



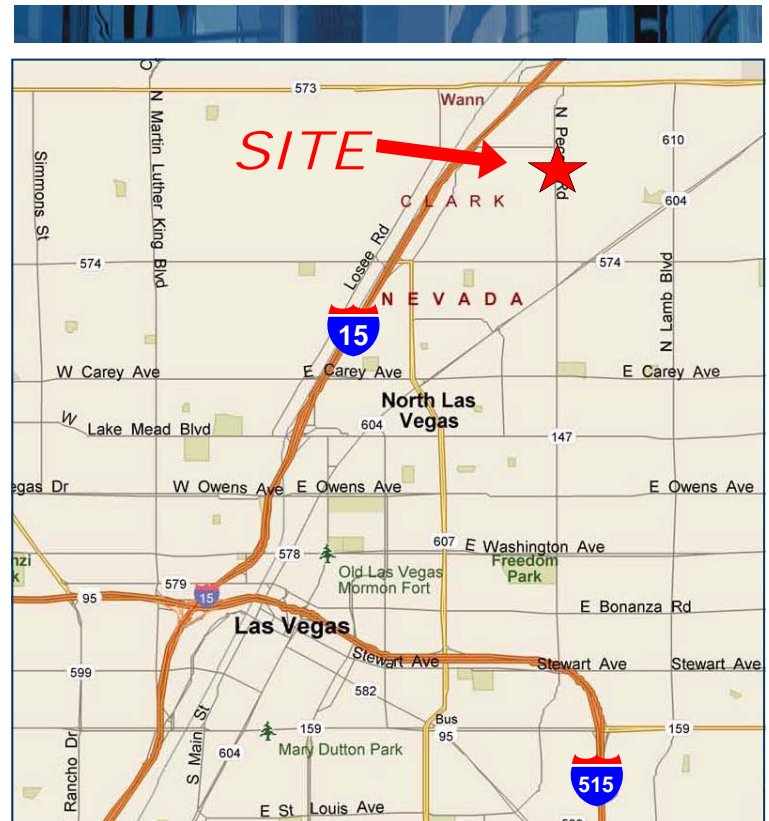
**Reduced Price**

~~\$2,995,000~~ **\$2,595,000**



**3835 N PECOS ROAD, LAS VEGAS, NV**

- 3,560 SF Office/Showroom
- 24,867 SF Warehouse
- Clear Height 24'
- Power 800 Amp 3 Phase
- Fully Sprinklered
- Two Dock High Doors
- Two Grade Level Doors
- Two Large Restrooms; Men's RR Accessible from Warehouse
- Easy I-15 Freeway Access



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**SHAWN BARASHY**

SBarashy@LeeLasVegas.com

**702-739-6222**

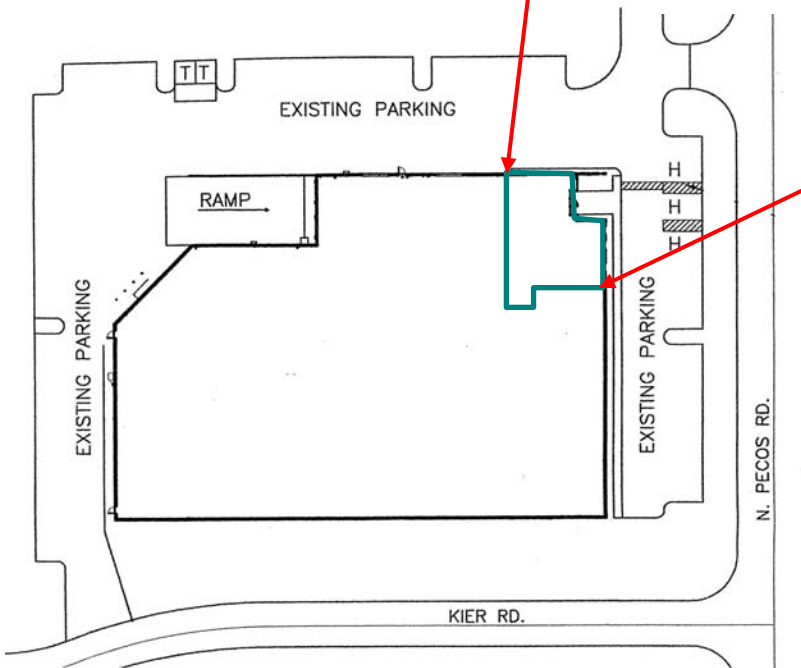
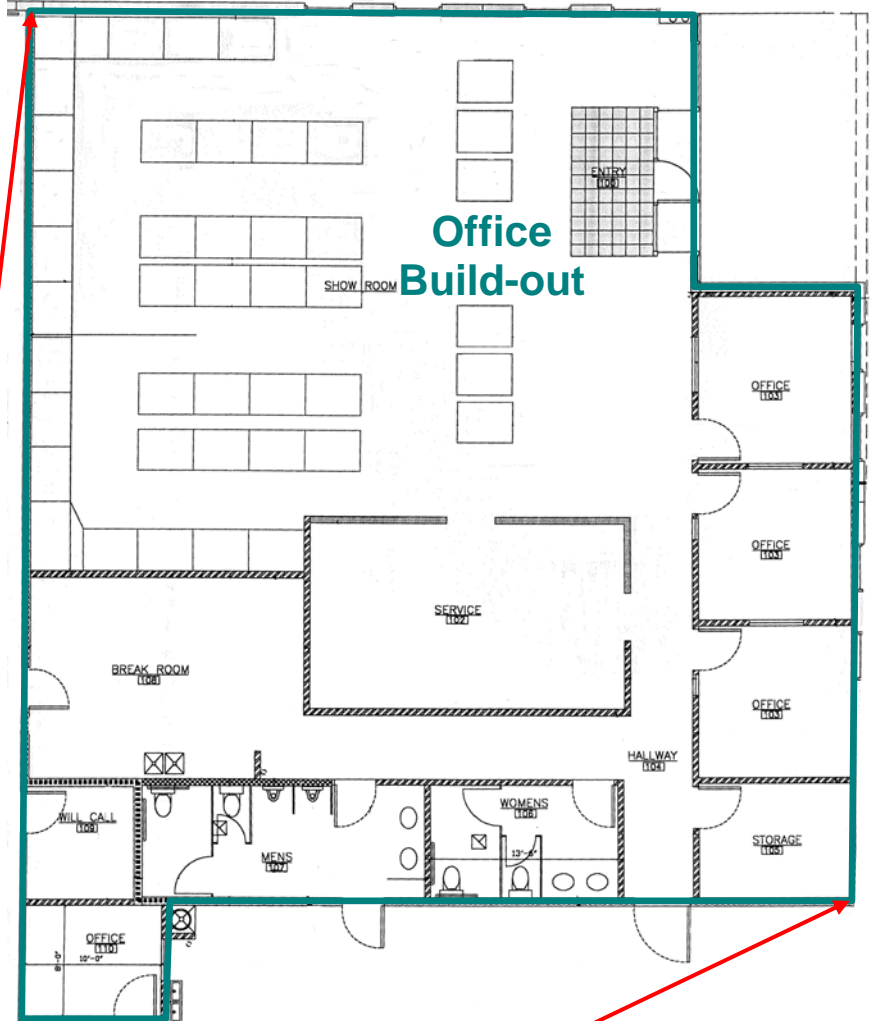
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**FOR SALE**  
**28,427 SF INDUSTRIAL BUILDING**

**3835 N Pecos Road**  
**Las Vegas, NV**



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