



FOR LEASE

1120 GRIER DRIVE

Las Vegas, NV 89119

LAYNE MCDONALD

Advisor

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#S.189805.LLC

Property Highlights

For Lease

Lease Rate: \$1.40/SF

NNN: \$0.35/SF

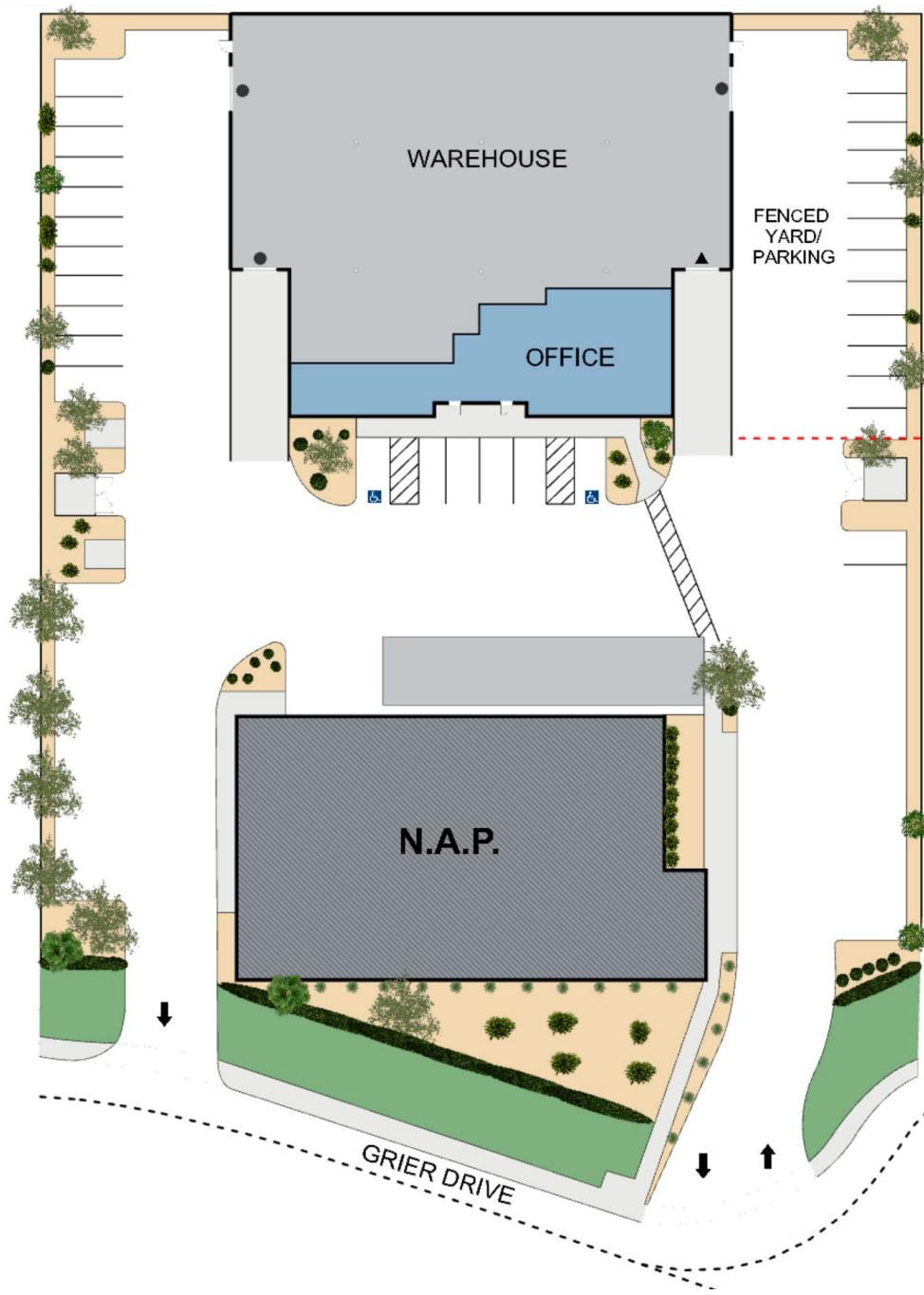
Located in the Airport submarket, just off the I-215, this property offers near immediate freeway access via S. Paradise Rd and the Airport Connector.

- $\pm 3,078$ - $\pm 13,644$ SF Available
- $\pm 24'$ 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



Site Plan

For Lease



▲ = 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

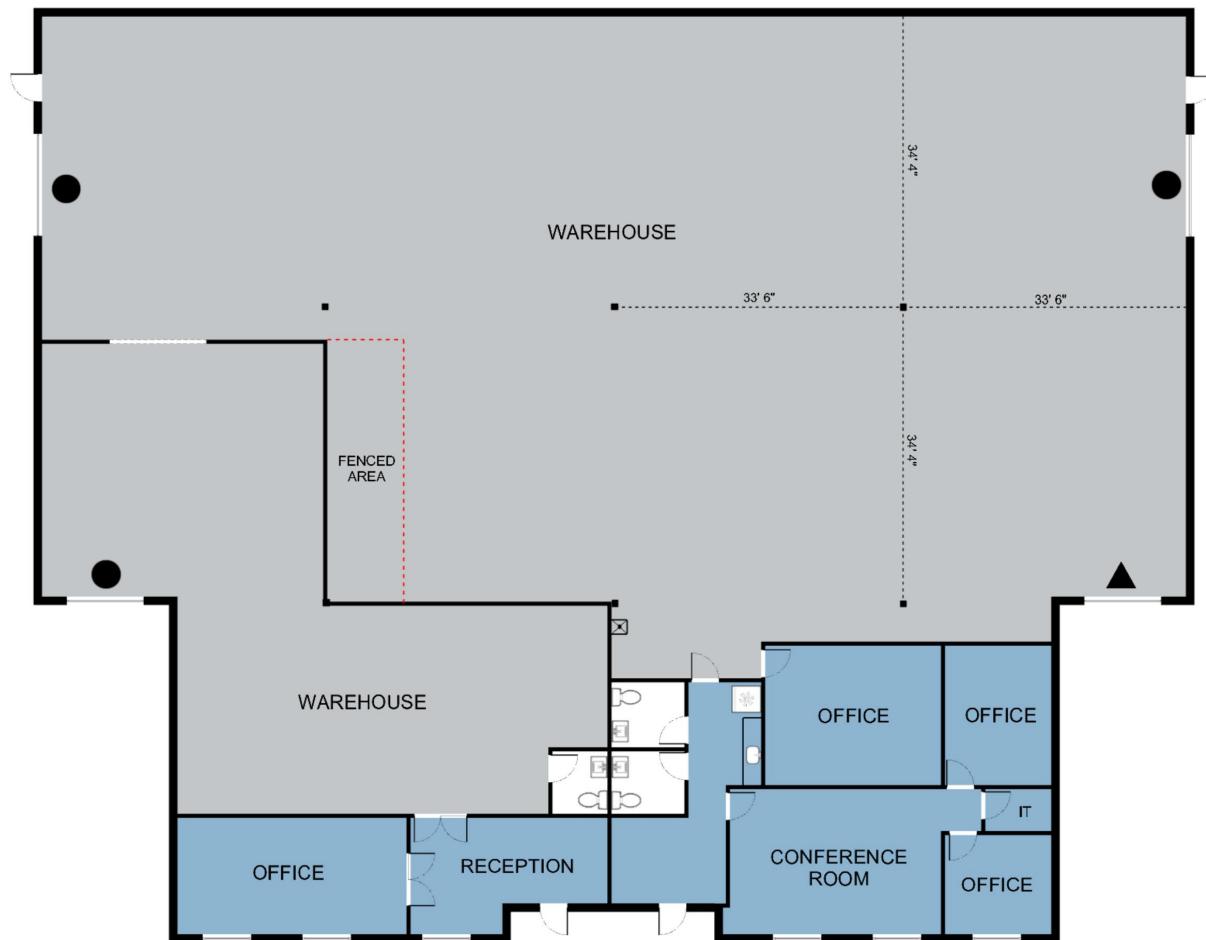
±24'

Power

3 Phase Power

±800 Amps, 480/277V

Tenant to Verify



Lease Rate: \$1.40/SF

NNN: \$0.35/SF

Monthly Total: \$23,877.00

Not to scale, for reference only

● = Grade Level Door

▲ = Dock Door



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

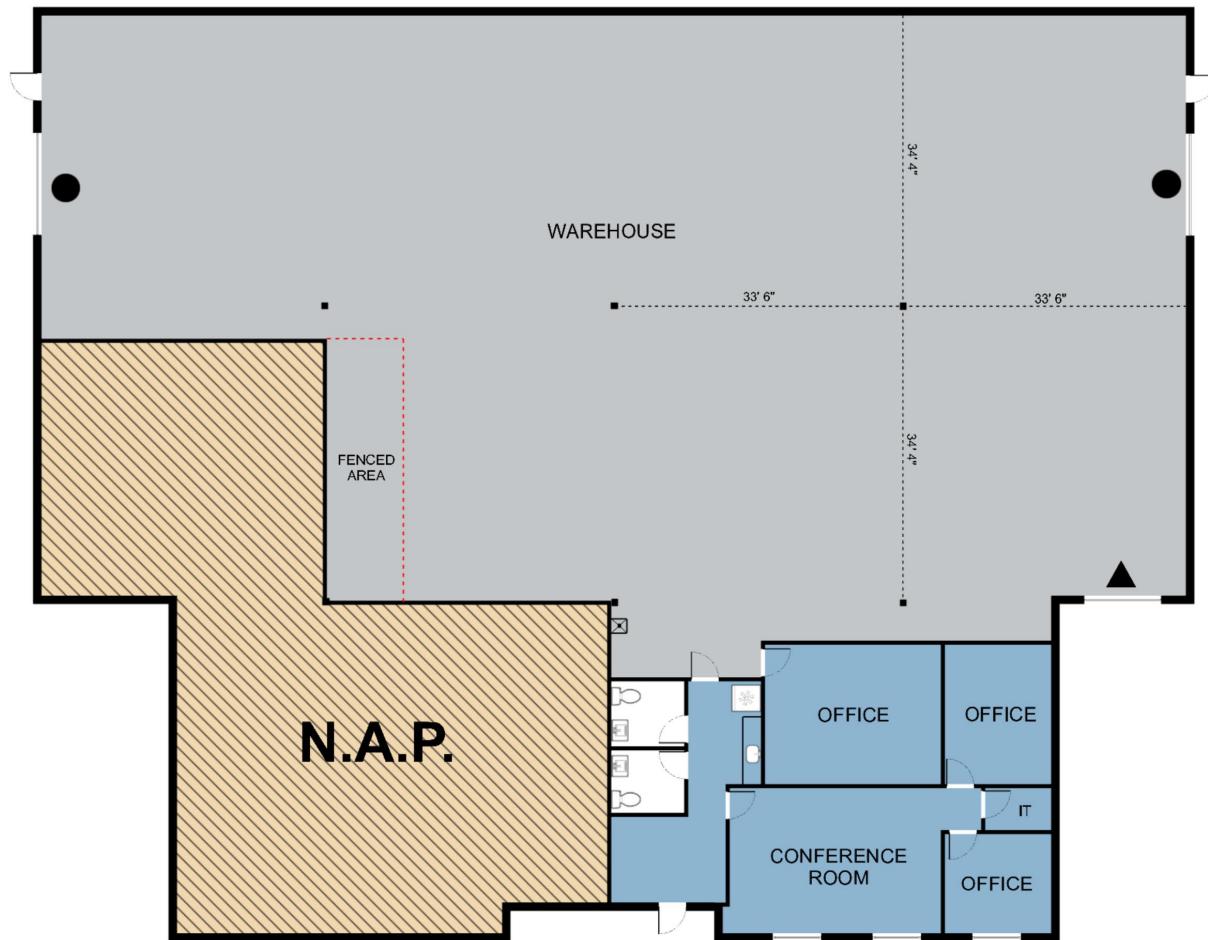
±24'

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



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

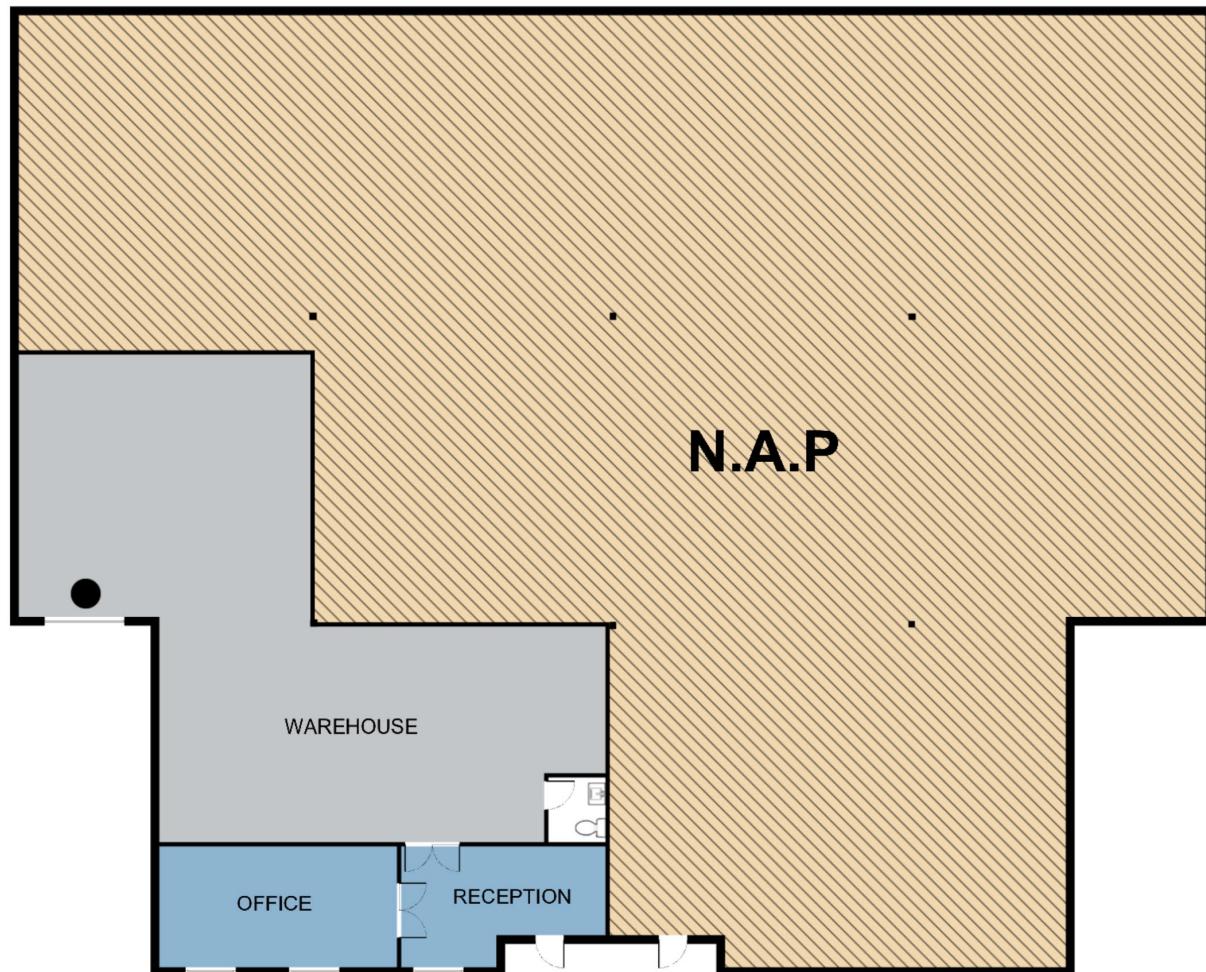
Tenant to Verify

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

Lease Rate: \$1.40/SF

NNN: \$0.35/SF

Monthly Total: \$5,386.50

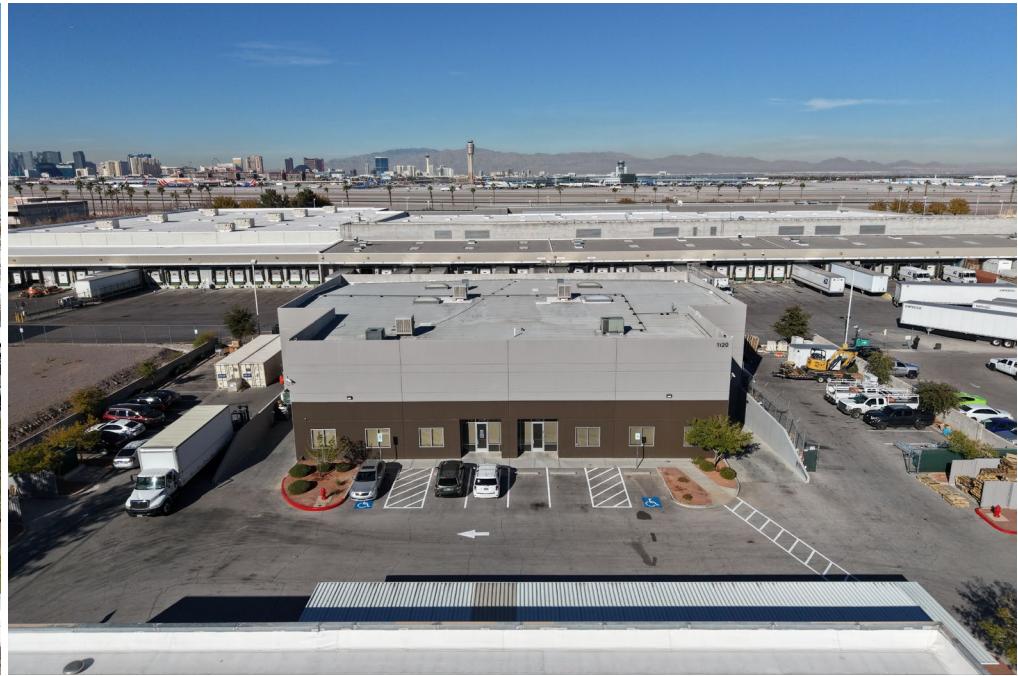


Not to scale, for reference only

● = Grade Level Door

Exterior Photos

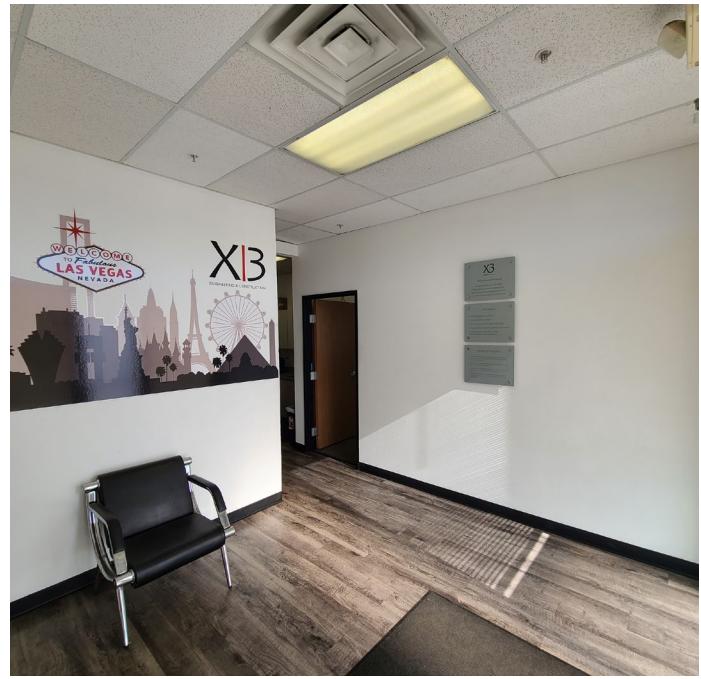
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Interior Office Photos

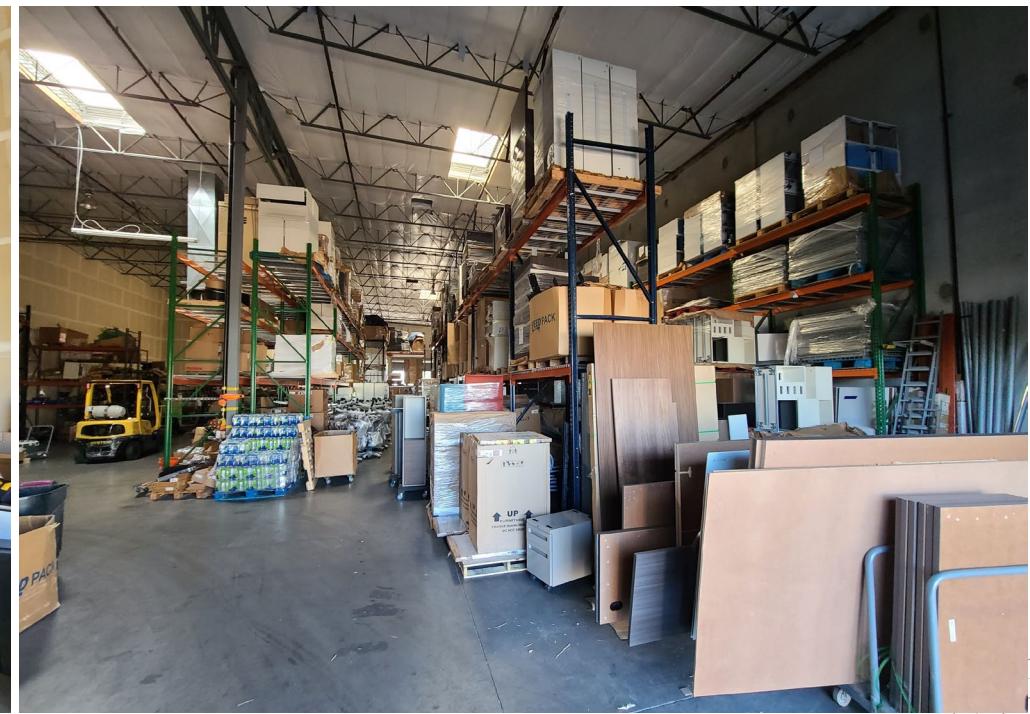
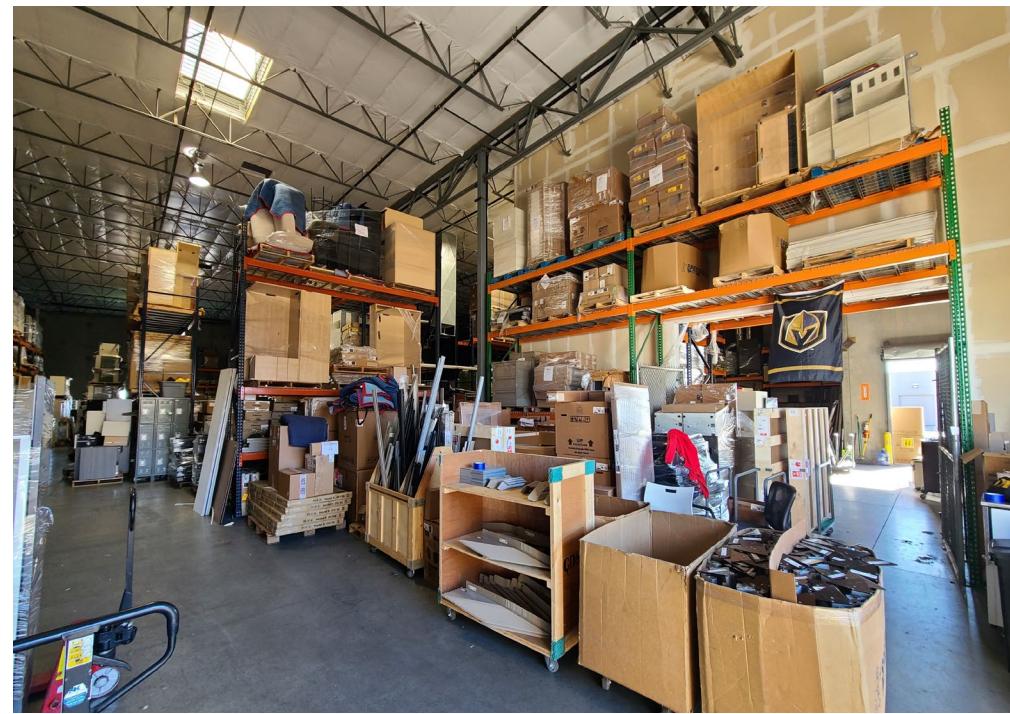
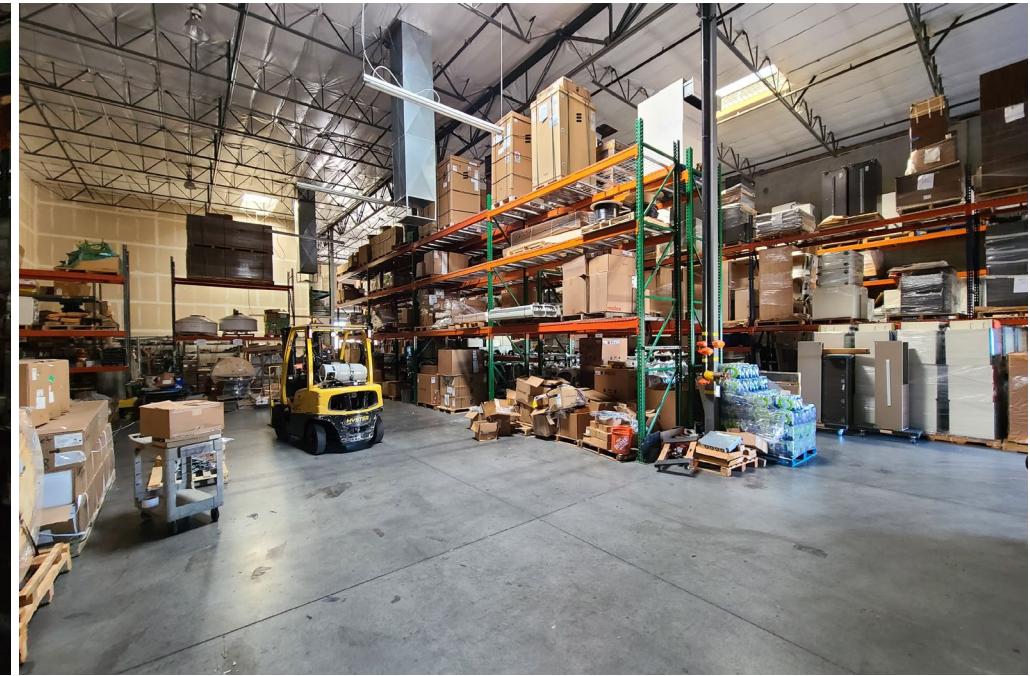
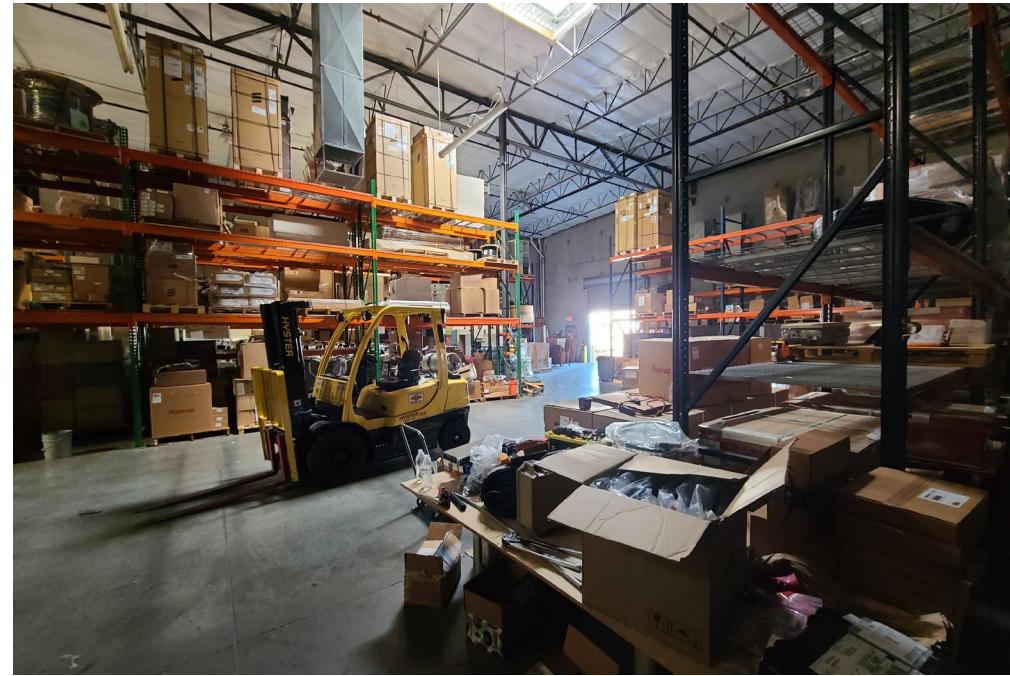
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Interior Warehouse Photos

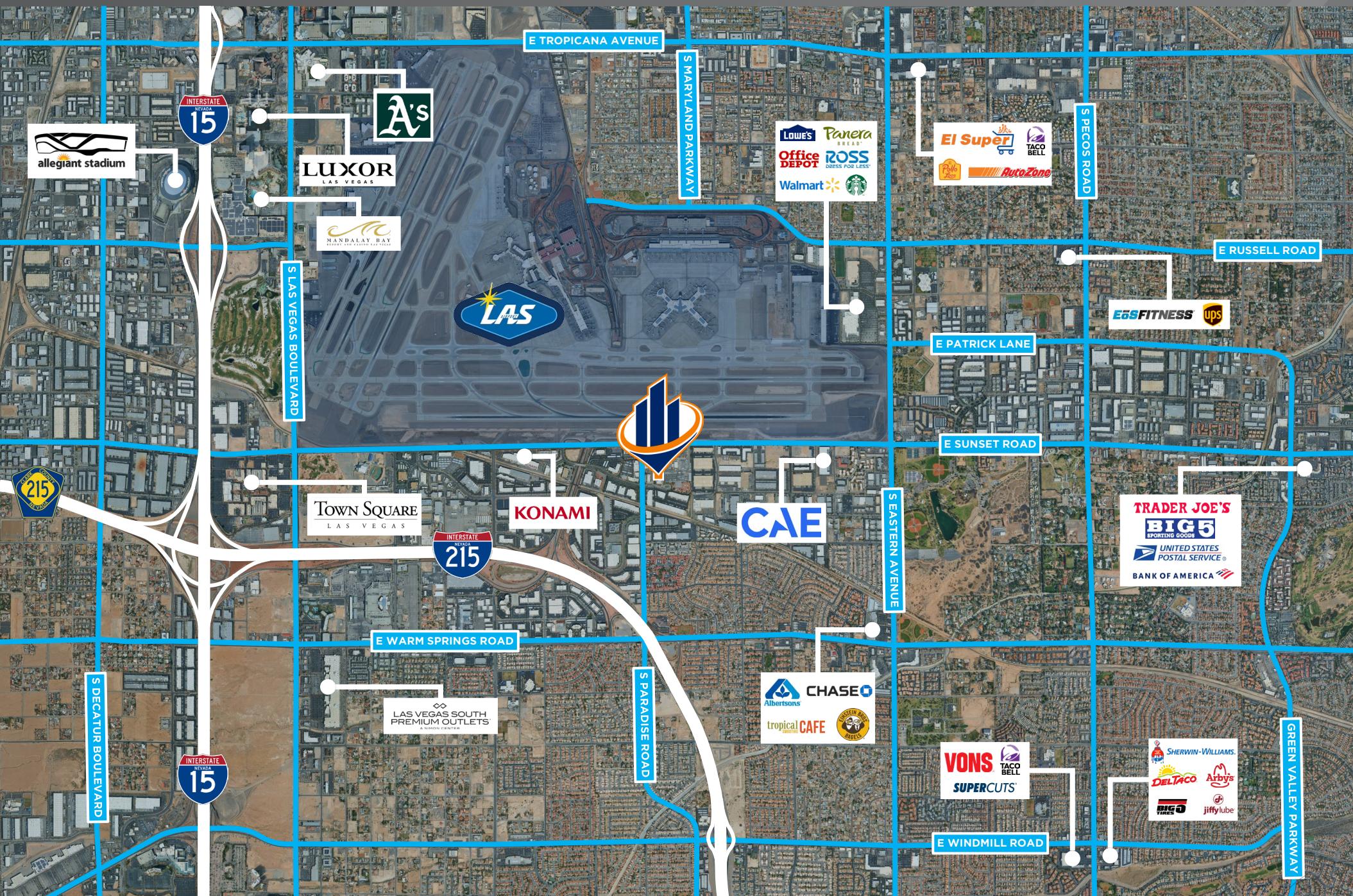
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Location Map

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