



FOR LEASE

5025 W. DIABLO DRIVE

LAS VEGAS, NV 89118

MIKE DE LEW, 

(702) 469-6496

MDelew@rcadvs.com

NV-RE License: S.0025952

PAUL HOYT, 

(702) 782-3306

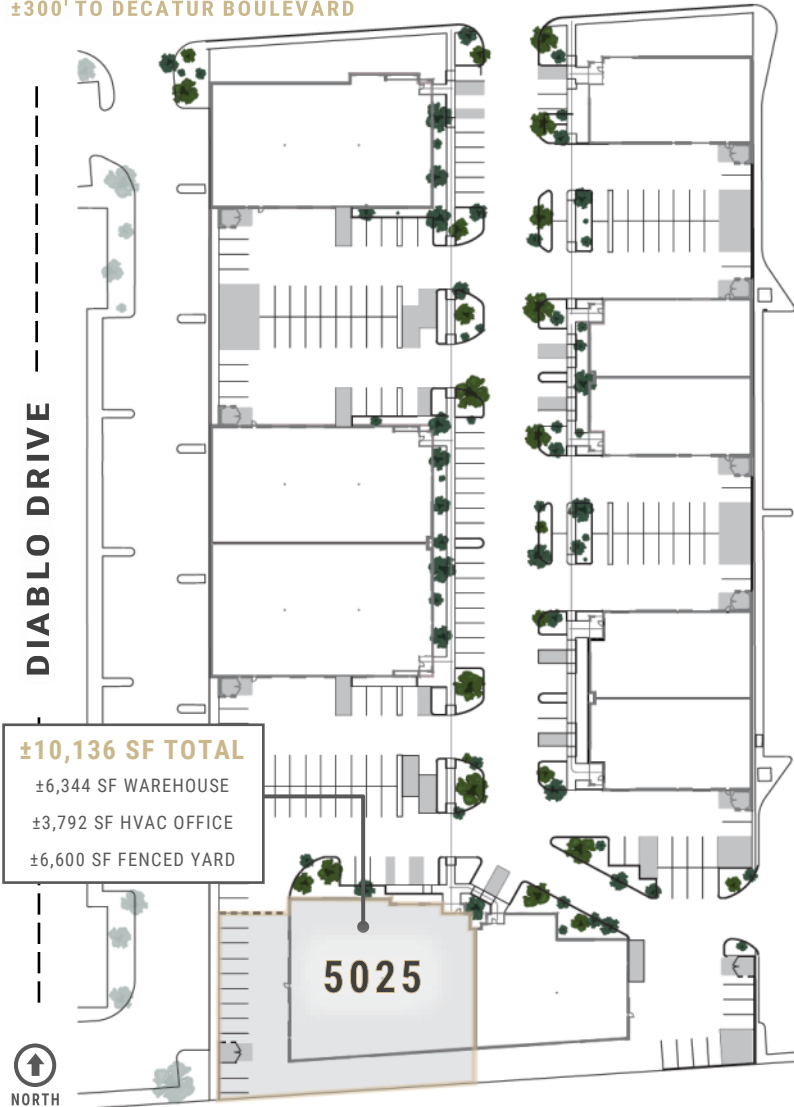
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±300' TO DECATUR BOULEVARD



This building is centrally located at Russell Road & Decatur Boulevard which offers convenient access to the I-215 & I-15 Freeways, The Las Vegas Strip, and Harry Reid International Airport, while being situated between the Summerlin & Henderson residential communities, along with plenty of nearby restaurant & retail amenities.

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REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com



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±10,136 SF TOTAL

- ±3,792 SF HVAC Office
- ±6,344 SF Evaporative Cooled Warehouse
- ±6,600 SF Fenced Yard w/ Rolling Gate
- ±20' Clear Height
- Three (3) - 12' x 14' Grade Level Loading Doors
- R-19 Insulation in Warehouse
- Fire Sprinkler System
- Twenty-Nine (29) - Parking Spaces
- High-Image Concrete Tilt Construction
- Zoned: IP (Industrial Park - Clark County)
- Low-E Glass Storefront Windows

Monthly Base Rent: \$1.55/SF

Monthly NNN Fee: \$0.37/SF



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