



**6255 Saddle Tree
Las Vegas, NV 89118**

BUILDING DETAILS

| 5,088 SF

| .34 Acres

| 400 amp 120/208 volt 3
Phase service

| **SALE PRICE \$ 1,200,000**



CORNERSTONE
COMMERCIAL REAL ESTATE SERVICES

Justin Michaels, Vice President
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PROPERTY DETAILS

This is a very functional concrete tilt-up building with a fenced yard area located in the Southwest Industrial Sub-market. The building offers 2 grade level loading doors, 16'-18' clear height in the warehouse and + 1,700 of improved office area (consisting of a reception area, five (5) private offices, two (2) restrooms and a break area. In addition, the warehouse offers evaporative coolers and florescent lighting along with a 400 amp 120/208 volt 3-phase power panel.



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