

# 3748 CIVIC CENTER DR.

OFFERED AT \$1,150,000



Versatile industrial warehouse opportunity located at 3748 Civic Center Dr in North Las Vegas. This well-maintained  $\pm 4,983$  SF M-2 zoned property offers a functional mix of warehouse and office space, multiple roll-up doors, strong power capacity, and no HOA or CAM fees—ideal for owner-users or investors seeking flexibility in a prime industrial corridor.



STACY SHEELEY

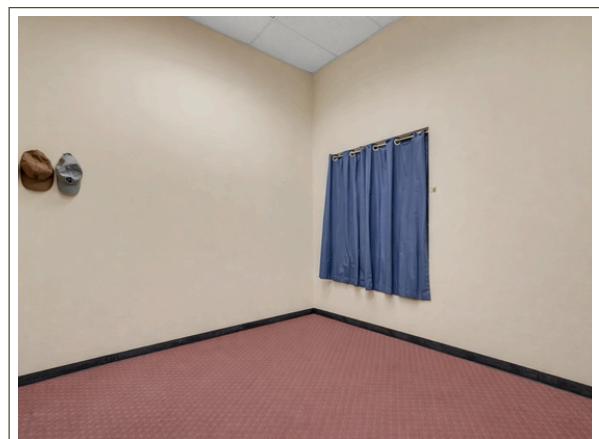
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# KEY PROPERTY DETAILS

## PROPERTY OVERVIEW

- List Price: \$1,150,000
- Price per SF: \$231
- Total Building Size: ±4,983 SF
- Office Space: ±700 SF
- Warehouse Area: ±4,283 SF
- Year Built: 1999
- Zoning: M-2 (Industrial)
- Parcel/APN: 139-12-202-007
- Land Use: Storage Facilities
- Lot Size: ±13,504 SF
- Stories: 1
- Units: 1
- Spaces: 2
- Ceiling Height: Approx. 17'



## OFFICE & INTERIOR FEATURES

- 4 private offices (potential for 5+)
- Reception area
- 2 bathrooms (one office, one warehouse)

## EXTERIOR & SITE

- Parking: 12 spaces (no restrictions)
- Covered parking: None
- Signage: On building
- Roll-up doors visible on exterior

## WAREHOUSE & ELECTRICAL

- 2 roll-up doors
- One manual, one electric
- Size: 10' x 12'
- Electrical:
  - 3 panels total
  - (2) 400-amp panels
    - One 3-phase
    - One 1-phase
  - Dedicated office sub-panel

## MECHANICAL & IMPROVEMENTS

- HVAC: New in 2022
- Roof: 1999, repairs completed & maintained
- Notable Improvements:
  - Roof repairs
  - New HVAC system (2022)

## OPERATING NOTES

- HOA / CAM: None
- Utilities:
- Trash/Water: Approx. \$800/month
- Electric: Approx. \$400/month