



For lease/sale

4265 W. Tompkins Ave.

Las Vegas, NV 89103

±51,776 SF property on ±3.19 acres

(office, warehouse, fabrication and storage space)

 **JLL** SEE A BRIGHTER WAY

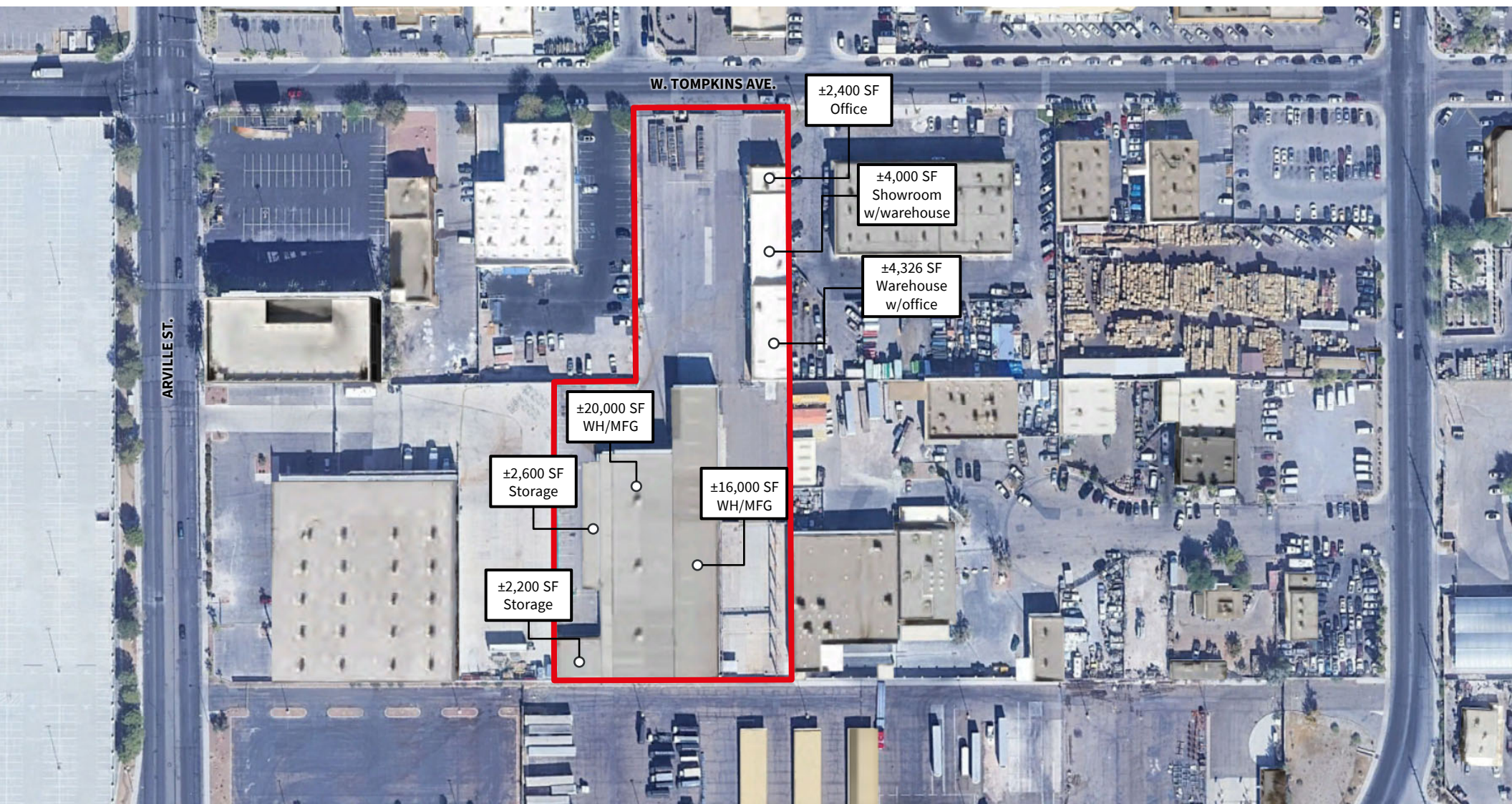
Jones Lang LaSalle Brokerage, Inc., Real estate license # B.1000836.CORP

PROPERTY HIGHLIGHTS

- Total of 51,776 square feet of office, warehouse, fabrication and storage space
- 3.19-acre site
- Steel fabrication facility with seven (7) overhead cranes:
 - 5 Ton 48' Bridge Crane - De Mag Pendant Middle
 - 5 Ton 48' Bridge Crane - Shaw Box Pendant North
 - 5 Ton 48' Bridge Crane - Shaw Box Pendant South
 - 5 Ton 60' Bridge Crane - Shaw Box Pendant North
 - 5 Ton 60' Bridge Crane - Shaw Box Pendant South
 - 5 Ton 58' Bridge Crane - P & H Pendant North
 - 5 Ton 58' Bridge Crane - Shaw Box Pendant South
- Minimum 800 AMPs, 120/208 Volt, 3-phase power
- Warehouse clear height ranges from 12'-18'
- Paved and secured yard
- Fire sprinklers
- Well located in Southwest Submarket
- Excellent access to I-15 freeway
- Zoned M-1 (Clark County)
- Existing lease expires March 31, 2025



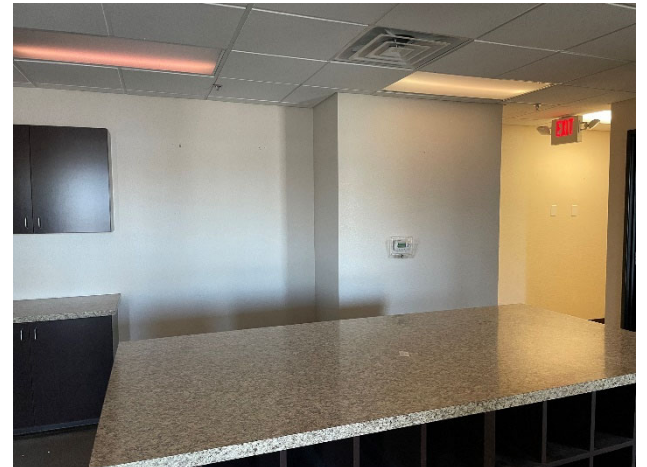
4265 W. Tompkins Ave. – Aerial

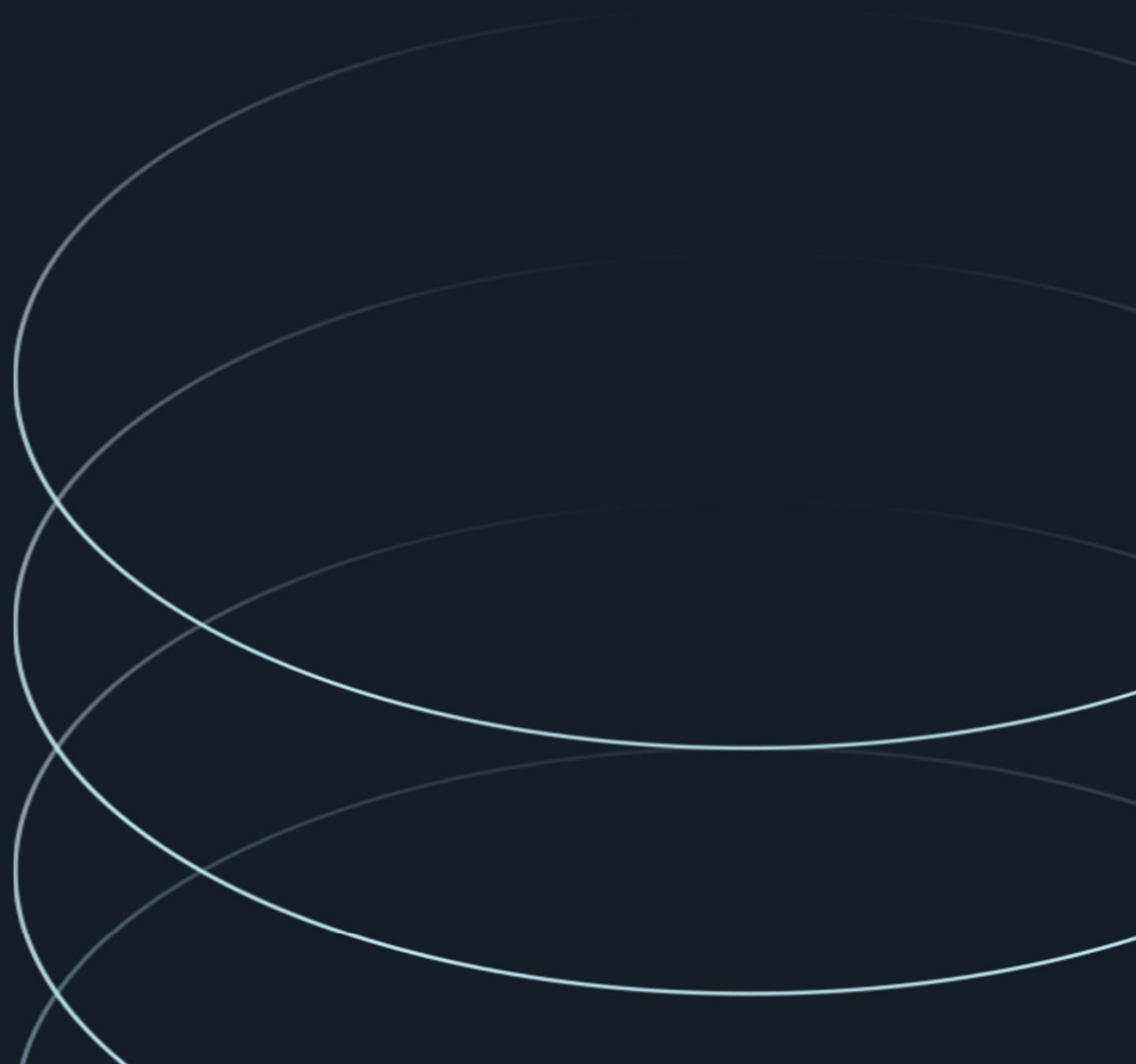


4265 W. Tompkins Ave. – Location Map



4265 W. Tompkins Ave. – Photos





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