

6245 SHATZ STREET NORTH LAS VEGAS, 89115



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5.49 ACRES OF LAND ON CENTENNIAL PARKWAY
NEAR SPEEDWAY

FOR SALE

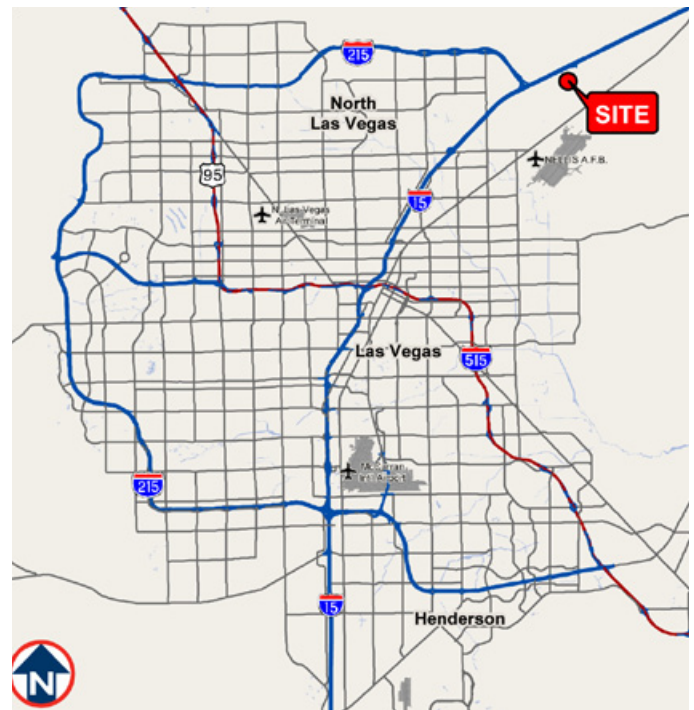


PROPERTY FEATURES

THIS 5.49 ACRE INDUSTRIAL SITE IS LEVEL, ROUGH-GRADED AND READY FOR DEVELOPMENT. IT IS LOCATED JUST EAST OF THE I-15 FREEWAY AND NORTH OF THE 215 BELTWAY WITH FRONTAGE ON CENTENNIAL PARKWAY AND SHATZ STREET. IT IS MINUTES FROM THE FAMOUS LAS VEGAS MOTOR SPEEDWAY, HOME OF NASCAR IN LAS VEGAS.

THE SUBJECT PROPERTY IS DIRECTLY ACROSS THE STREET FROM THE NEW SOUTHWEST GAS FACILITY. SOUTHERN FOOD GROUP, SYSCO FOOD SERVICES LAS VEGAS AND SPEEDWAY COMMERCE CENTER ARE WITHIN BLOCKS OF THE SUBJECT PROPERTY, MAKING THIS PROPERTY A NATURAL FOR FUTURE DEVELOPMENT.

- APN: 123-22-801-017
- 5.49 Acres
- Just off I-15 freeway
- Located on NW Corner of Centennial Pkwy and Shatz Street
- Rough graded and ready for development
- Utilities to the site
- 18,000 cubic yards of clean fill added to site
- Zoned: M-2
- Purchase price: \$1,195,722 (\$5.00/SF)



For more information, please contact:

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