FOR SUBLEASE ±22,313 SF WITH SECURED YARD



201 E. MAYFLOWER AVE.

Owned by: Ledo Capital Group

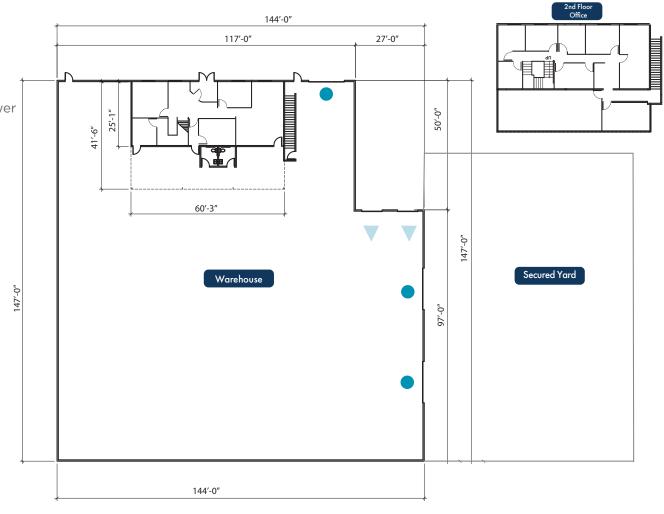
NORTH LAS VEGAS, NV 89030



()PFI **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





DOCK DOOR GRADE DOOR

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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)



LOCATION AERIAL



LOCATION HIGHLIGHTS



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