

- CENTRAL SOUTHWEST LOCATION
- RECREATIONAL USERS WELCOME

UNIT 5

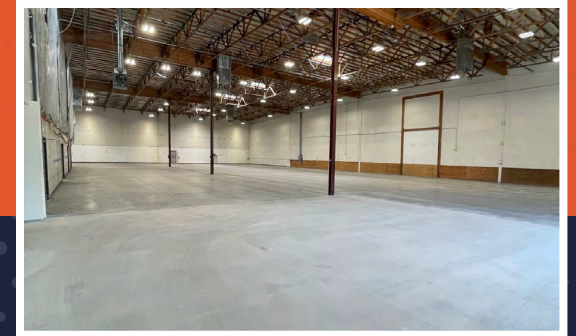
WEST HARMON AVENUE

# HARMON INDUSTRIAL CENTER

4170 W. HARMON AVENUE | LAS VEGAS, NV 89103

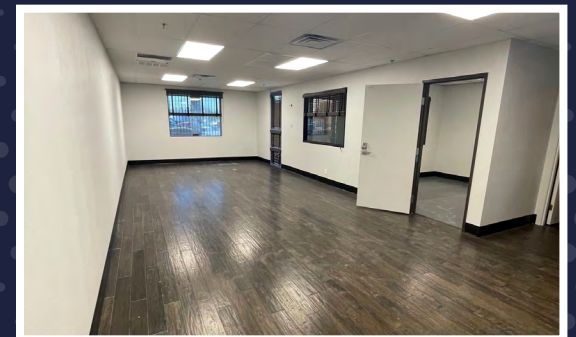
CBRE

# PROPERTY OVERVIEW



Harmon Industrial Center is an approximate 140,000 SF multi-tenant office/warehouse complex located at W. Harmon Avenue just west of Valley View Blvd.

This centrally located property boasts exceptional connectivity to key locations, including the Harmon Interchange, I-215 and I-15 freeway interchanges, the Las Vegas Strip, and Harry Reid International Airport. There is an abundance of amenities via the Tropicana and Flamingo Interchanges.



# PROPERTY HIGHLIGHTS

## ±140,000 SF

### MULTI-TENANT PROPERTY ON 8.41 ACRES

### NOW AVAILABLE



**CENTRAL SOUTHWEST LOCATION**



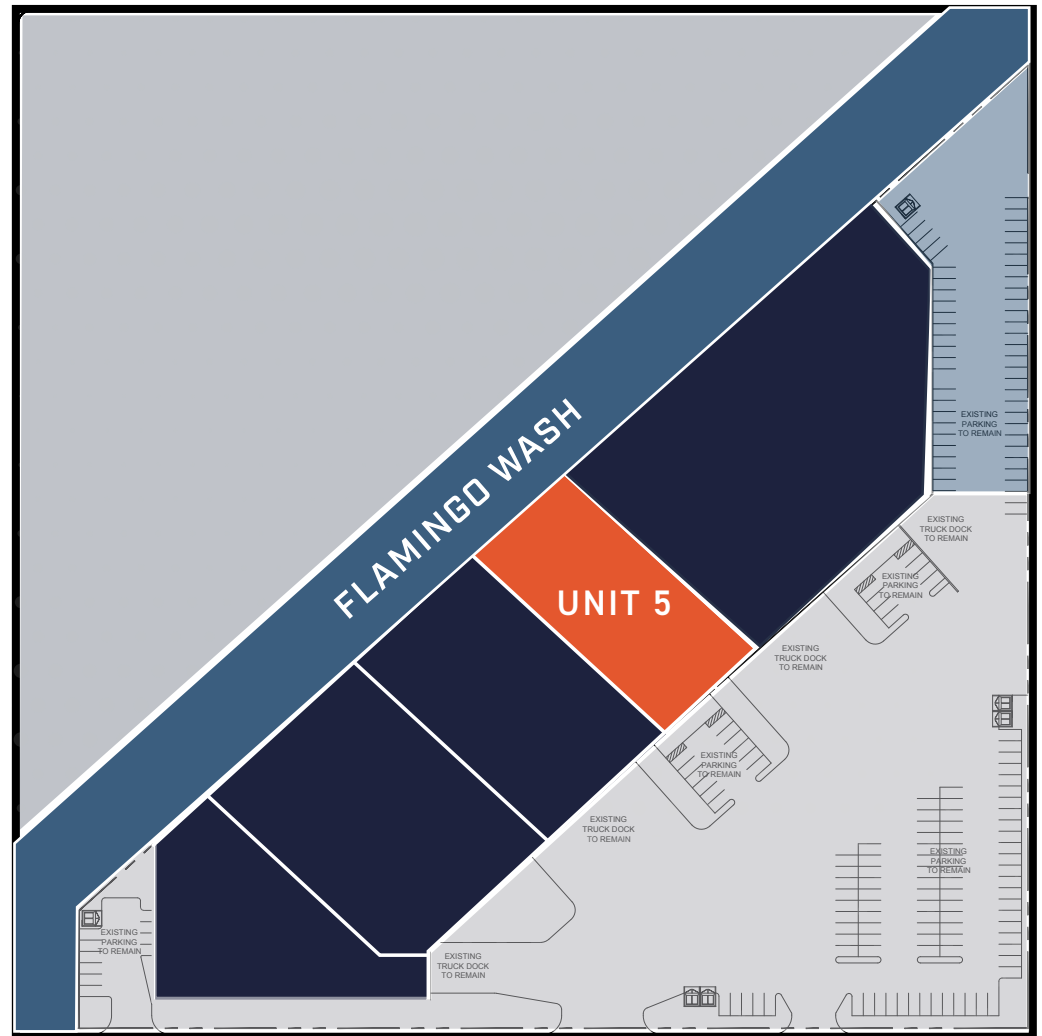
**DISTRIBUTION**



**EXCELLENT ACCESS TO HARRY REID INT'L AIRPORT & LAS VEGAS STRIP**



**5 MINUTE DRIVE TO I-15/215**



## W. HARMON AVE

<b>ADDRESS</b>	4170 W. Harmon Avenue, Las Vegas, NV 89103
<b>UNIT</b>	±23,247 SF Unit available (Unit 5)
<b>CLEAR HEIGHT</b>	±26'
<b>POWER</b>	Panel 1S: 225 Amps max, 208Y/120V, 3 Phase/4 wire Panel 3: 200Amps max, 120/240V, 3 Phase/4 wire
<b>LIGHTING</b>	Interior: LED Warehouse Lighting, SKYLIGHTS at 2%
<b>LOADING</b>	Grade Level & Dock-Hi
<b>SPRINKLER SYSTEM</b>	Fully Fire-Sprinklered
<b>ZONING</b>	IL (Industrial Light)
<b>ASSESSOR'S PARCEL NO.</b>	162-19-601-017
<b>YEAR BUILT</b>	1988

# SUITE HIGHLIGHTS

# UNIT 5 | ±23,247 SF

NOW AVAILABLE



OFFICE SPACE ( SF TBD)



THREE (3) DOCK HIGH LOADING DOORS



TWO (2) GRADE LEVEL DOORS



26' CLEAR HEIGHT



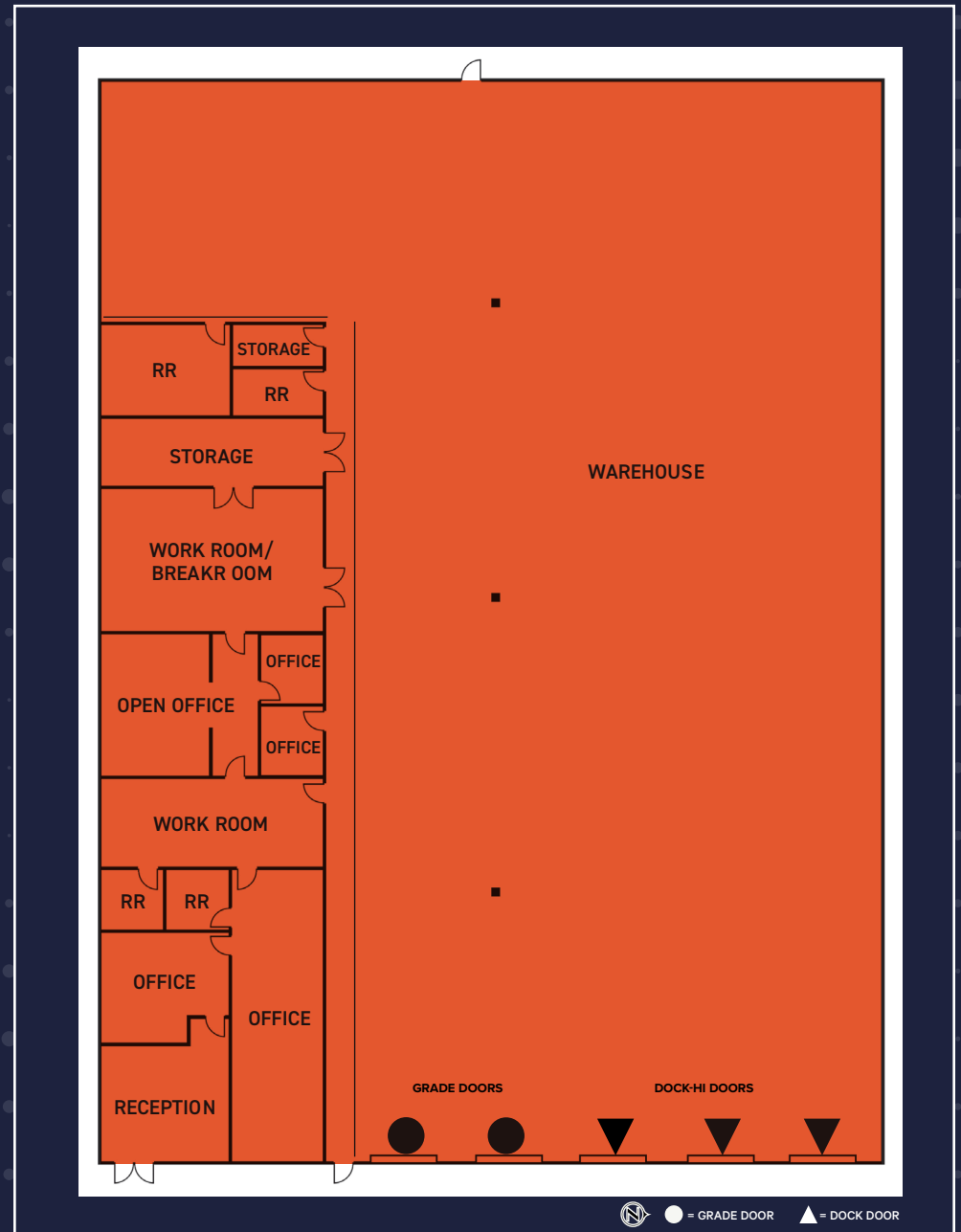
FOUR (4) RESTROOMS



48' X 60' COLUMN SPACING

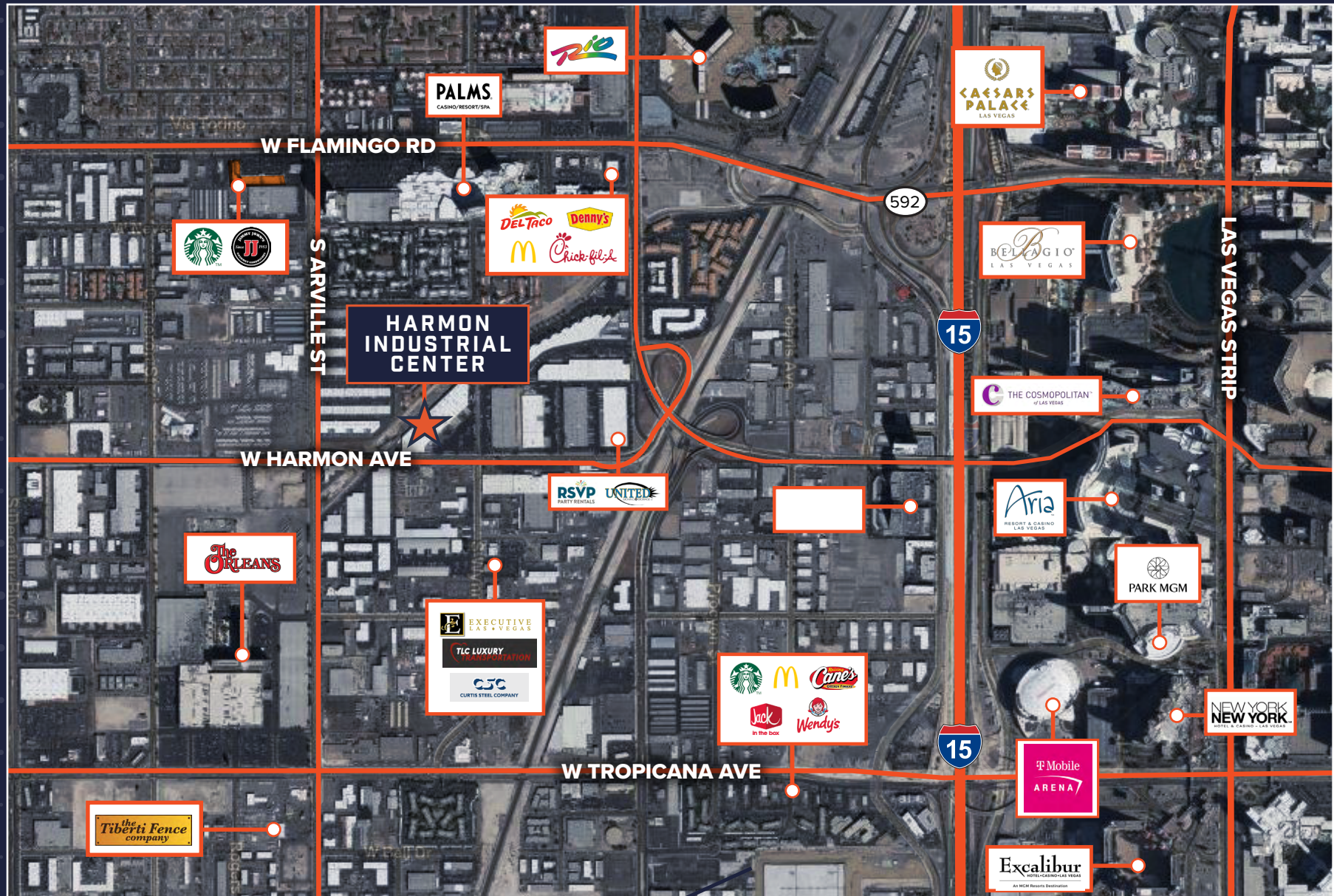
LEASE RATE: \$1.35/SF (NNN)

CAMS: \$0.19 / SF



\*not to scale  
\*all measurements are approximate

# NEARBY AMENITIES



## DISTANCES TO:

I-15 Freeway 1.8 miles  
I-215 Freeway 3.4 miles

Las Vegas "Strip" 1.9 miles  
Harry Reid Int'l Airport 4.2 miles



- **CENTRAL  
SOUTHWEST  
LOCATION**
- **ACCEPTING  
RECREATIONAL  
USERS**

# HARMON INDUSTRIAL CENTER

4170 W. HARMON AVENUE | LAS VEGAS, NV 89103

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