



**FOR LEASE**

# 1120 GRIER DRIVE

Las Vegas, NV 89119

**LAYNE MCDONALD**

Advisor

C: 702.210.2207 | O: 702.527.7837

Layne.mcdonald@svn.com NV

#S.189805.LLC



6018 S. Durango Drive, Suite 110. Las Vegas, NV 89113

All SVN® offices are independently owned and operated.



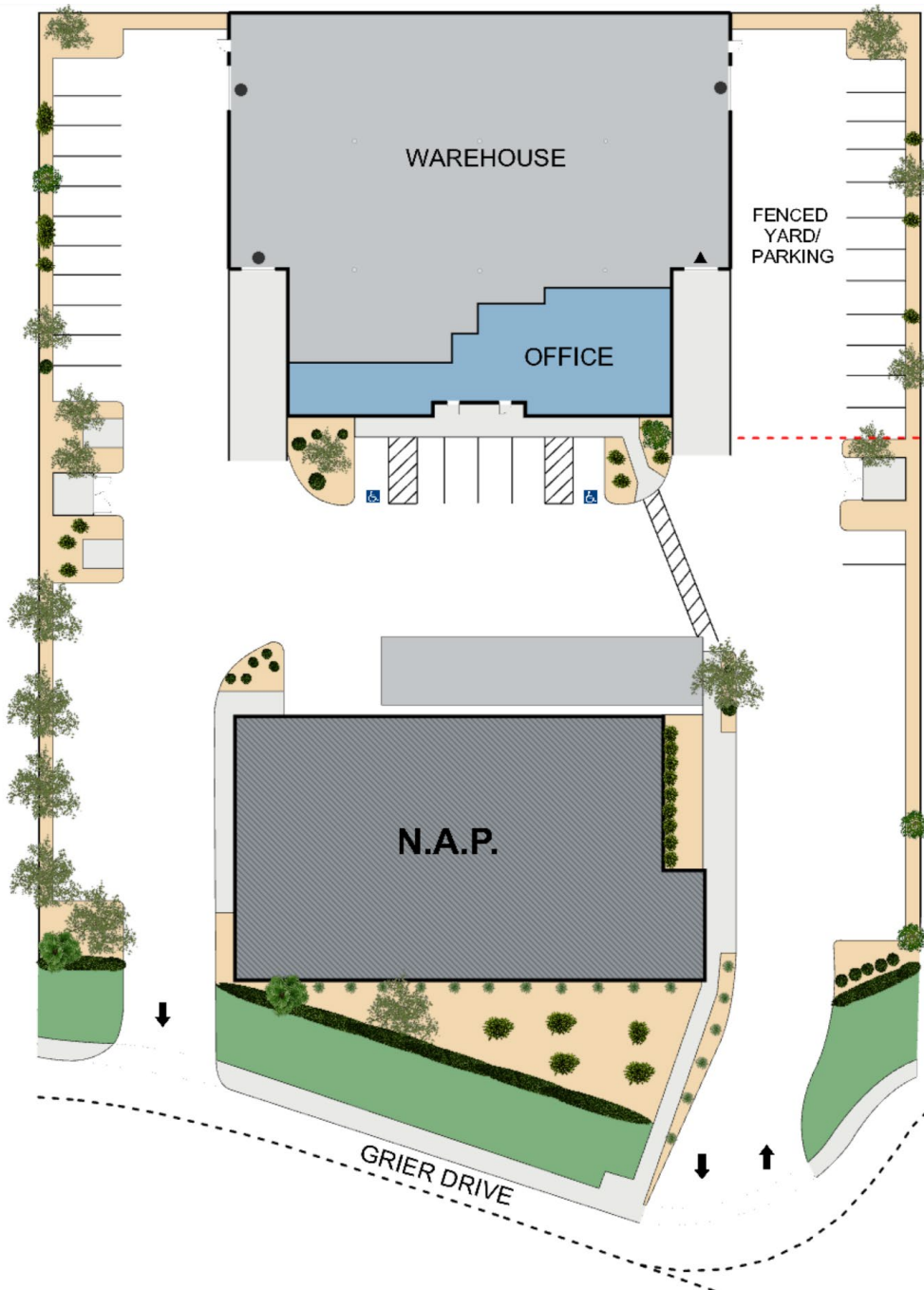
**Lease Rate:** \$1.40/SF

**NNN:** \$0.35/SF

Located in the Airport submarket, just off the I-215, this property offers near immediate freeway access via S. Paradise Rd and the Airport Connector.

- ±3,078 - ±13,644 SF Available
- ±24' Clear Height
- Three (3) Grade Level Doors
- One (1) Dock High Door
- ESFR Fire Sprinklered
- Zoned IL (Industrial Light)
- APN: 177-03-511-005
- Built in 2005





= Dock Door



= Grade Level Door



= Fencing

\*Not to scale, for reference only\*

# Option 1: Full Building

# For Lease

## Total SF

±13,644 SF

## Warehouse SF

±11,382 SF

## Office SF

±2,262 SF

## Yard Space

±5,980 SF

## Grade Level Doors

Two (2) 12' x 14' & One (1) 9' x 10'

## Dock High Doors

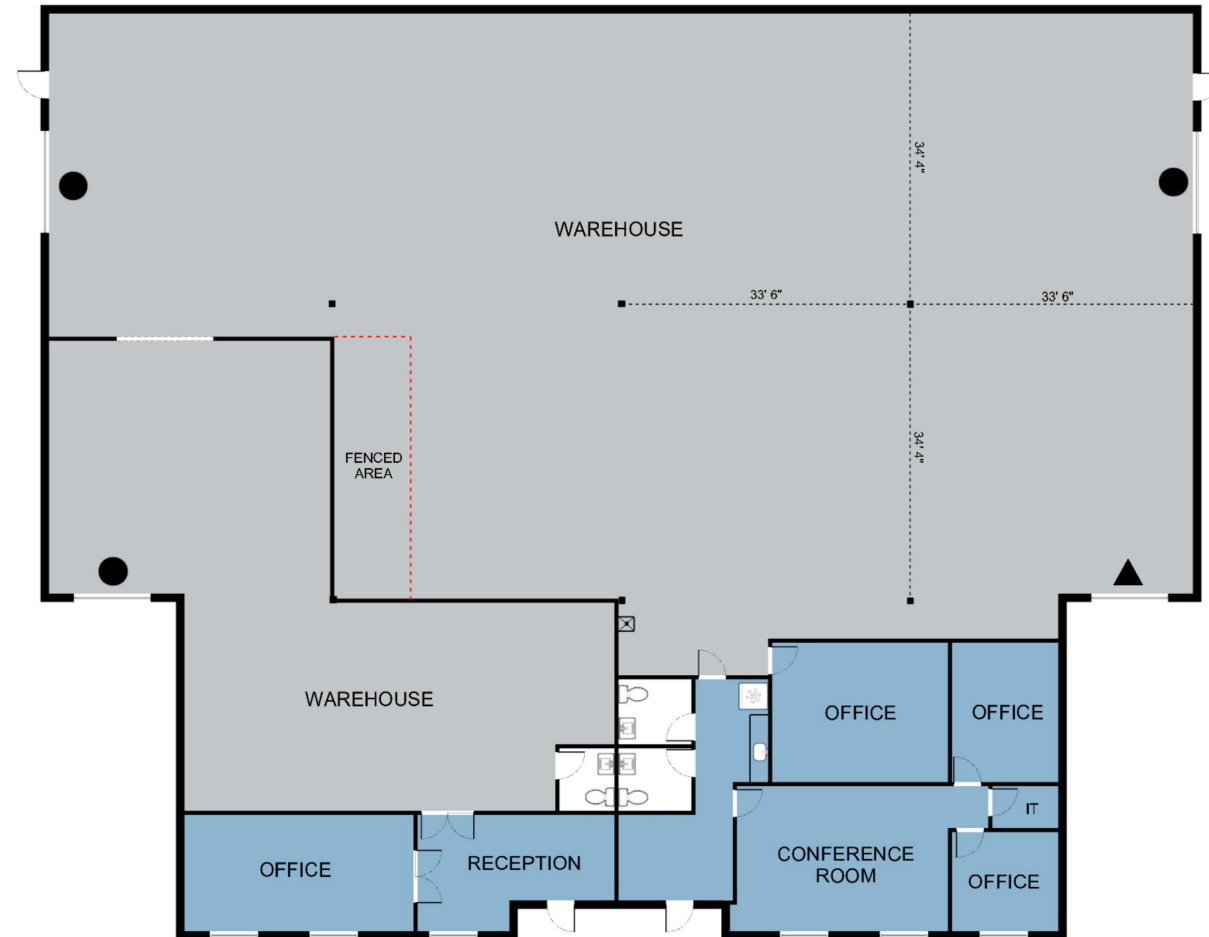
One (1) 9' x 10'

## Clear Height

±24'

## Power

3 Phase Power  
±800 Amps, 480/277V  
\*Tenant to Verify\*



\*Not to scale, for reference only\*

● = Grade Level Door

▲ = Dock Door



**Lease Rate: \$1.40/SF**

**NNN: \$0.35/SF**

**Monthly Total: \$23,877.00**

1120 Grier Drive, Las Vegas, NV 89119



# Option 2: Suite 100

For Lease

## Total SF

±10,566 SF

## Warehouse SF

±8,995 SF

## Office SF

±1,571 SF

## Yard Space

±5,980 SF

## Grade Level Doors

Two (2) 12' x 14'

## Dock High Doors

One (1) 9' x 10'

## Clear Height

±24'

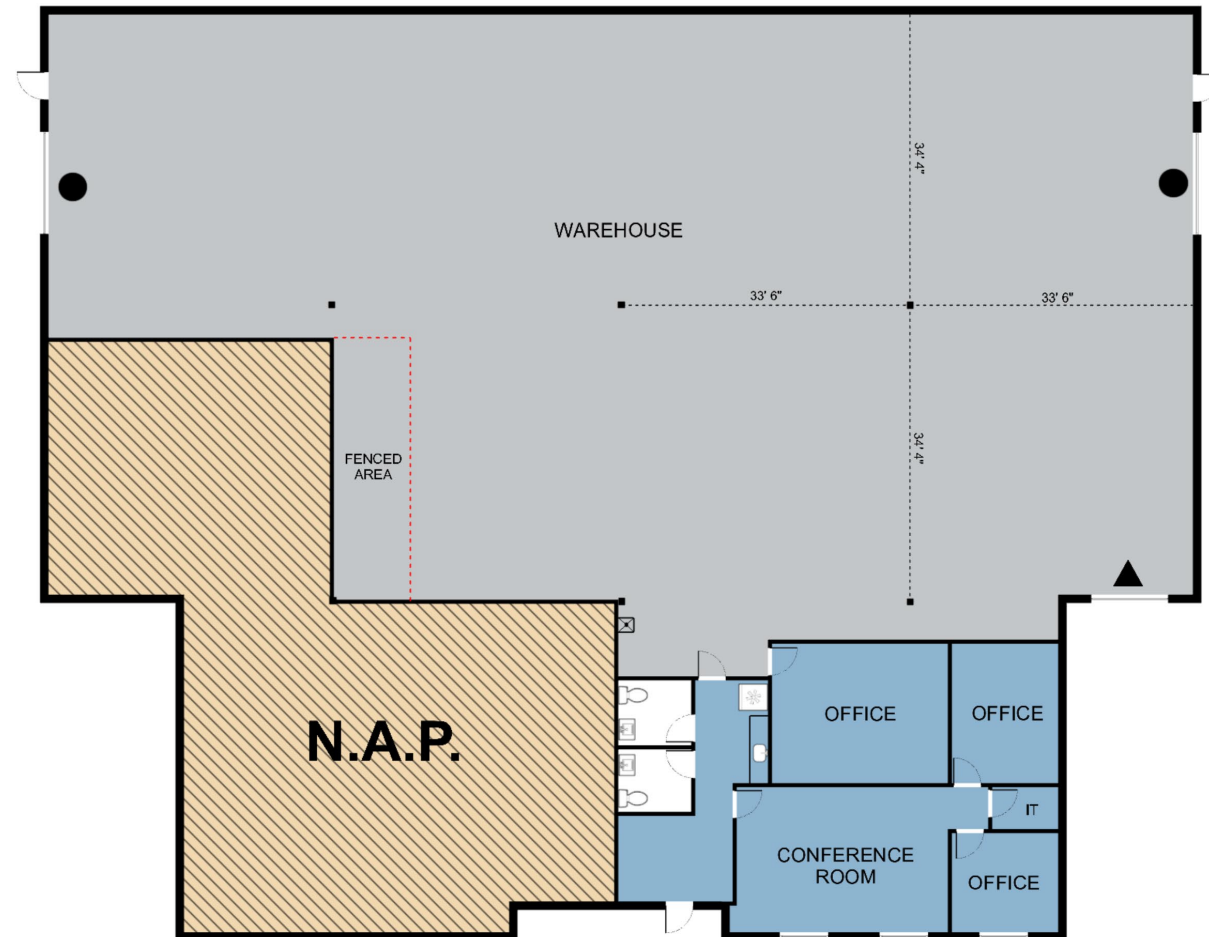
## Power

3 Phase Power  
±600 Amps, 208/120V  
\*Tenant to Verify\*

**Lease Rate:** \$1.40/SF

**NNN:** \$0.35/SF

**Monthly Total:** \$18,490.50



\*Not to scale, for reference only\*

● = Grade Level Door

▲ = Dock Door



1120 Grier Drive, Las Vegas, NV 89119

# Option 3: Suite 200

For Lease

## Total SF

±3,078 SF

## Warehouse SF

±2,387 SF

## Office SF

±691 SF

## Grade Level Doors

One (1) 9' x 10'

## Clear Height

±24'

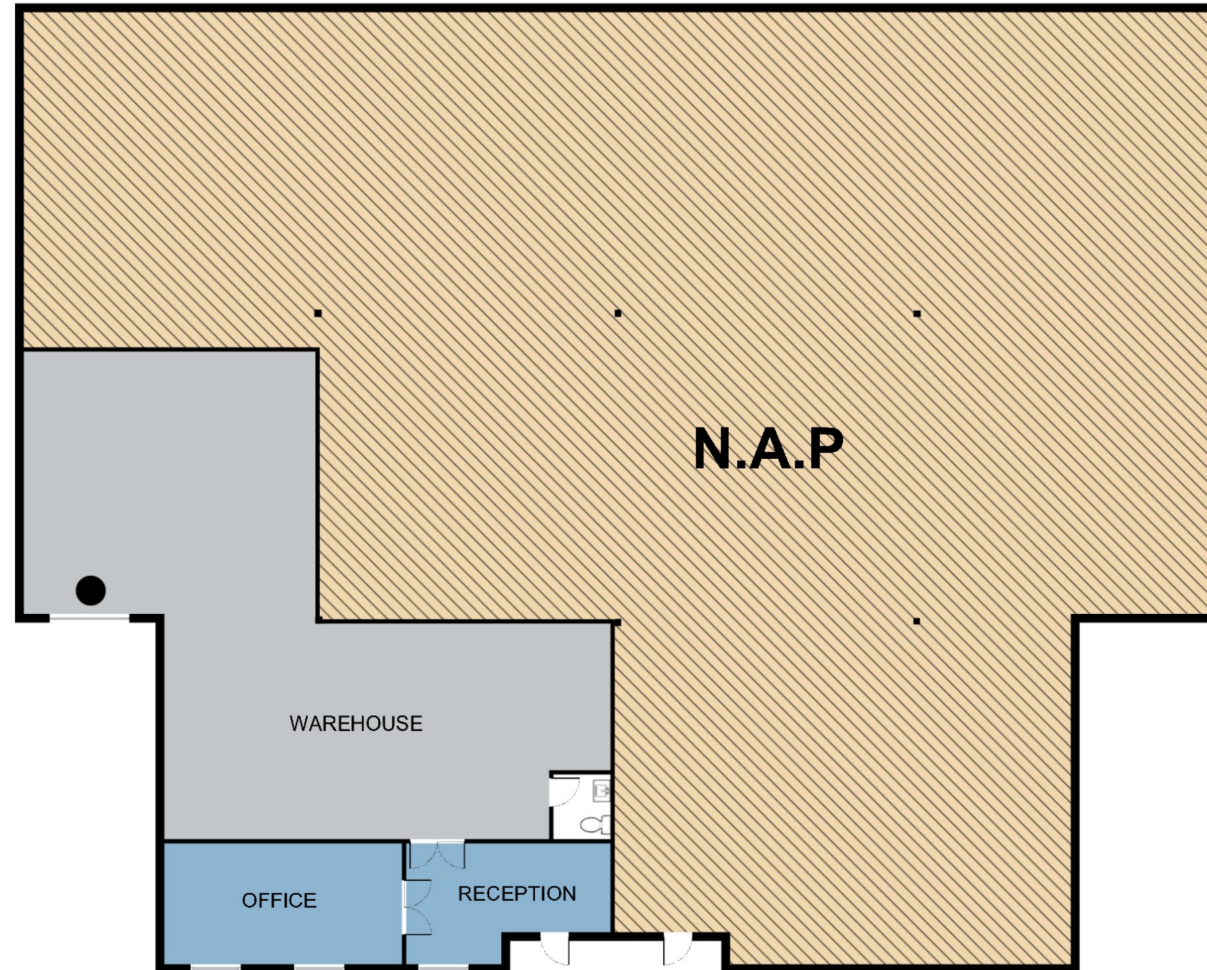
## Power

3 Phase Power

±200 Amps, 208/120V

**\*Tenant to Verify\***

- Yard Space along the West side of the building may be available, subject to permission from Suite 100 Tenant.



\*Not to scale, for reference only\*

● = Grade Level Door



**Lease Rate: \$1.40/SF**

**NNN: \$0.35/SF**

**Monthly Total: \$5,386.50**

1120 Grier Drive, Las Vegas, NV 89119



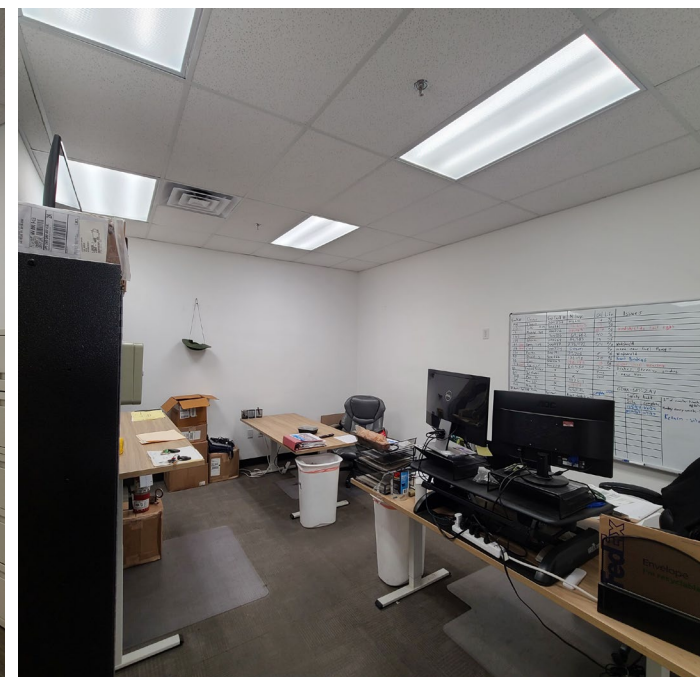
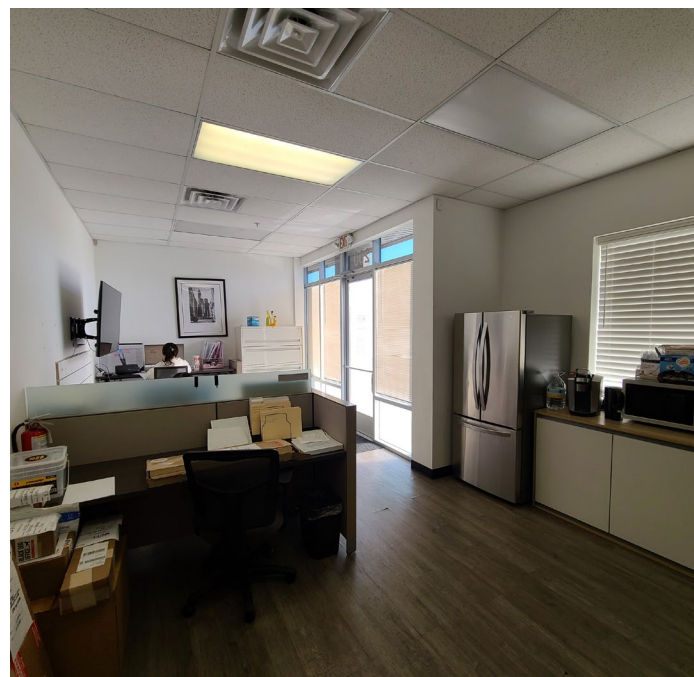
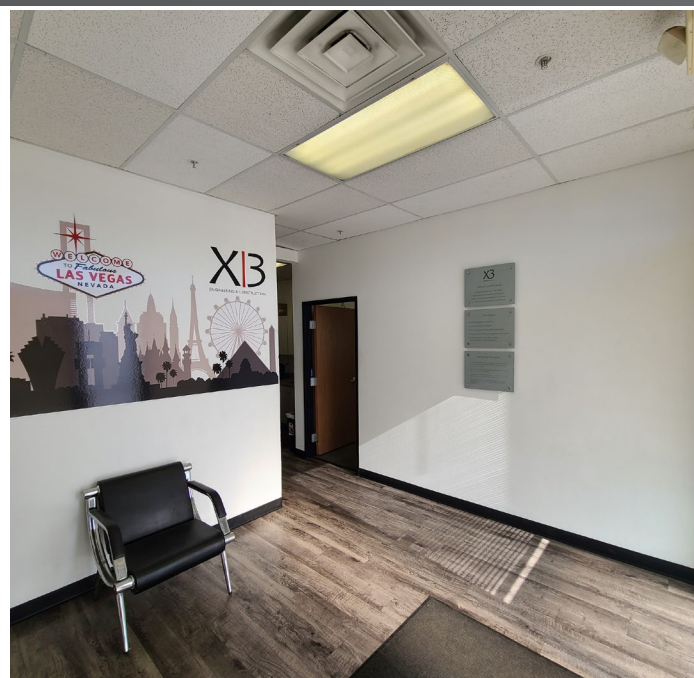


1120 Grier Drive, Las Vegas, NV 89119



# Interior Office Photos

# For Lease

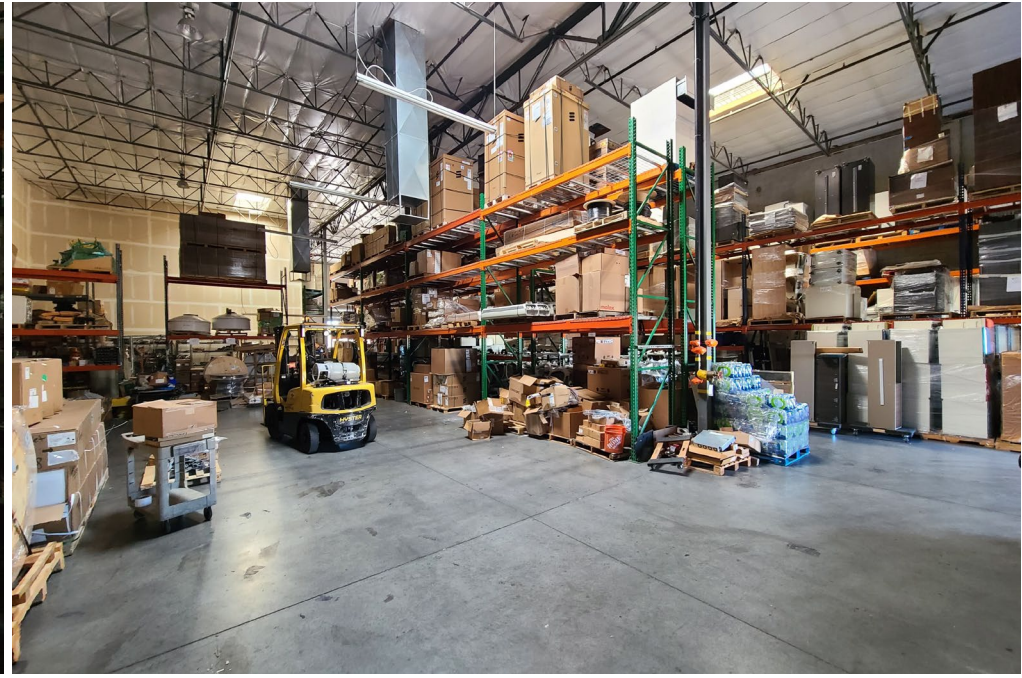
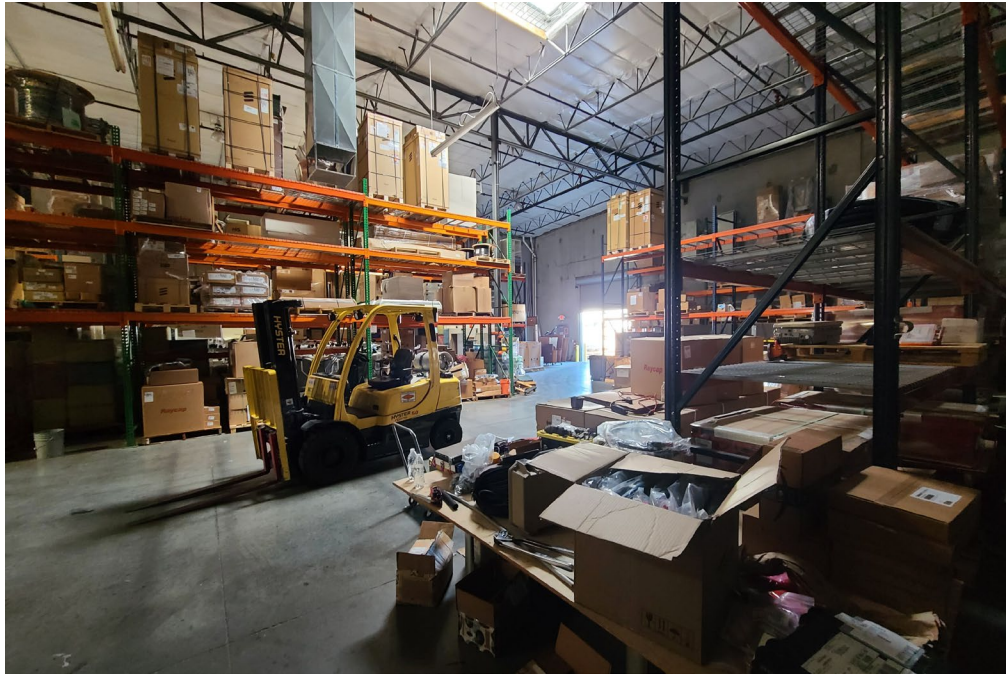


1120 Grier Drive, Las Vegas, NV 89119



# Interior Warehouse Photos

For Lease

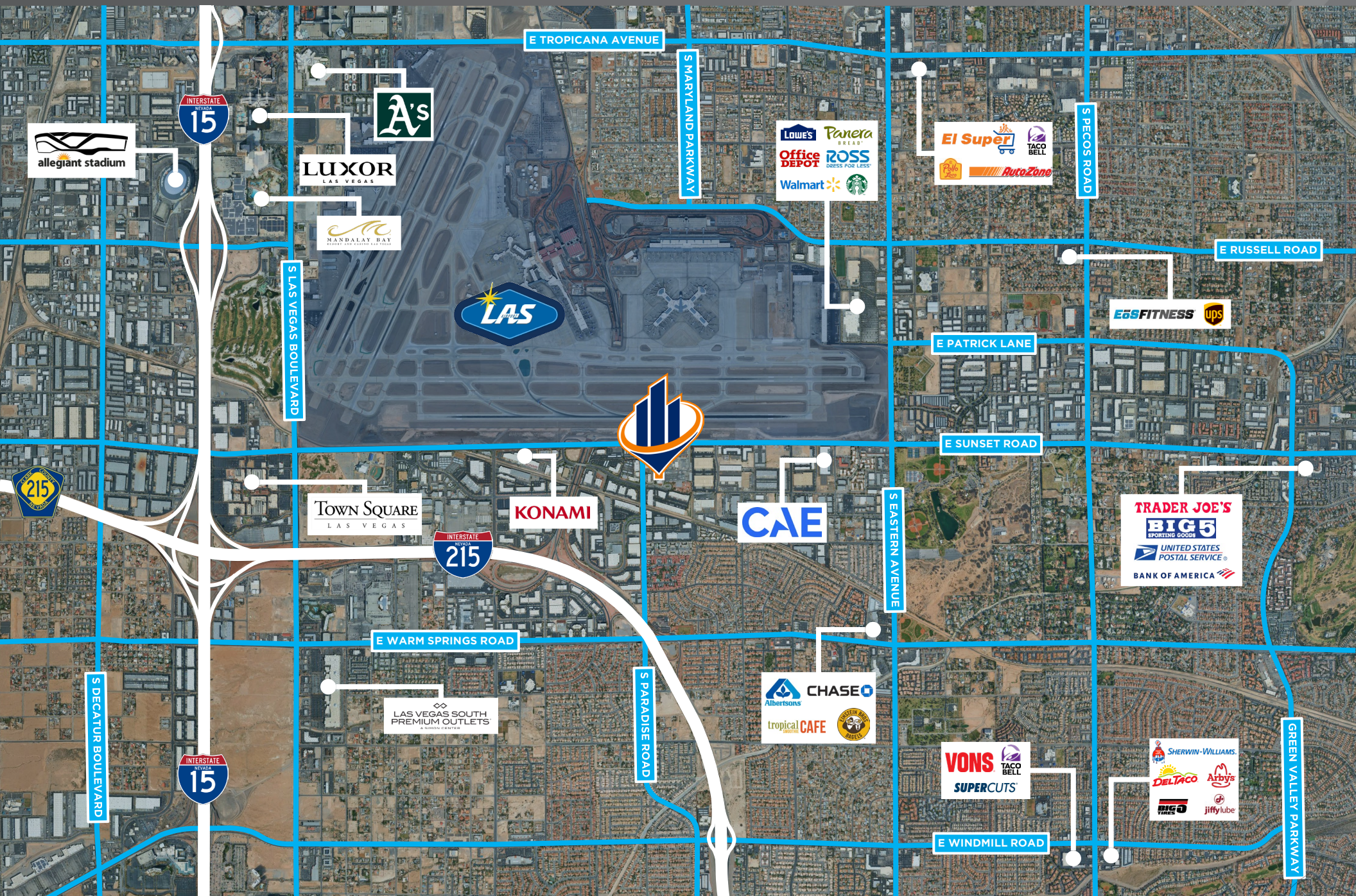


1120 Grier Drive, Las Vegas, NV 89119



# Location Map

# For Lease



1120 Grier Drive, Las Vegas, NV 89119



# 1120 Grier Drive

# For Lease



**LAYNE MCDONALD**

Advisor

C: 702.210.2207 | O: 702.527.7837

layne.mcdonald@svn.com

NV Lic# S.189805.LLC

1120 Grier Drive, Las Vegas, NV 89119