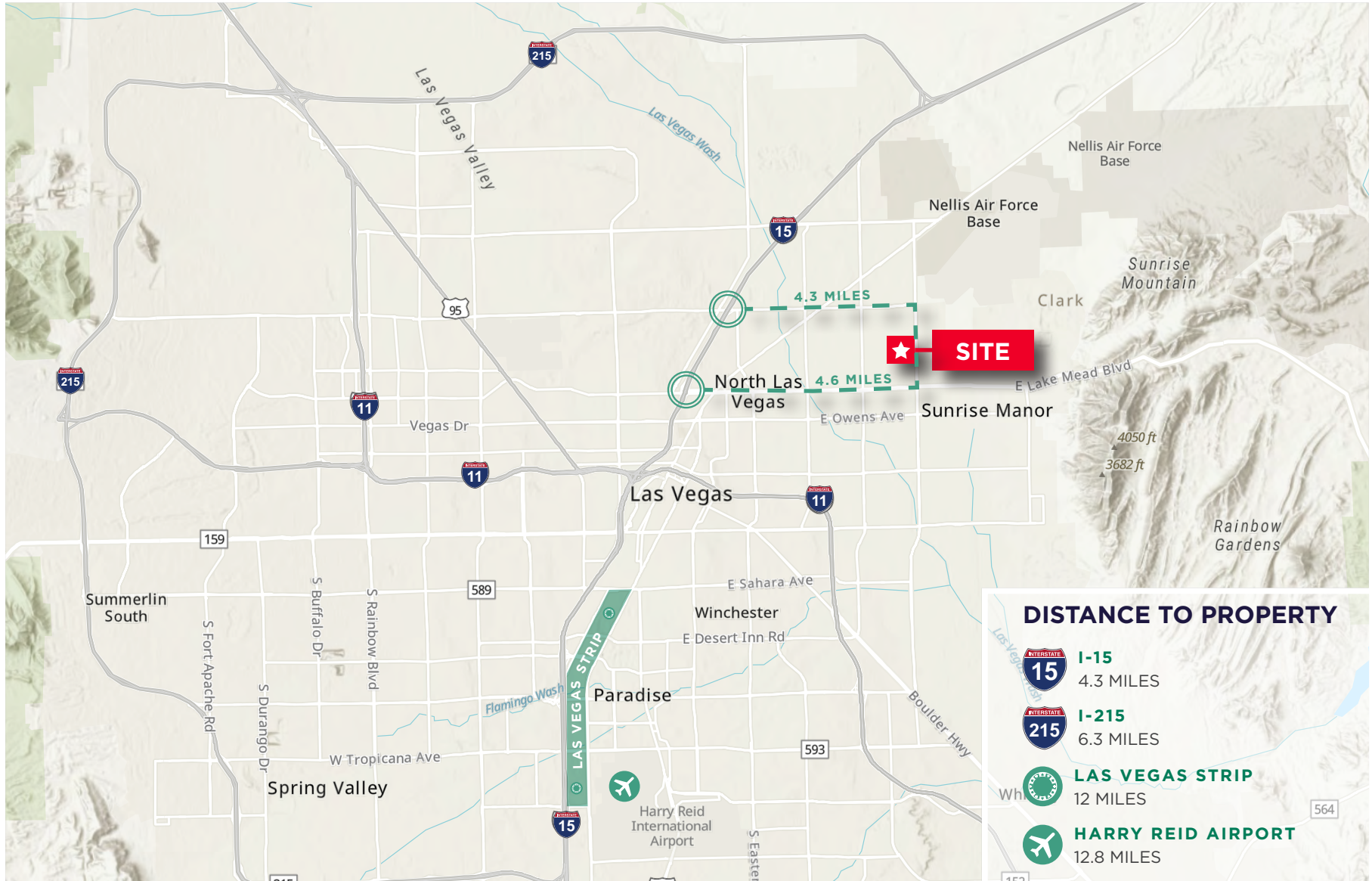
OFFICE  
FLOOR  
PLAN





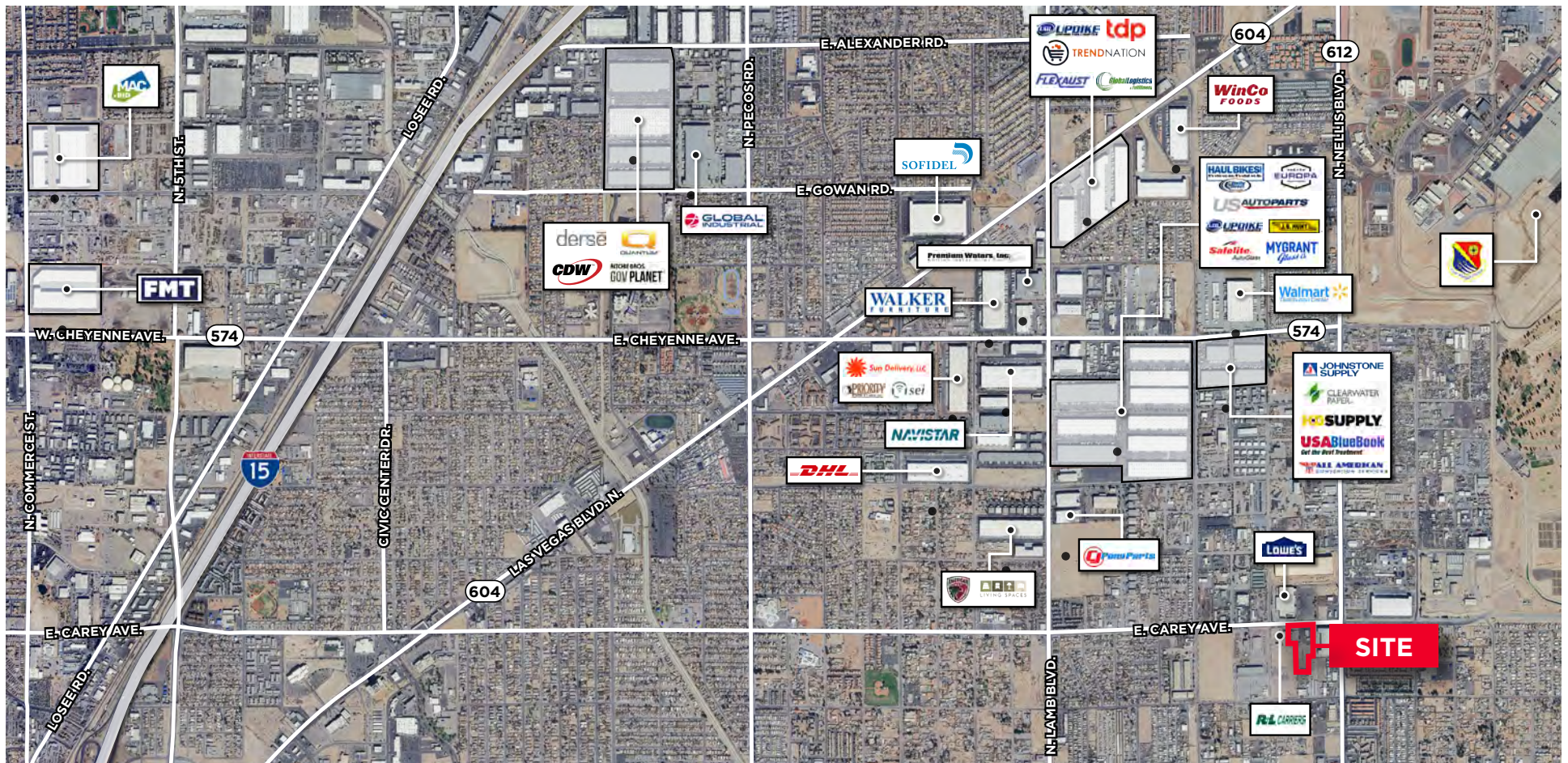
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## LOCATION MAP





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## AERIAL MAP

The property is located in the high-demand North Las Vegas submarket, which is the largest and fastest growing industrial area in Southern Nevada. Its location offers easy access to a strong labor pool, and is strategically proximate to other industrial users.





**FOR MORE INFORMATION, CONTACT:**

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