



For Sale

M-1 Light Industrial Building and Lot

**2562 Abels Ln
Las Vegas, NV 89115**

5390 SF, .5 Acre, \$1,300,000

All Block Building and Enclosure

Office Buildout is 750 Sq. Ft

- Featuring 6 rooms
 - with AC/Heat
 - Including
 - ⇒ offices
 - ⇒ kitchenette
 - ⇒ restroom
- 2 - 225 amp Breaker Boxes
- 3 Phase Power

Warehouse is 4,640 Sq. Ft

- Featuring 2 Swamp Coolers
 - ⇒ Fire Sprinkler Stub
 - ⇒ Warehouse Restroom
- Ceiling Height 16.5'
 - ⇒ with 8 Skylights
 - ⇒ 5 Glass Block Windows
- 2 Rollup Doors
 - ⇒ 1 in front, 10' x 12'
 - ⇒ 1 in back, 10' x 12'
- 2 Walk-in Doors
 - ⇒ 1 from office to warehouse
 - ⇒ 1 from lot to warehouse

Additional Highlights

- Enclosed Trash Enclosure in front
- Ample parking in front

Gated and Fenced Lot

- Locked Gated Entry
- Paved Lot 70' x 133''



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