



Industrial Land For Lease | Southwest Las Vegas

FOR LEASE

3551 W. MARTIN AVENUE | LAS VEGAS, NV 89118

Lease Rate: \$5,000 per Month NNN

(taxes, liability insurance & any other expenses additional)

GREG PANCIROV, SIOR

+1 702-339-3734

gpancirov@rcadvs.com

NV-RE License B.0040685

Owner / Licensee

PAUL HOYT, SIOR

+1 702-782-3306

phoyt@rcadvs.com

NV-RE License BS.0144760

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

+702-515-1010

www.realcommadvisors.com



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FOR LEASE



PROPERTY DETAILS

- 0.98 Acre Net
- M-D Zoning (Clark County)
- Property Tax Annual 21-22: \$2,626
- APN: 177-05-202-002
- All Utilities in W. Martin Avenue
- Curb & Gutter in place
- Southwest Las Vegas
- 1.8 Mile to Allegiant Stadium
- Easy Access to the I-15 & I-215 South Freeways
- Central Location between Summerlin & Henderson
- **\$5,000 Monthly Rent NNN**
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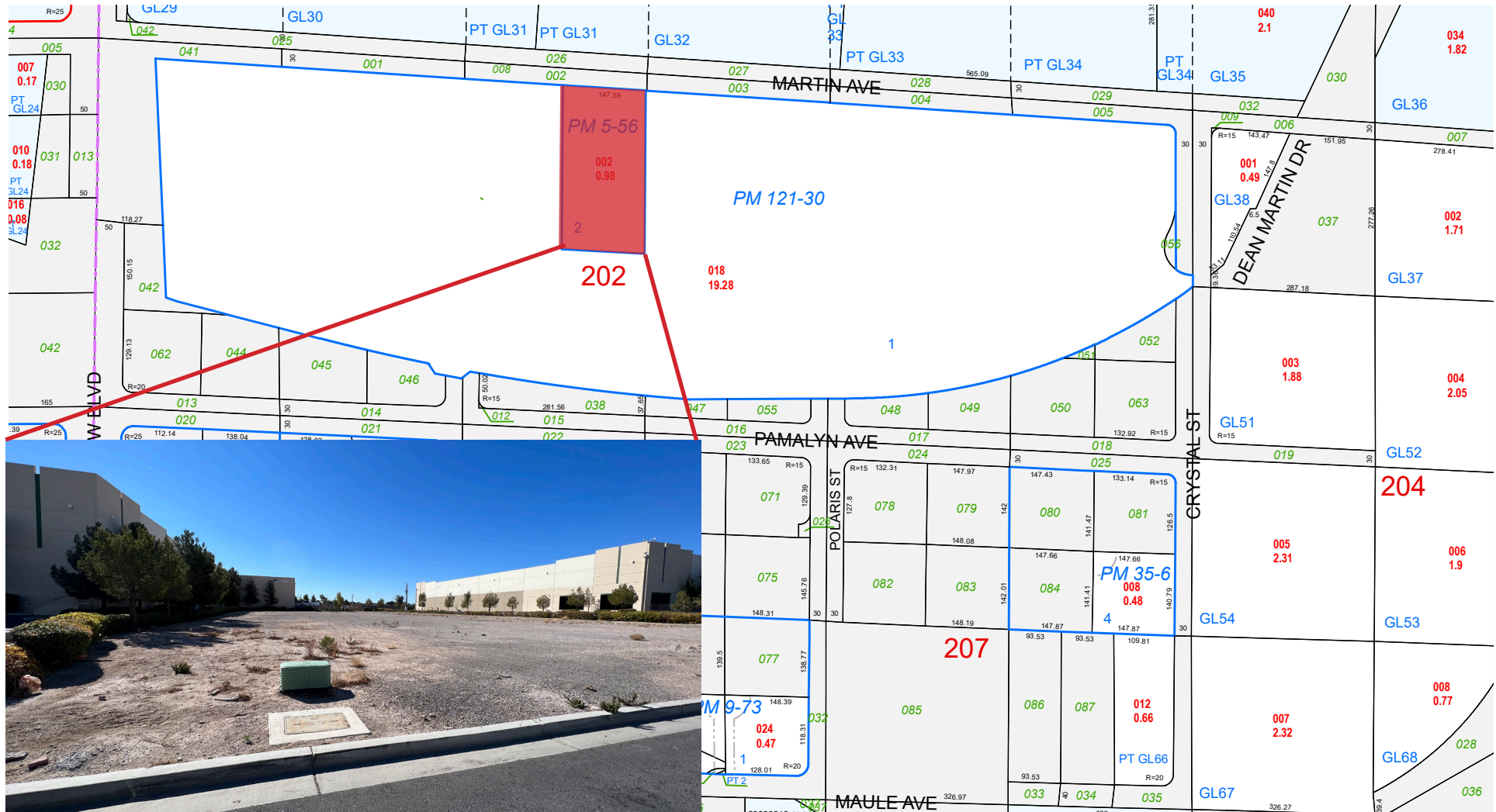
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