

CAMERON DEWEY BUSINESS CENTER

4710 W DEWEY DRIVE | FOR LEASE



DAVID BAUMAN, SIOR, CCIM

Principal

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4710 W DEWEY DRIVE | LAS VEGAS, NV 89118



\$1.30 PSF NNN
Lease rate



±1,200 – 4,000 SF
Spaces available

PROPERTY HIGHLIGHTS

- CAM fees are estimated at \$0.44 PSF/Mo.
- Zoned M-1 (Clark County)
- New paint and flooring throughout
- Fully fire sprinklered
- 10' x 12' grade level metal roll up doors in each unit
- 200 amps, 120/208V, 3-phase power to each unit
- Located in the Southwest submarket with quick access to CC-215, I-15 freeway and the Las Vegas Strip
- 1-mile north of I-215/Decatur Road interchange and 1-mile west of the I-15/Russell exchange, 1 mile west of the Las Vegas Raiders/Allegiant Stadium

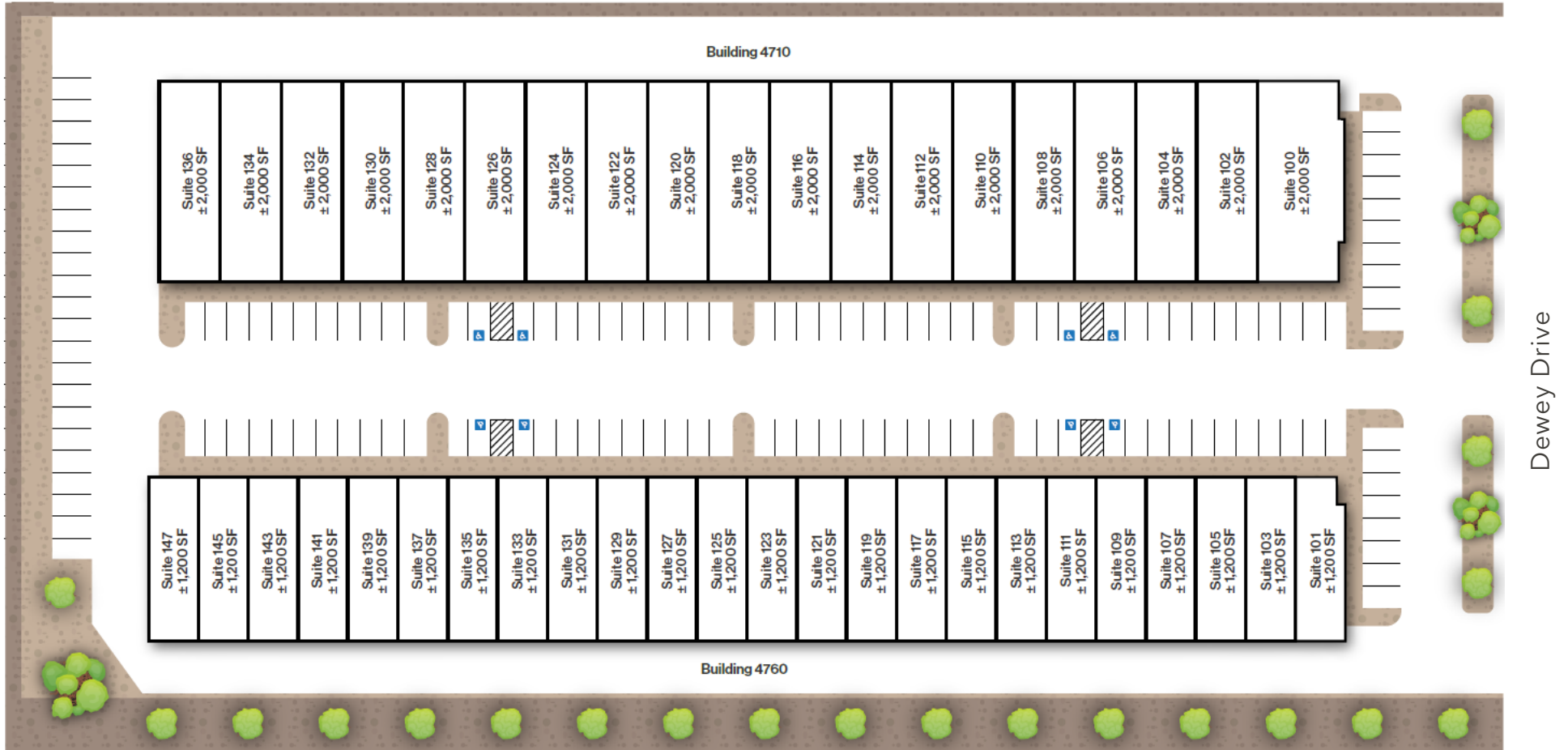


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	18,391	170,562	488,513
2024 AVERAGE HOUSEHOLD INCOME	\$92,920	\$96,670	\$97,779
2024 TOTAL HOUSEHOLDS	7,571	68,203	197,483

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Dewey Drive



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS | NV LICENSE # B.0146492 | 8311 W SUNSET ROAD, SUITE 120, LAS VEGAS, NV 89113

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