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## New Listing/Manufacturing Facility 30,715 SF/Sale/Lease



**1335 Alexandria Court, McCarran, NV**

- Stainless Steel Metal Fabrication Business For Sale, Also
- Close to I-80
- Close to Labor Pool
- Well Maintained, Upgraded Facility
- Great Location for Western U.S. Distribution

## Features

- Stainless Steel Metal Fabrication Business For Sale, also
- Ready to Go Manufacturing Facility
- Electrical Distribution and Air Lines in Place
- Custom Designed For Manufacturing
- Durable Concrete Tilt up Construction
- Low Maintenance Facility with Low Operating Costs

## Benefits & Advantages

- Excellent Opportunity for New Owner
- Saves Ramp Up Time and Money
- Eliminates Time and Costs to Install
- Has All features a Manufacturer Needs
- Lower Maintenance Costs
- Saves Time and Money

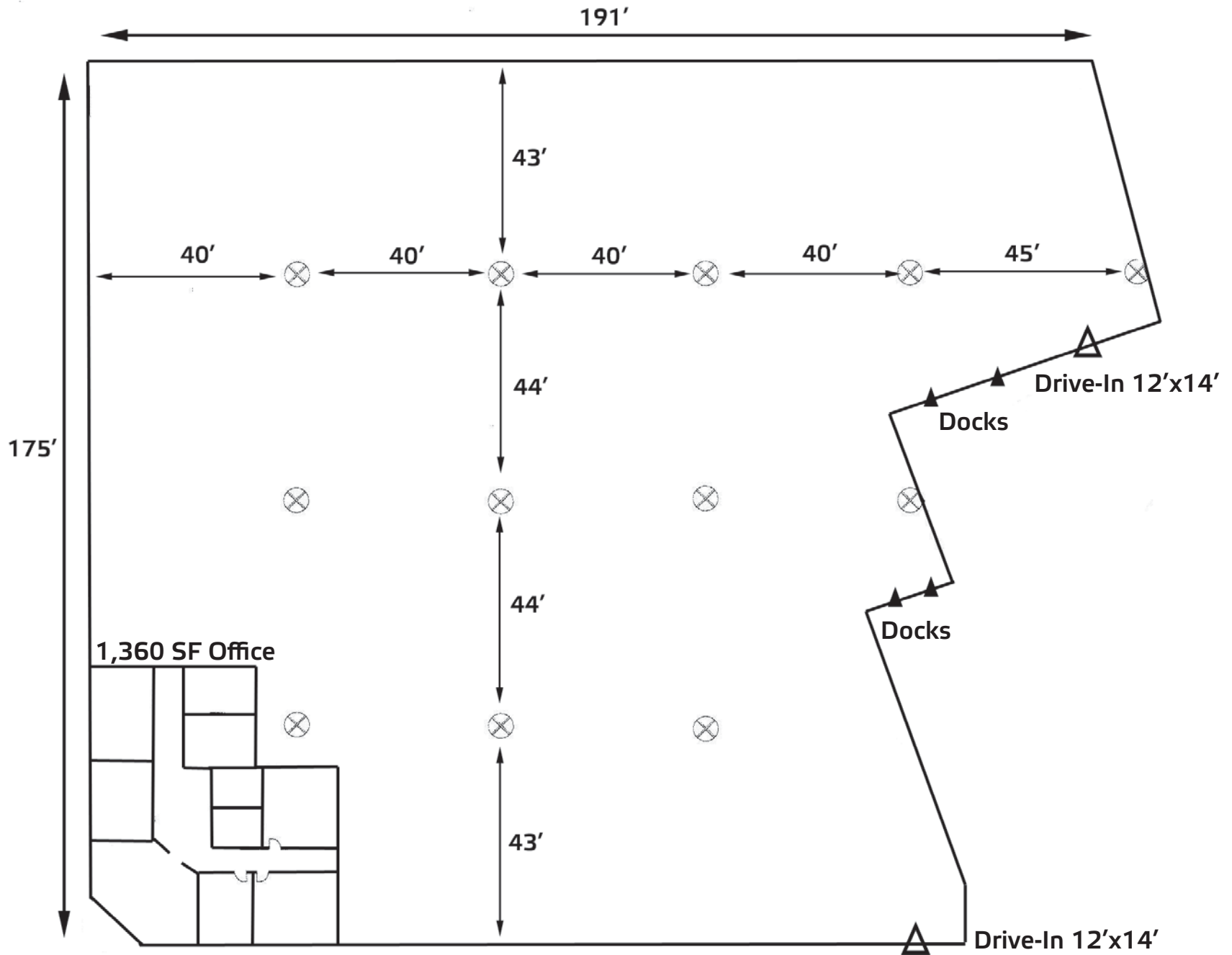
## Specifications

- 1.41 Acre Site
- Eave Height 24'
- 400A, 480V
- Fire Sprinklers .33/3000 SF
- 4 Dock Doors, 2 levelers
- 2 Drive-In Doors
- 4x8 Skylights
- Built Up Cap Sheet Roof
- Concrete Tilt Up Walls
- Metal Halide Lighting
- Warehouse Gas Unit Heater
- APN 005-021-47
- AT&T - DLS Service
- Cabling to Server Closet
- NNN- 0.075/SF
- Electric Distribution Throughout
- Copper Air Lines Throughout
- 1,360 SF Office

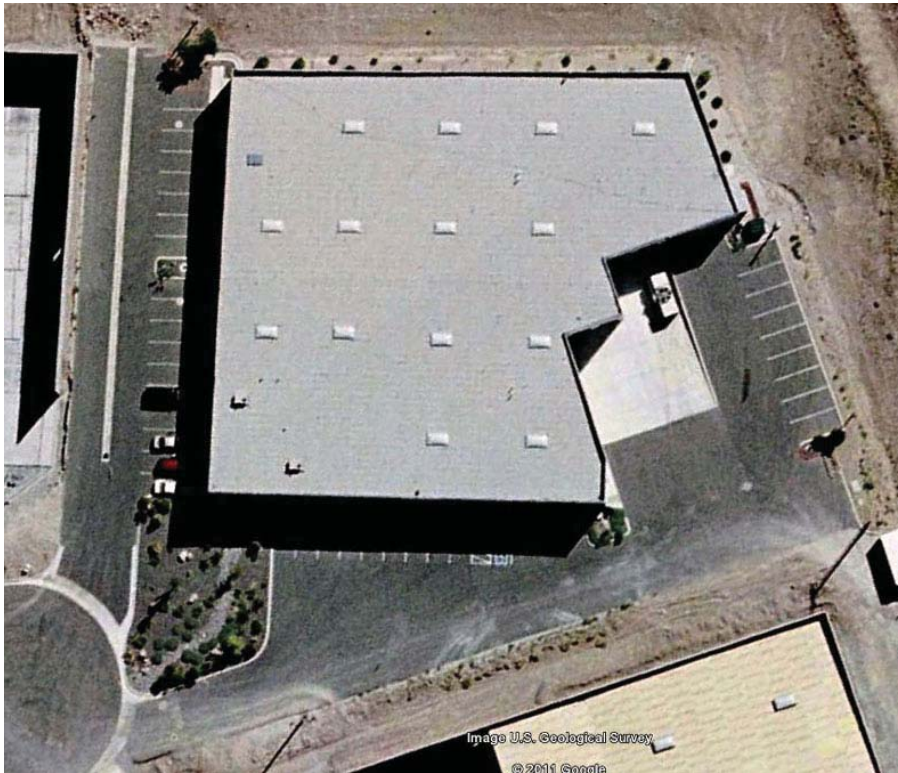




# 1335 Alexandria Court, McCarran, NV



Site Aerial & Area Graphic



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