



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SALE

# CAMERON NEVSO COMMERCE CENTER

4625 W NEVSO DR | LAS VEGAS, NV 89103



## PROPERTY FEATURES

Cameron Nevso Commercial Center is a ±16,926 SF flex/industrial building. The property is located on the hard corner of Nevso Drive and Cameron Street. It is minutes from the I-15, McCarran Airport and two miles from the Las Vegas Strip.

The single story building was constructed in 1990 and is situated on 1.27 acres in Clark County, Nevada. The property is zoned "light manufacturing" (M-1), making it ideal for distribution, showroom, office and many other uses. The units range in size from 1,345 SF to 3,900 SF and have 60/40 warehouse to office ratio.

The property will be delivered with three vacant suites totaling 7,674 square feet or 45.3% of the property. It is ideally suited for an owner user looking for cash flow.

- Hard to find flex space
- Close proximity to strip
- Ample covered parking
- Great tenant mix
- Owner User or Investment Opportunity

## OFFERING SUMMARY

<b>Price:</b>	\$2,200,000
<b>Price PSF</b>	\$130.00
<b>Occupancy:</b>	45.59%
<b>Ownership Type:</b>	Fee Simple
<b>Financing:</b>	Cash or Cash to SBA / Conventional New Loan

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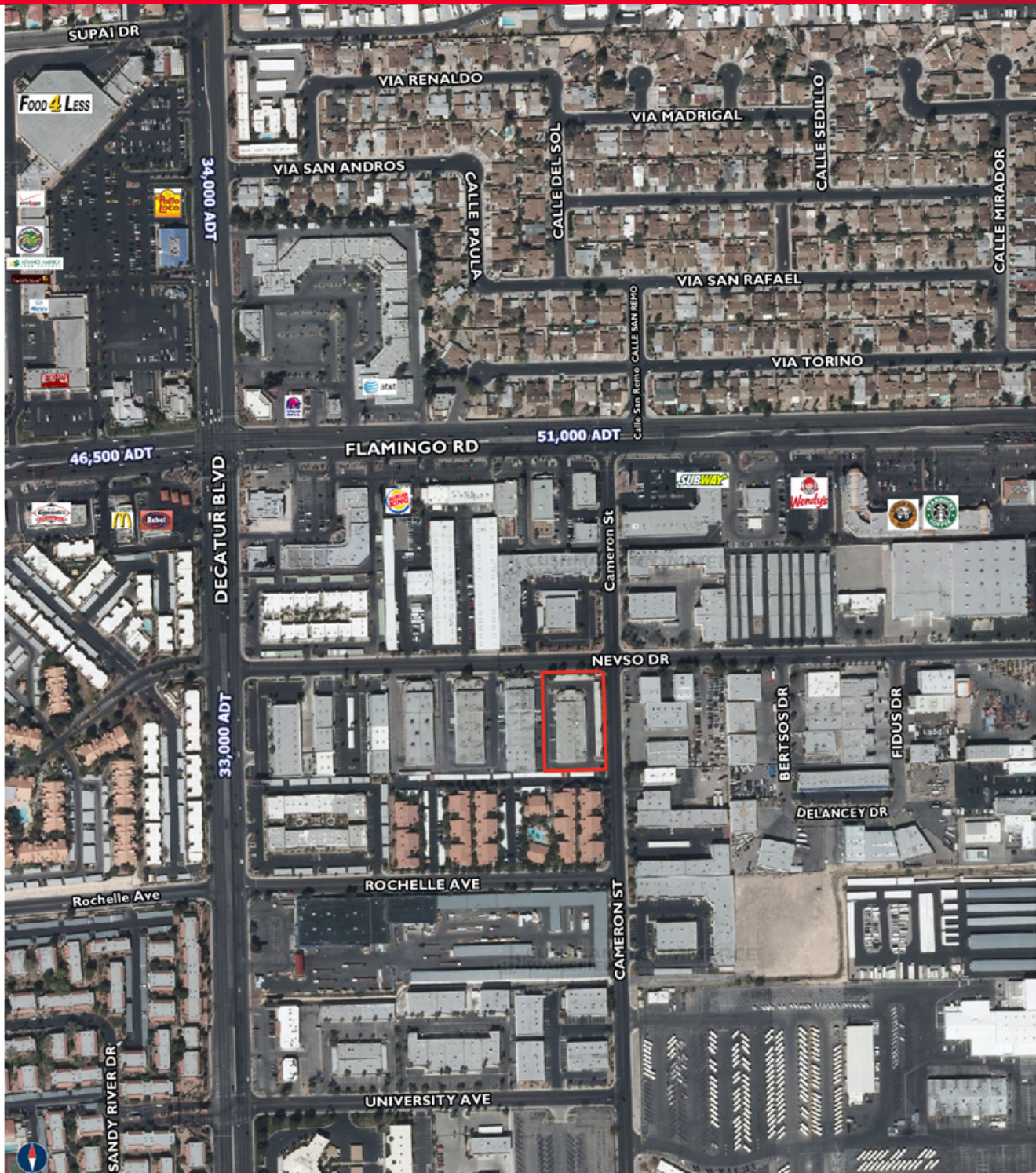


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