

FOR SUBLEASE

±22,313 SF WITH SECURED YARD



**SIGNIFICANTLY
UPGRADED
POWER**

201 E. MAYFLOWER AVE.

Owned by:
Ledo Capital Group

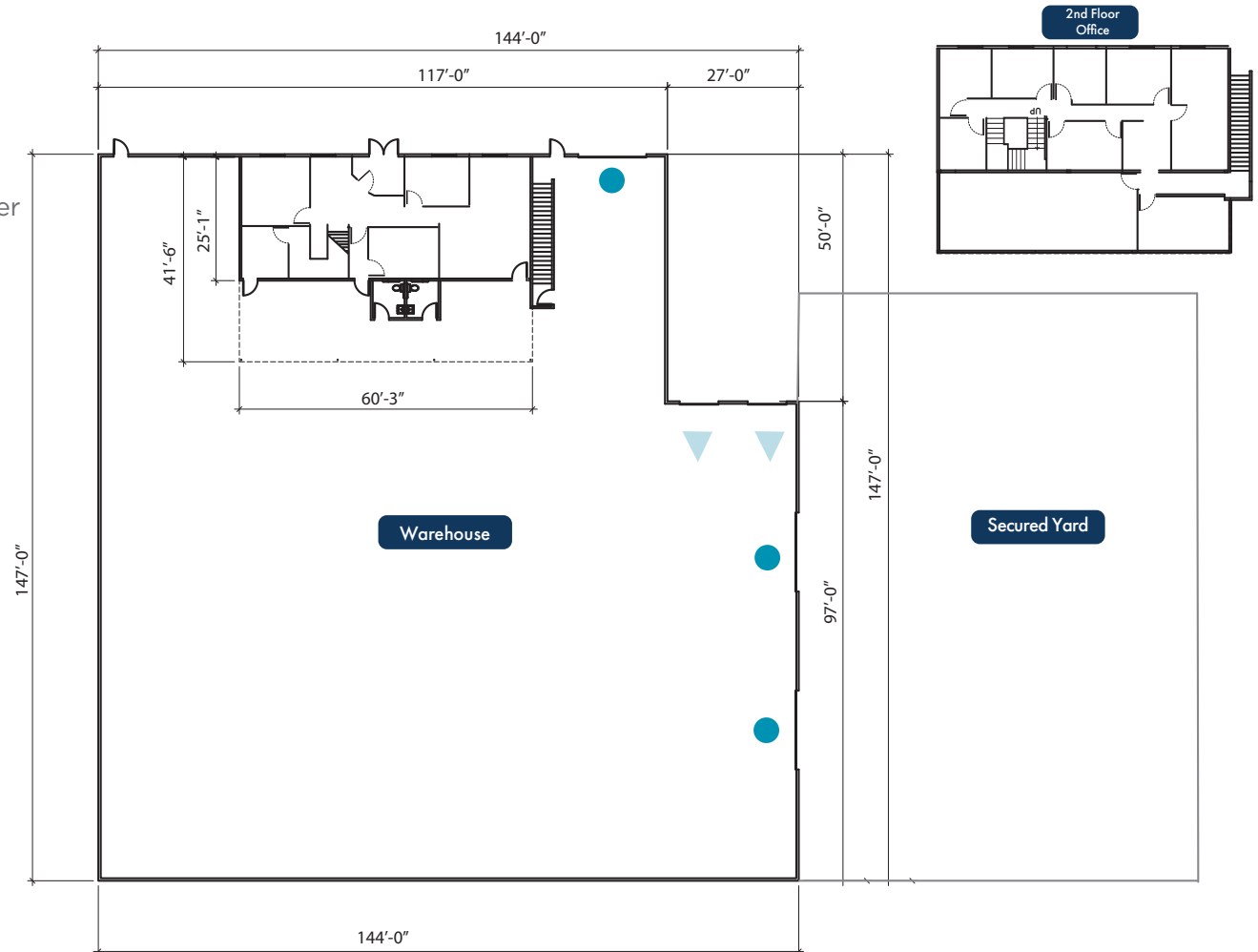
NORTH LAS VEGAS, NV 89030

 **CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

- + ±22,313 Total SF
- + ±4,072 SF Office
- + ±18,241 SF Warehouse
- + 3,500 Amps, 277/480v, 3-Phase Power
- + 2 Dock Doors (8'x8')
- + 3 Grade Doors (14'x14')
- + 20' Clear Height
- + Sprinklers
- + Secured Yard
- + ±1.25 Acres
- + Concrete-tilt Construction
- + APN: 139-15-615-025
- + North Las Vegas Jurisdiction
- + M-2 Zoning

**BASE RENT:
\$1.20 PSF**



For Illustration Purposes Only. Not To Scale.

▼ DOCK DOOR

● GRADE DOOR



RECENT CAPITAL IMPROVEMENTS

- + New Seal Coat on Parking Lot and Yard Area (2022)
- + All New Evaporative Coolers in Warehouse (2022)
- + All New HVAC in Office (2022)
- + Exterior Building Paint (2022)
- + Roof Replaced in 2016 (Under Warranty until 2031)



201 E. Mayflower Ave., North Las Vegas, NV 89030

LOCATION AERIAL



LOCATION HIGHLIGHTS



CONTACT INFORMATION



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