



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE

955 GRIER DRIVE

LAS VEGAS, NV 89119

AIRPORT SUBMARKET OWNER/USER BLDG WITH INCOME



OFFERING SUMMARY

Cushman & Wakefield Commerce, as exclusive listing broker, is pleased to offer for sale 955 Grier Drive, a high-image office/warehouse building, located within the Hughes Airport Center in Las Vegas, NV.

The convenient location in the Airport Submarket immediately adjacent to McCarran International Airport provides excellent access to the airport, the I-15 and I-215 freeways, the Las Vegas "Strip" and all convention facilities.

The property consists of 4 units, two of which are leased generating over \$180,000 of annual NNN lease income to offset occupancy cost for buyer. The other units would be great for either an owner/user or a tenant seeking to lease the spaces.

- 5 (Five) Grade Doors
- 1 (One) Inside Dock Well
- 45% Occupied
- Owner/User - Investment Property
- Over \$180,000 of existing annual NNN lease income
- Approximately 1 1/2 years avg remaining lease terms plus options
- Owner/user can occupy more than 51% as required for SBA financing (see attached)
- Ability to reduce occupancy cost by almost 50% over leased space

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PROPERTY SUMMARY

ASKING PRICE:	\$6,750,000
Property Size:	±45,998 SF (\$147/SF)
Vacant Space:	±25,308 SF
Site Size:	±3.42 acres
Parking:	2.12/1,000 (±105 spaces)
Zoning:	Light Manufacturing (M-1)
Year Built:	1986
Parcel Numbers	177-03-510-010

3773 Howard Hughes Pkwy.,
Suite 100 S
Las Vegas, NV 89169
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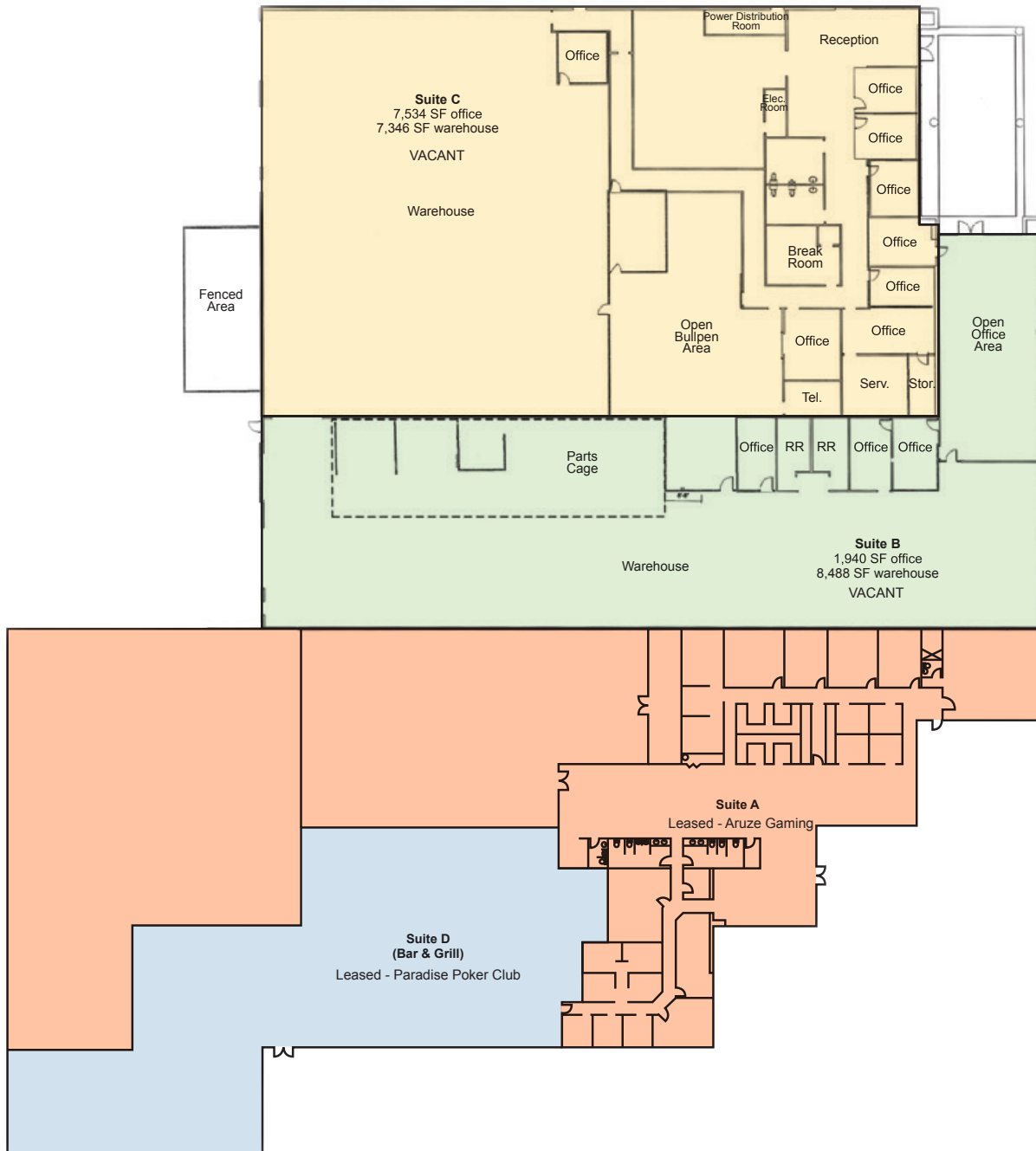
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