

## Commercial Real Estate is Booming in Las Vegas!

This facility is ideal for a corporate headquarters given that it is centrally located in the heart of Las Vegas. It has tremendous visibility and access from both Jones and Charleston Boulevards. A 34,000 sq. ft. office/warehouse building is available on 2.6 acres of land in one of the hottest markets in the country. Take advantage of the opportunity to purchase a commercial building in this explosive market. Vacancies in the valley are low due to the limited amount of industrial land and ever rising construction and land costs. Industrial vacancies in the Las Vegas market are around 5 percent with limited development on the horizon.



First Commercial

**ARLENE NEHLS**  
**702.990.5654**

Las Vegas, Nevada  
Commercial Properties  
for Sale and Lease



First Commercial

**ARLENE NEHLS**  
**702.990.5654**



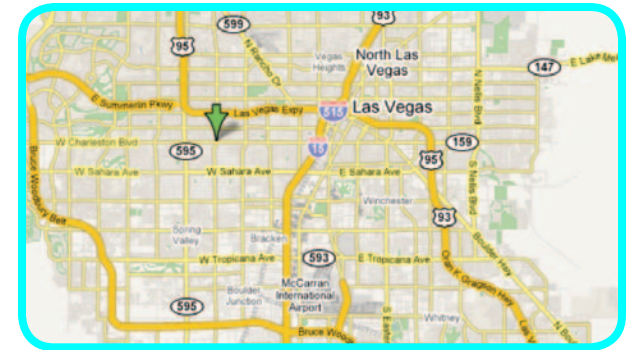
For Sale: Corporate Headquarters  
\$8,200,000



**Property Info: Corporate Headquarters**  
6029 W. Charleston  
Las Vegas, NV 89146  
United States

3790 S. Paradise Rd. Suite 200 • Las Vegas, NV 89169  
**Cell: 702.592.4664 • Fax: 702-990-5655**

**Property Info: Corporate Headquarters Front Facade**  
6029 W. Charleston  
Las Vegas, NV 89146



**ARLENE NEHLS**  
First Commercial  
**702.990.5654**

3790 Paradise Road • Suite #200  
Las Vegas, NV 89109  
Cell: 702-592-4664  
Arlene@1stcom.lvcoxmail.com  
www.1stcommercialre.com

**For Sale: Corporate Headquarters**  
**\$8,200,000 - NEW**

Excellent central location close to University Medical Center and College of Southern Nevada. It is surrounded by professional office, retail, and residential developments.

- ±34,000 square feet, ±25,800 square feet Office, ±8,200 square feet Warehouse
- ±2.60 acres *MST of LICE Oct 19 5\**
- Interior Dock and Ramp Door
- There are two highly visible electric and programmable pylon signs
- Access to the I-15 and I-95 within minutes
- Located on a Double Section Line Corner
- Ideal for a Corporate Headquarters



**Property Info:**  
**Corporate Headquarters Side Street**  
6029 W. Charleston  
Las Vegas, NV 89146



**Property Info:**  
**Corporate Headquarters Back Lot**  
6029 W. Charleston  
Las Vegas, NV 89146

3790 S. Paradise Rd. Suite 200 • Las Vegas, NV 89169  
**Cell: 702.592.4664 • Fax: 702-990-5655**