

28,432 Square Feet with Fenced Yard

3550 W. Teco Ave.

Las Vegas, Nevada 89118



Familian Business Center

- * Investment Property
- * Teco Ave. Frontage
- * Excellent Parking
- * Fenced Yard
- * 4 Ground Level Doors
- * 8 Dock High Doors
- * 2,000 amp 3 Phase 120/208 Power
- * Great Truck Access
- * +/- 1,185 Sq.Ft of Office Space

This property is being sold as an investment property that includes an executed Lease with G.P. Sciences of Nevada, LLC. This Tenant intends on using the building for a Medical Marijuana Cultivation facility and is subject to State of Nevada approval. Clark County has already approved this property.



Bruce Familian - Owner Broker

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Familian Realty Group, Inc.

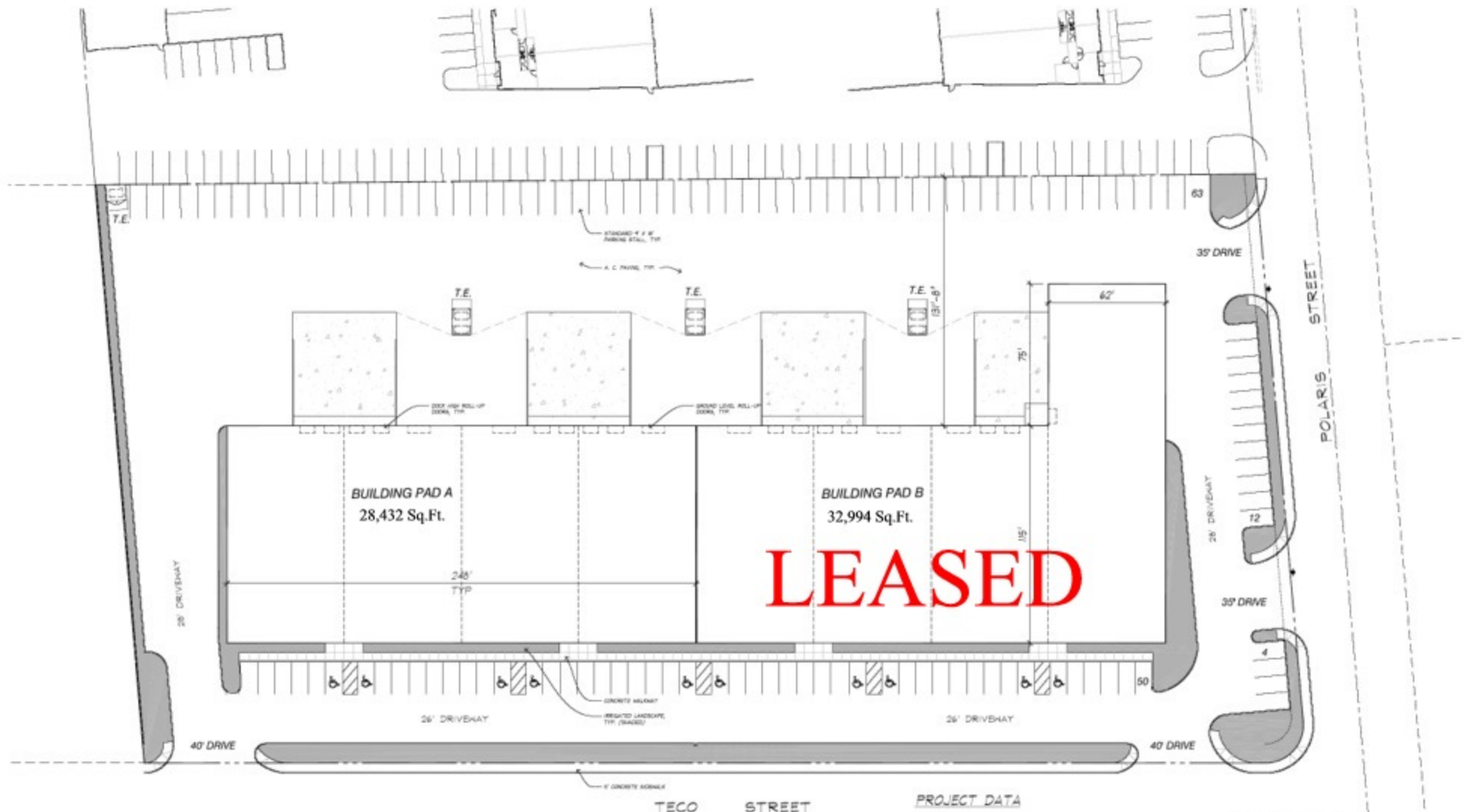
5520 Stephanie Street

Las Vegas, Nevada 89122

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www.familian.org



LEASED

PROJECT DATA

SCOPE
 WAREHOUSE/INDUSTRIAL DEVELOPMENT WITH TWO ONE-STORY,
 32' HIGH CONCRETE TILT-UP BUILDINGS.

SITE INFORMATION
 SITE AREA: 41,400 SF
 BUILDING FOOTPRINT: 61,440 SF
 LOT COVERAGE: 82.5%
 LANDSCAPED AREA: 14,000 SF
 LANDSCAPE COVERAGE: 7.4%

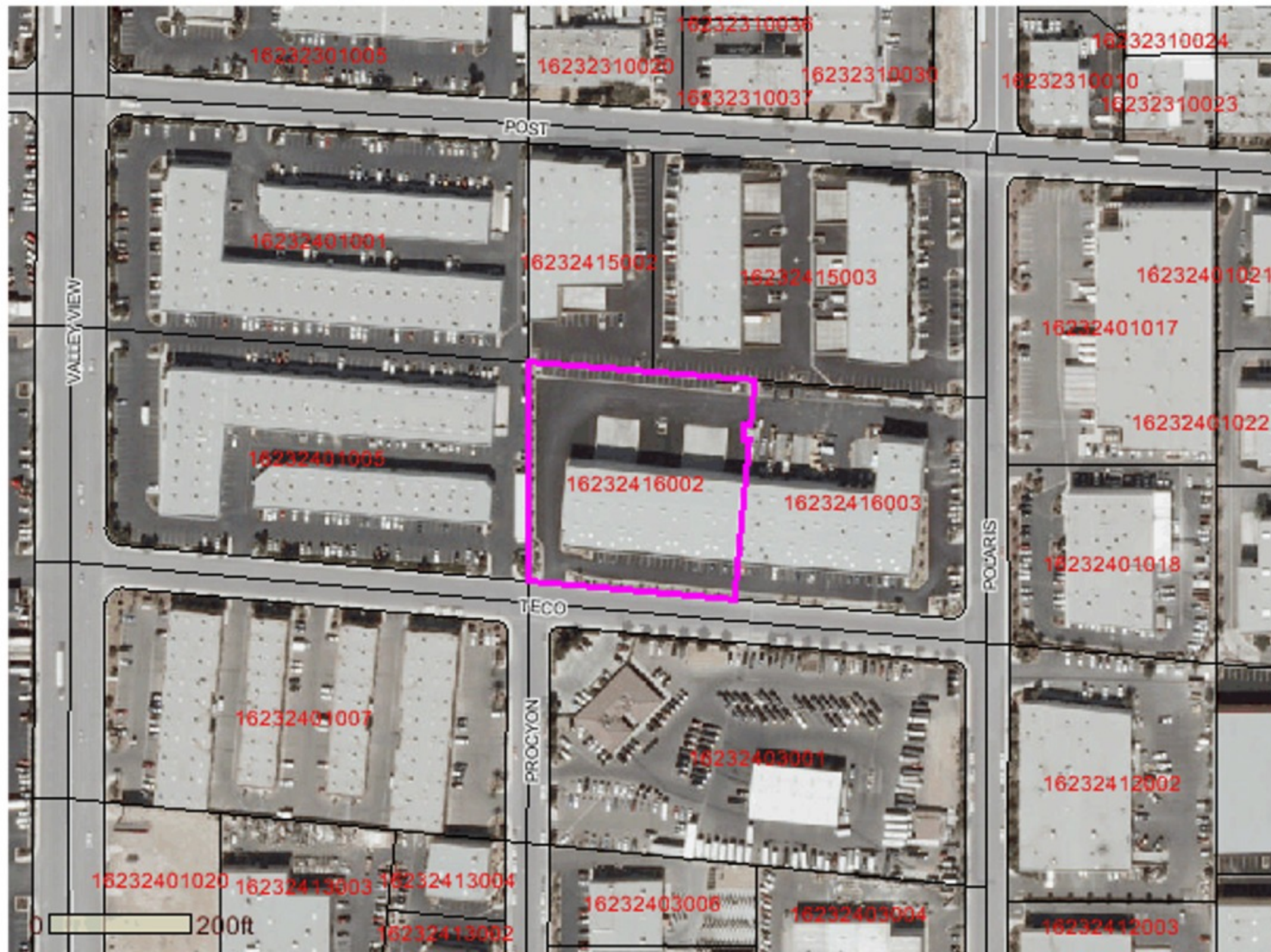
APN NO: 82-02-01-026

BUILDING USE SUMMARY:
 WAREHOUSE
 TOTAL AREA: 61,440 SF

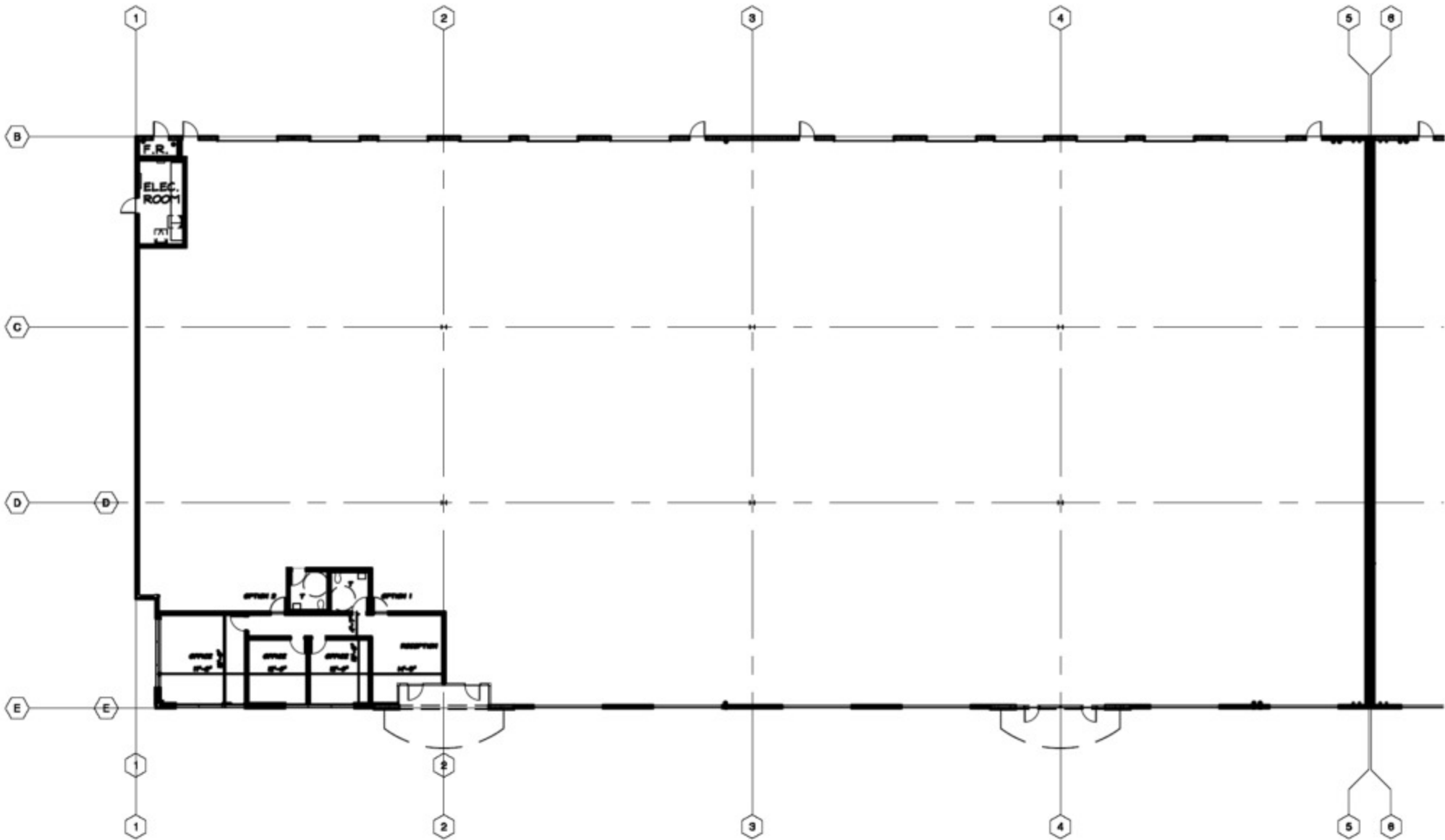
PARKING REQUIREMENTS:
 REQUIRED PARKING:
 WAREHOUSE (21,000 SF): 124 SPACES
 TOTAL SPACES REQUIRED: 124

PROVIDED PARKING:
 STANDARD P/V SPACES: 131
 ACCESSIBLE SPACES: 5
 TOTAL SPACES PROVIDED: 136 (2.1/1000)









FAMILIAN BUSINESS CENTER

12-18-08

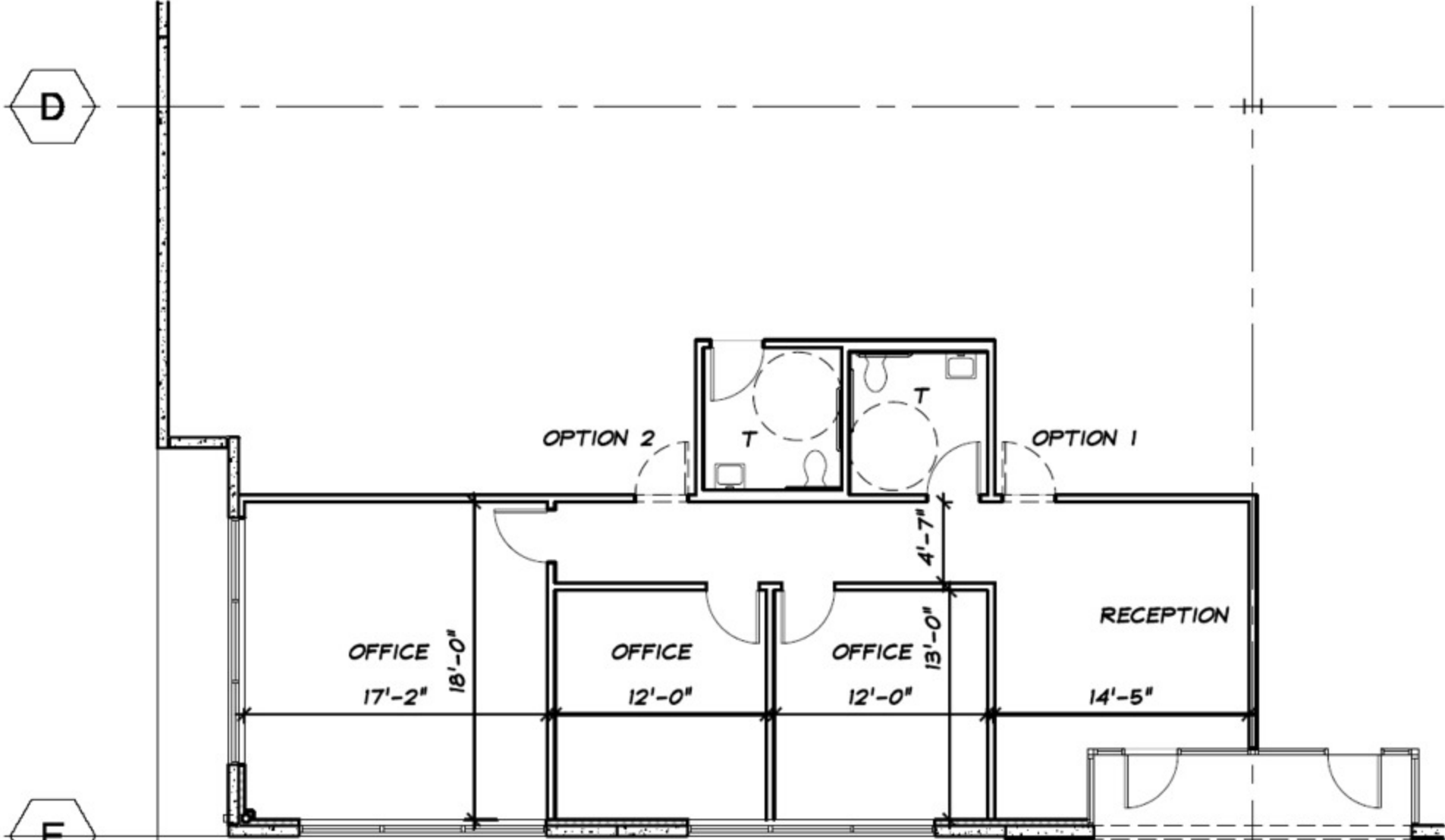
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FAMILIAN BUSINESS CENTER

BLDG 1 - OFFICES
 1185 SF
 3550 W. Teco Ave.



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FIRE RISER ROOM



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FOR LEASE OR SALE

