

WALK-IN VAULT

FOR SALE

3274 Palm Parkway
Las Vegas, NV 89102

**±15,304 SF
OFFICE WAREHOUSE**

Property Specs

SALES PRICE	\$3,213,840
PRICE PSF	\$210
BUILDING SQFT	±15,304 SF
LOT SIZE	±0.67 Acres
APN	162-01-703-017
YEAR BUILT	1983
ZONING	(Light Industrial) I-L

- Walk-In Vault with 'Scrooge McDuck' Style Bank Door.
- ±15,304 SF Free-standing building
- Two (2) Grade Level Loading Doors
- ±17' Clear Height
- 120/208V, 3-phase and 277/480V,3-phase power
- Fenced secure yard space
- Renovated in 2025 Including:
 - New Roof
 - New HVAC Units
 - New Fencing
 - Resurfaced Parking Lot
 - LED Lighting
 - Electrical Panels & Switch Gear
 - New Paint Throughout
- This is one of the most secure & unique buildings available in the Las Vegas Industrial market today.



OR TEXT 22691 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

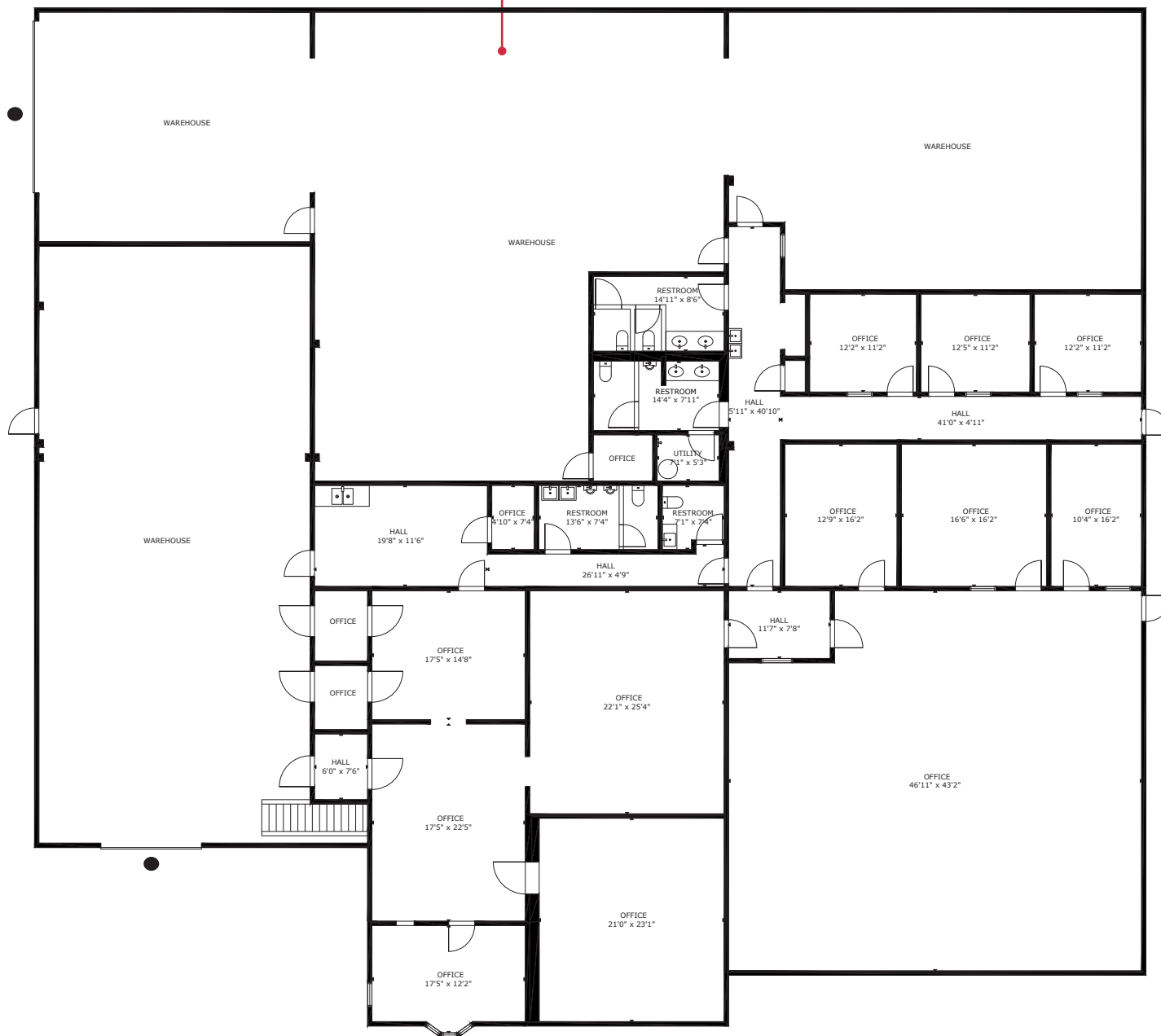
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● GRADE LEVEL DOORS



CLICK HERE
FOR A 3D TOUR

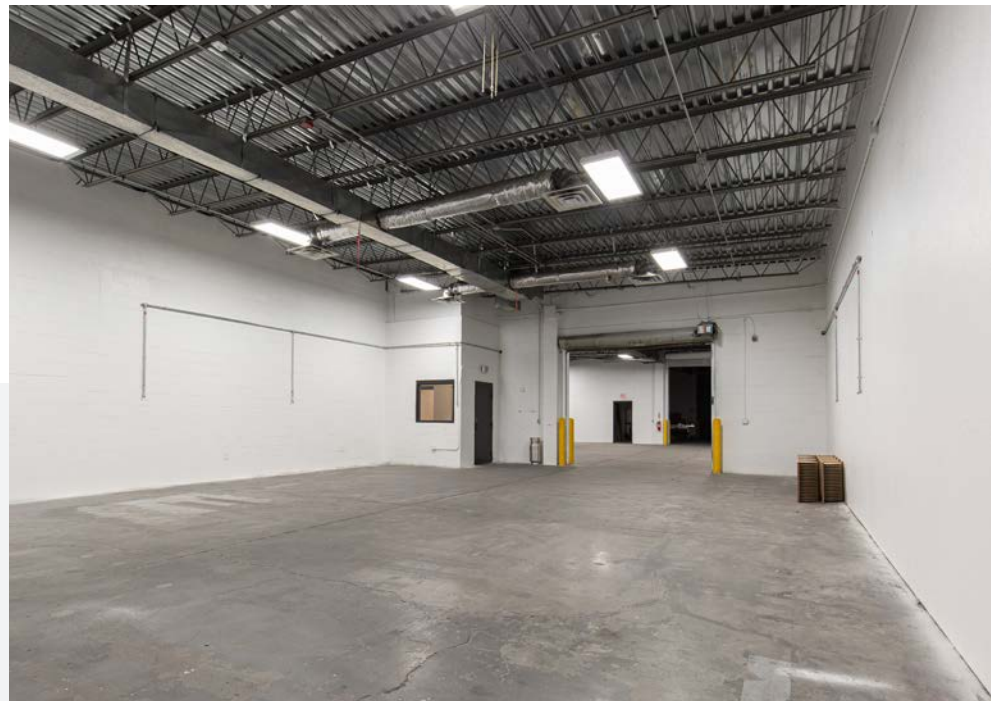
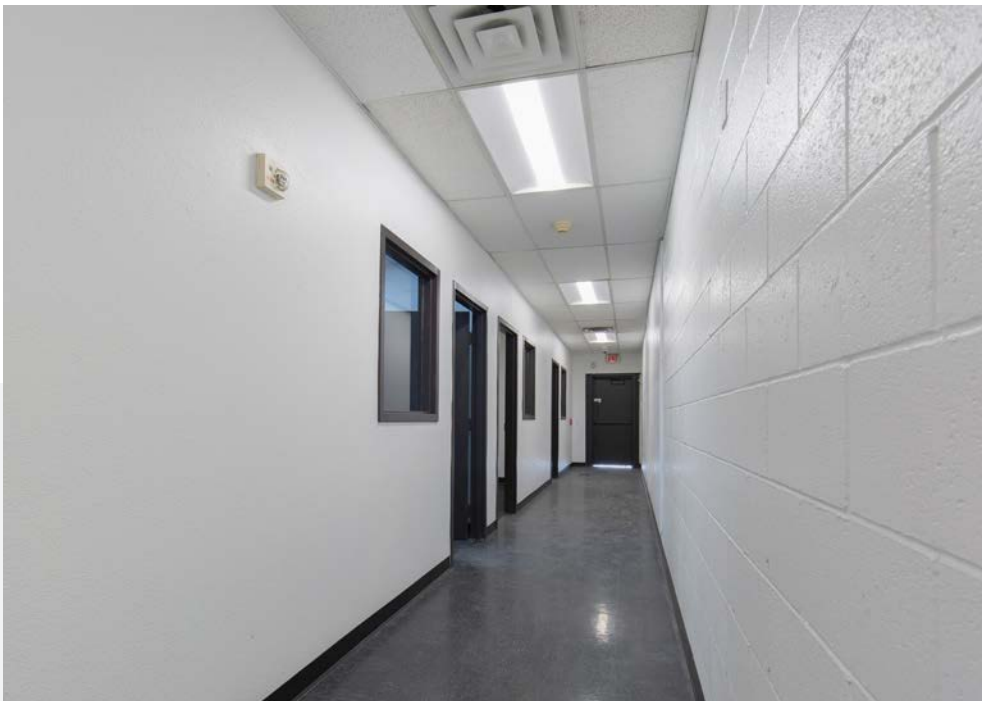


FLOOR PLAN





PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

Choose Southern Nevada



#1 TRADE SHOW
DESTINATION
Trade Show News Network



Population growth
rate is three times
the national average



2ND BUSIEST ORIGATION &
DESTINATION AIRPORT IN U.S.
McCarran Airport Annual Report (2018)



BEST ECONOMIC HEALTH
RANKING IN THE U.S.
Forbes American Dream Index (2018)



#1 STATE IN THE WEST

With a probusiness environment, low cost of living and high quality of life, Nevada ranks as the top state to do business in the western U.S.



MOST ENTREPRENEUR-FRIENDLY STATE

According to a 2018 review by the nonpartisan SBE Council, Nevada ranked number one as the most friendly state for entrepreneurs



REACH 60 MILLION CUSTOMERS

Strategically located within a one day drive of 10 major U.S. cities and Mexico. That is in reach of 60 million potential customers.



MOST SECURE AREA IN U.S.

According to FEMA, southern Nevada is the least likely region in the United States to experience a natural disaster.



TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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