



+/- 2.05 Acres SW Commercial/Industrial Land Sunset Frontage



PROPERTY SPECIFICATIONS

- Offered at \$1,295,000
- Seller will consider ground lease or build to suit
- All utilities at or near site with completed soil and environmental studies
- Sunset Frontage surrounded by national companies
- Master Plan Business & Design Research Park
- Possible 5 to 7.5 acre assemblage
- APN # 163-35-401-022



TRU-WEST
REALTY INC

Brian Lee
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****Information Deemed Reliable But Not Guaranteed****
***** Brian Lee Broker / Owner ****

NOTES

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
 Michele W. Shafer - Assessor

BOOK **T21S R60E**

163	162
176	177

REEL **35**

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

SECTION **S 2 SW 4**

8	4	8	4
6	1	5	1
8	2	6	2
7	3	7	3
8	4	8	4
6	1	6	1

163-35-4

Scale: 1" = 200' Rev: 9/24/2013

