



**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 \$19,169/month in tenant income that includes NNN reimbursements 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
- \$19,169/month in tenant income that includes NNN reimbursements
- 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

Geoffrey P. West
+1 702 688 6936
gwest@comre.com

Leo Biedermann
+1 702 688 6943
lbiedermann@comre.com

PROPERTY SUMMARY

ASKING PRICE:	\$6,750,000
Property Size:	±46,498 SF (\$145/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 Number:	177-03-510-010

6725 Via Austi Pkwy.,
Suite 275
Las Vegas, NV 89119
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

955 GRIER DRIVE

LAS VEGAS, NV 89119

AIRPORT SUBMARKET OWNER/USER BLDG WITH INCOME



Geoffrey P. West
+1 702 688 6936
gwest@comre.com

Leo Biedermann
+1 702 688 6943
lbiedermann@comre.com

6725 Via Austi Pkwy.,
Suite 275
Las Vegas, NV 89119
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.



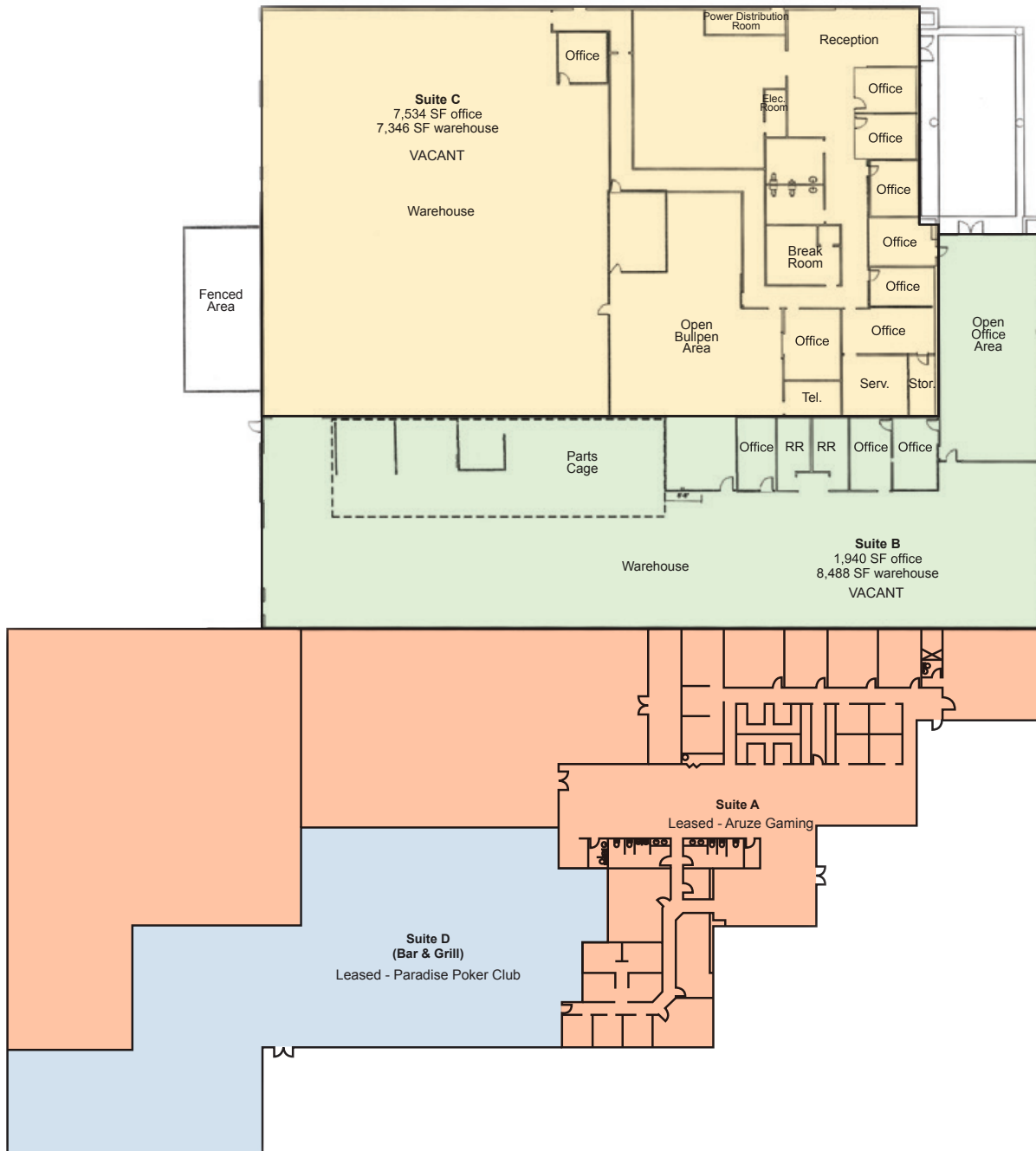
**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE

955 GRIER DRIVE

LAS VEGAS, NV 89119

AIRPORT SUBMARKET OWNER/USER BLDG WITH INCOME



Geoffrey P. West
+1 702 688 6936
gwest@comre.com

Leo Biedermann
+1 702 688 6943
lbiedermann@comre.com

6725 Via Austi Pkwy.,
Suite 275
Las Vegas, NV 89119
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.