



NAI Vegas

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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LARKIN
INDUSTRIAL GROUP

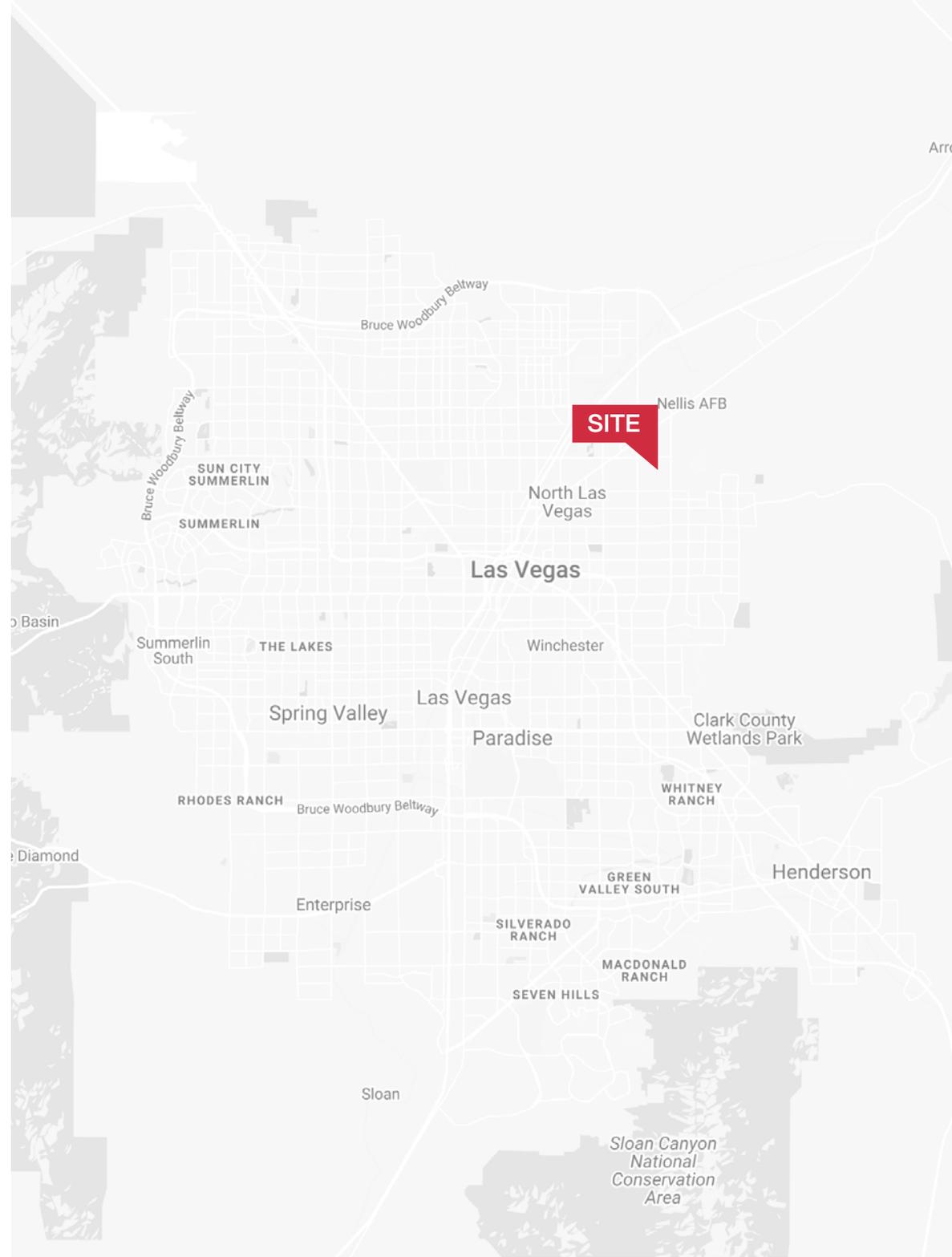
Property Summary

LEASE RATE	\$0.60/SF NNN
NNN CHARGES	\$0.11/SF NNN
AVAILABLE	April 1, 2021
BUILDING SQFT	±26,165 Total
OFFICE SQFT	±1,734 SF

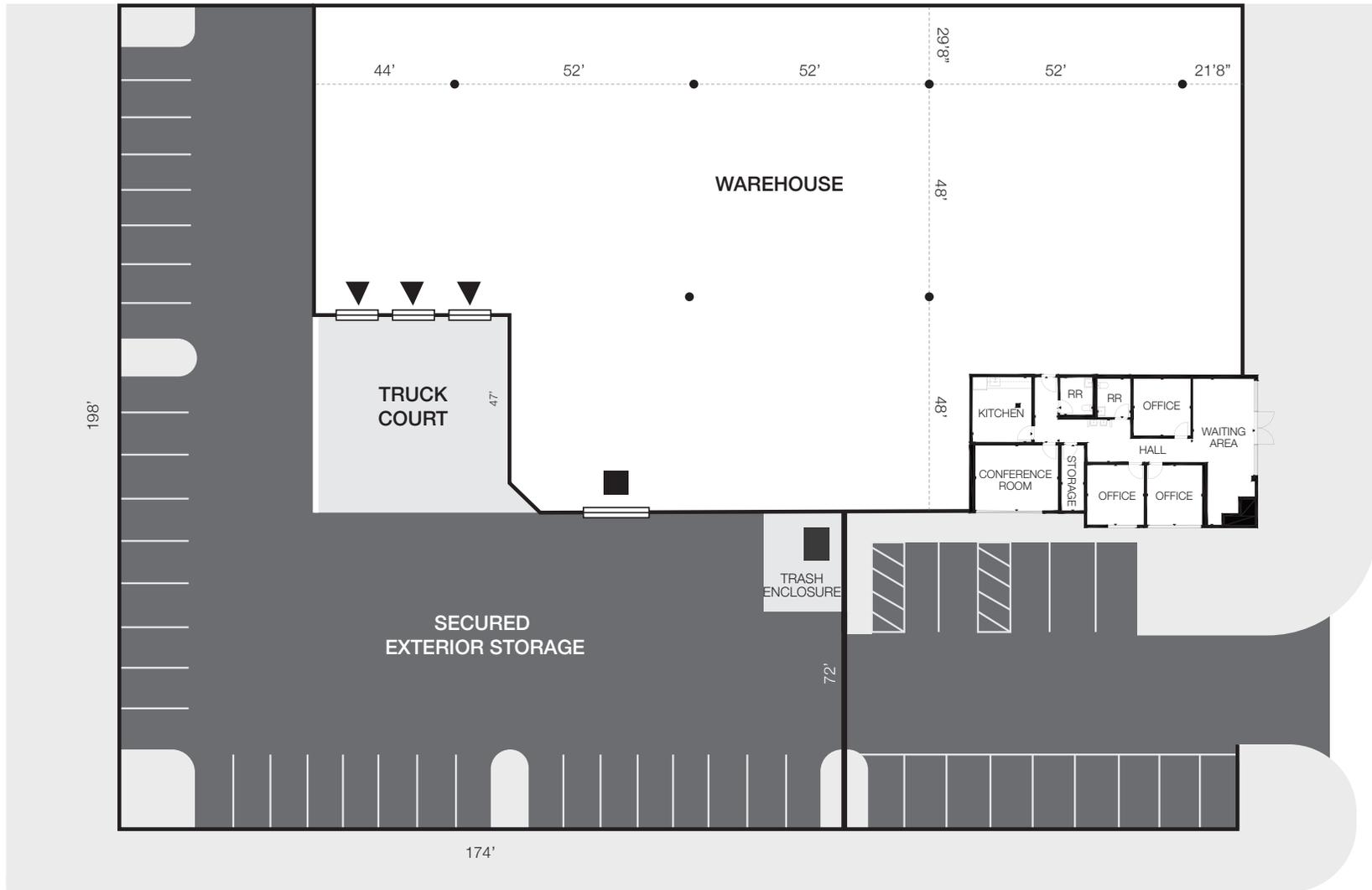
- Secure Storage Yard
- Three (3) Dock Doors
- One (1) Grade Door - 14' x 12'
- 2006 Tilt-Up Construction
- Zoned M-D
- 26' - 29' Clear Height
- Sky Lights
- 16 Parking Spots
- 480Y / 277V, 400 Amps

HYDRAULIC SYSTEM

No. of Sprinklers	34
Basis of Design	
1. Density	.33 GPM/SQFT
2. Designed area of discharge	3,000 SQFT
System Design	
1. Water flow rate	1,263 GPM
2. Residual pressure at the base of the riser	36 PSI



Site Plan

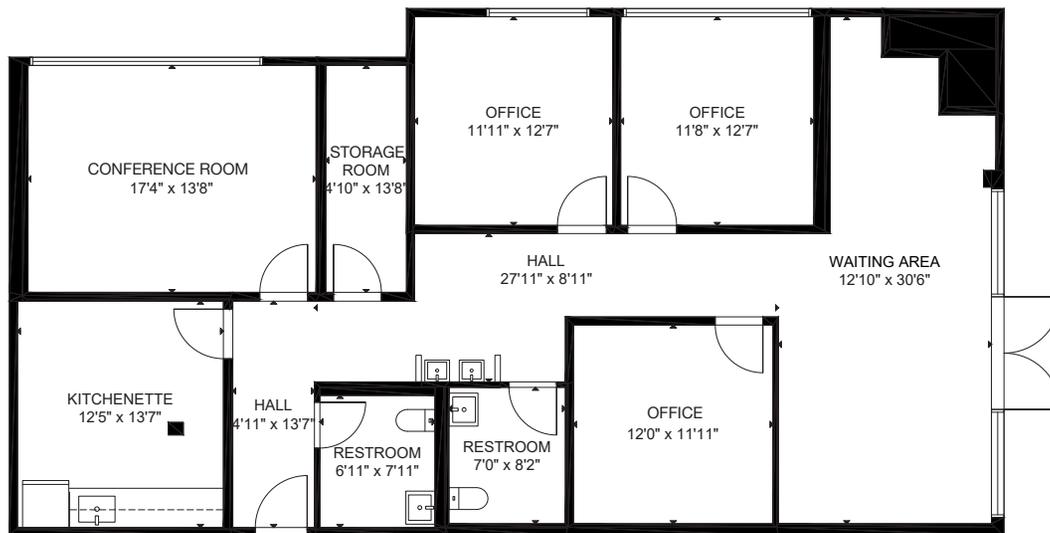


*NOTE: This site plan is not drawn to scale

- ▶ Dock Level Loading
- Grade Level Loading
- Grade Level Loading

LINCOLN RD

Floorplan - Office*



*NOTE: Measurements are approximate

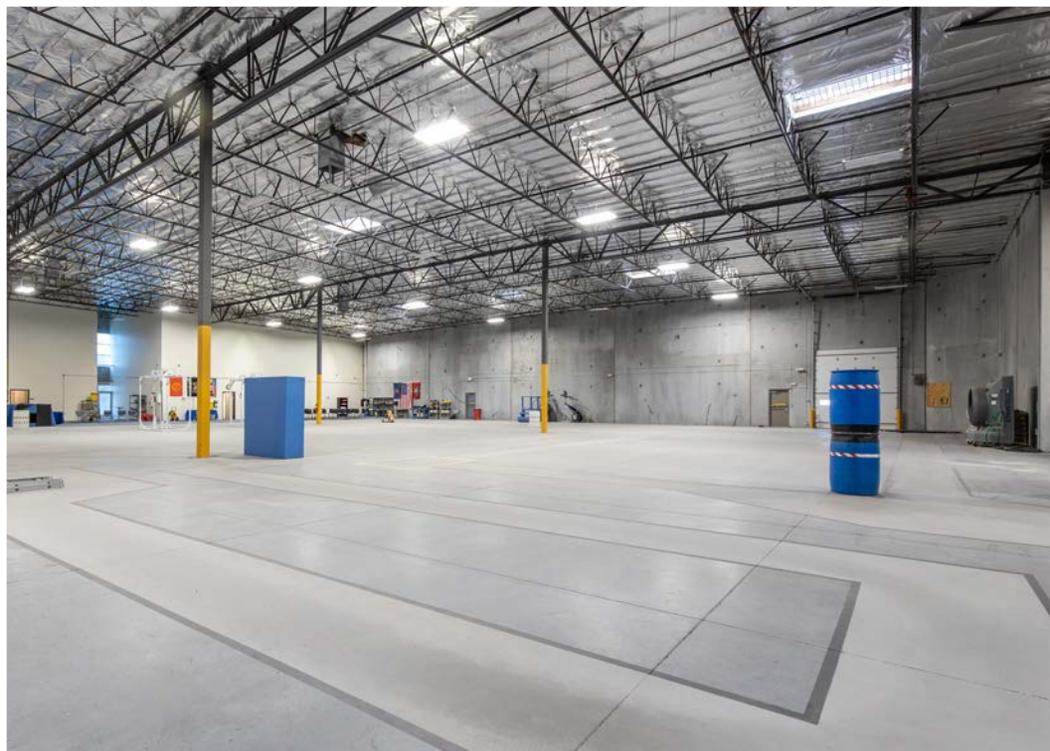
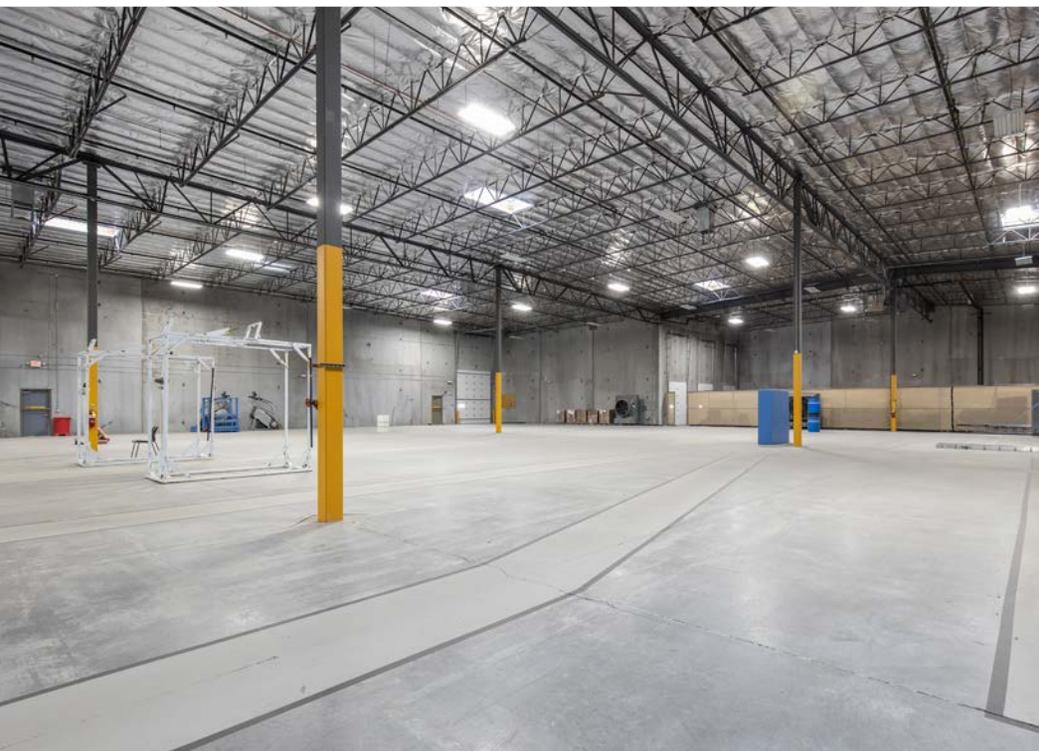


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A FOR 3D TOUR



Area Map







Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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