

# FOR LEASE



±2,145 SF W/ LARGE FENCED YARD IN PRIME SW LOCATION

## 5810 - 5840 WYNN ROAD

LAS VEGAS, NV 89118

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# 5830 WYNN ROAD

## ±2,145 SF TOTAL

- ±600 SF Two-Story Office
- ±1,545 SF Warehouse
- ±5,436 SF Fenced Yard
- One (1) - 16' x 16' Grade Level Loading Door
- ±18' Clear Height
- 200 Amps, 120/208 Volt, Main Power Panel
- I-L Zoning (Industrial Light - Clark County)

**MONTHLY BASE RENT:** \$4,500.00

**MONTHLY NNN FEES:** \$521.00

**TOTAL MONTHLY:** \$5,021.00



Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy.

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