



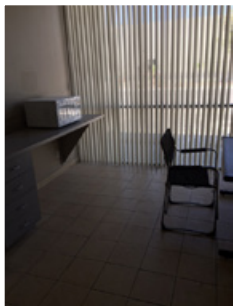
**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE OR LEASE

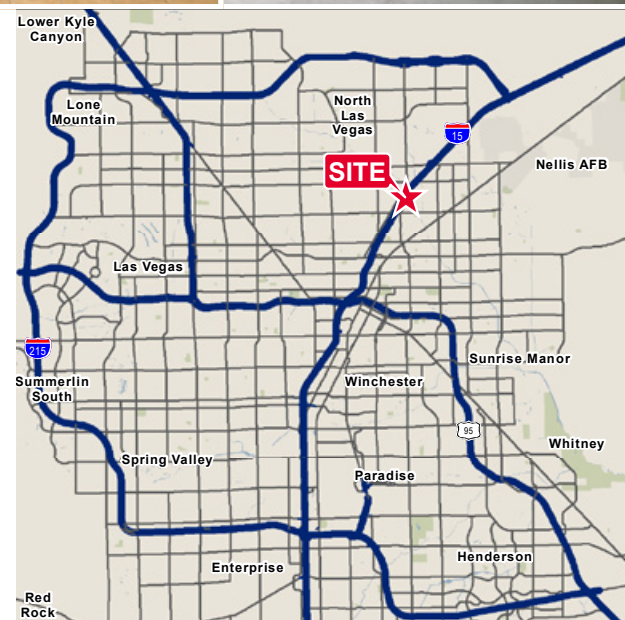
Gowan Industrial

2421 E Gowan Rd / North Las Vegas, NV 89030

SALE PRICE: \$925,000
LEASE RATE: \$0.38/SF (NNN)



- Located at East Gowan and Civic Center accessible via the I-15 and Cheyenne
- ±15,288 SF industrial/office building located on 0.57 AC
- 2,843 SF of office
- 12,445 SF of warehouse
- Two 14'x10' and one 12'x12' grade level loading doors
- Skylights in warehouse
- Fully sprinklered
- 6 restrooms
- 11 private offices
- Large private paved and fenced yard
- 220 volt 3 phase power
- 12-15' clear height
- Situated on 0.57 acres
- Purchase price - \$925,000 (\$60.50/SF)
- Lease rate - \$0.38/SF (NNN)
- M-2 zoning



Danielle Steffen, SIOR
+1 702 688 6944
dsteffen@comre.com

Amy Ogden, SIOR
+1 702 688 6914
aogden@comre.com

3773 Howard Hughes Pkwy.,
Suite 100 S
Las Vegas, NV 89169
Main +1 702 796 7900
Fax +1 702 796 7920
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

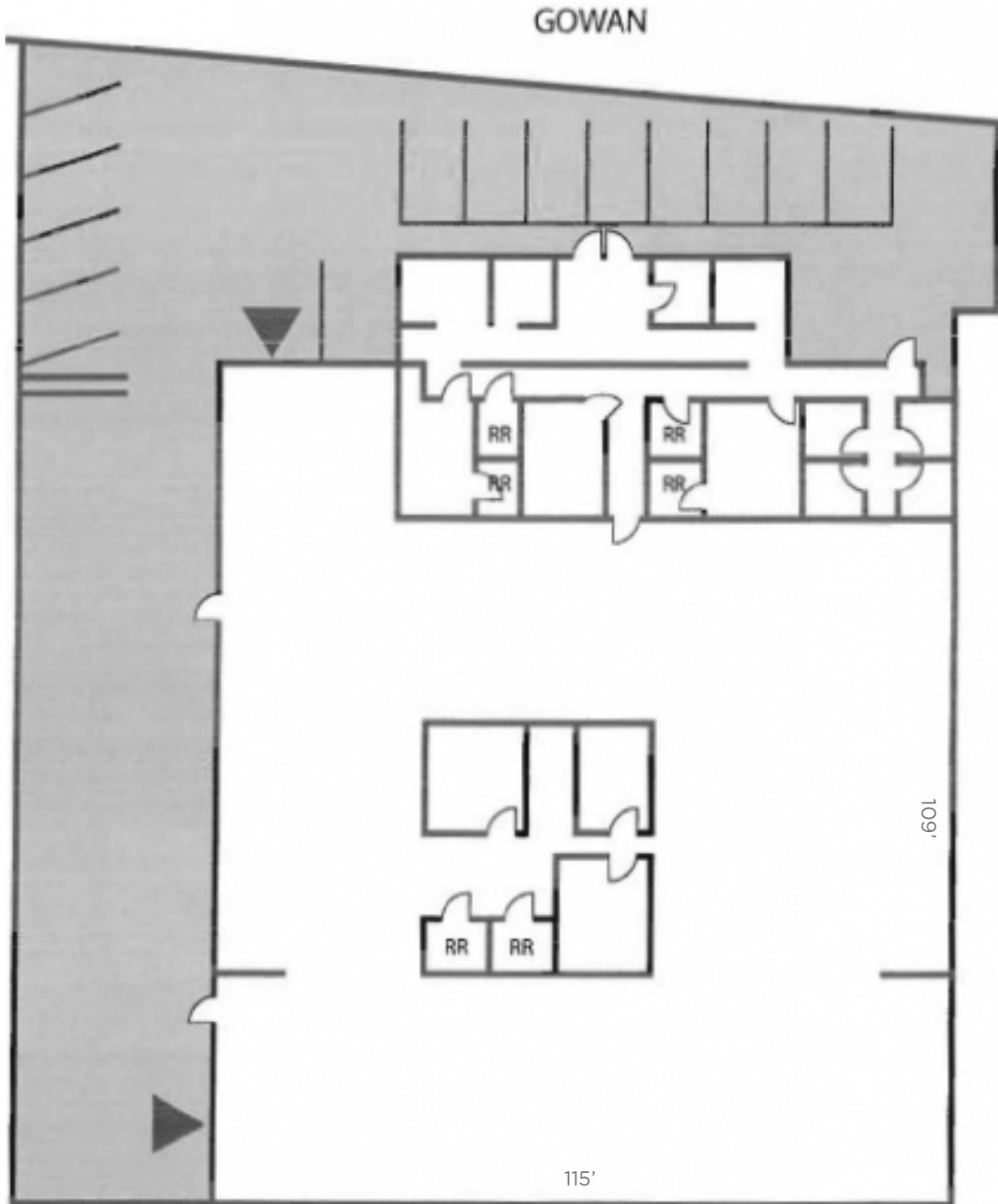


**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE OR LEASE

Gowan Industrial

2421 E Gowan Rd / North Las Vegas, NV 89030



Danielle Steffen, SIOR
+1 702 688 6944
dsteffen@comre.com

Amy Ogden, SIOR
+1 702 688 6914
aogden@comre.com

3773 Howard Hughes Pkwy.,
Suite 100 S
Las Vegas, NV 89169
Main +1 702 796 7900
Fax +1 702 796 7920
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

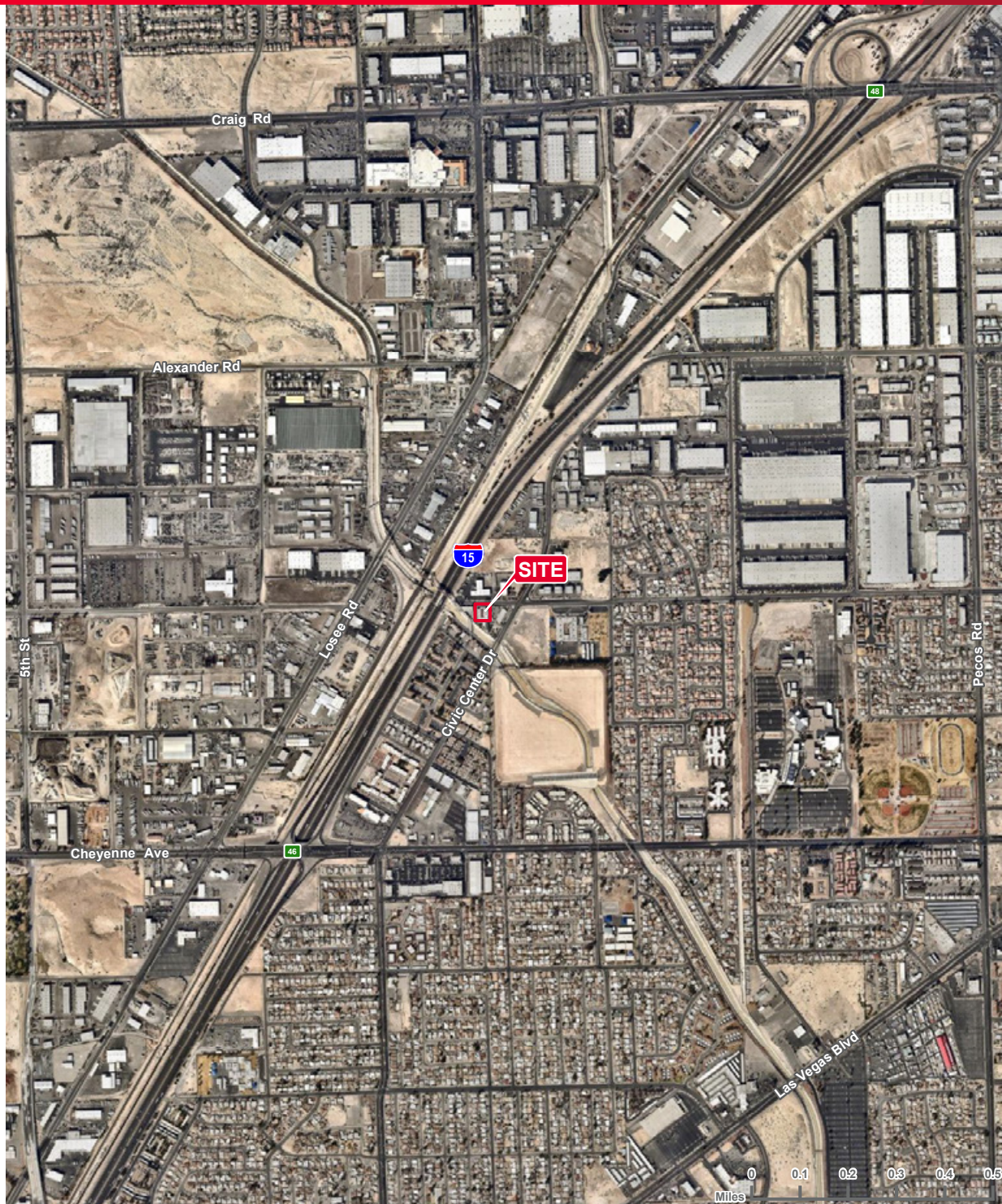


**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE OR LEASE

Gowan Industrial

2421 E Gowan Rd / North Las Vegas, NV 89030



Danielle Steffen, SIOR
+1 702 688 6944
dsteffen@comre.com

Amy Ogden, SIOR
+1 702 688 6914
aogden@comre.com

3773 Howard Hughes Pkwy.,
Suite 100 S
Las Vegas, NV 89169
Main +1 702 796 7900
Fax +1 702 796 7920
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.