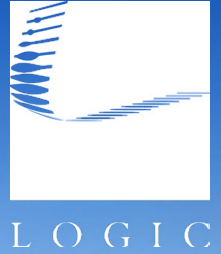


For Lease

Alexander Industrial Park



Move-In Ready – Available Today

4364 E. Alexander Rd.
Las Vegas, NV 89115

Michael Keating Jr.

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S.0200781

Amy Ogden, SIOR

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Listing Snapshot



\$1.25 PSF NNN
Lease Rate



± \$0.27 NNN
Includes AC/Swamp Cooler
maintenance and repair



± 3,264 SF
Total Building Square Footage



± 4,356 SF
Total Yard Square Footage

Property Highlights

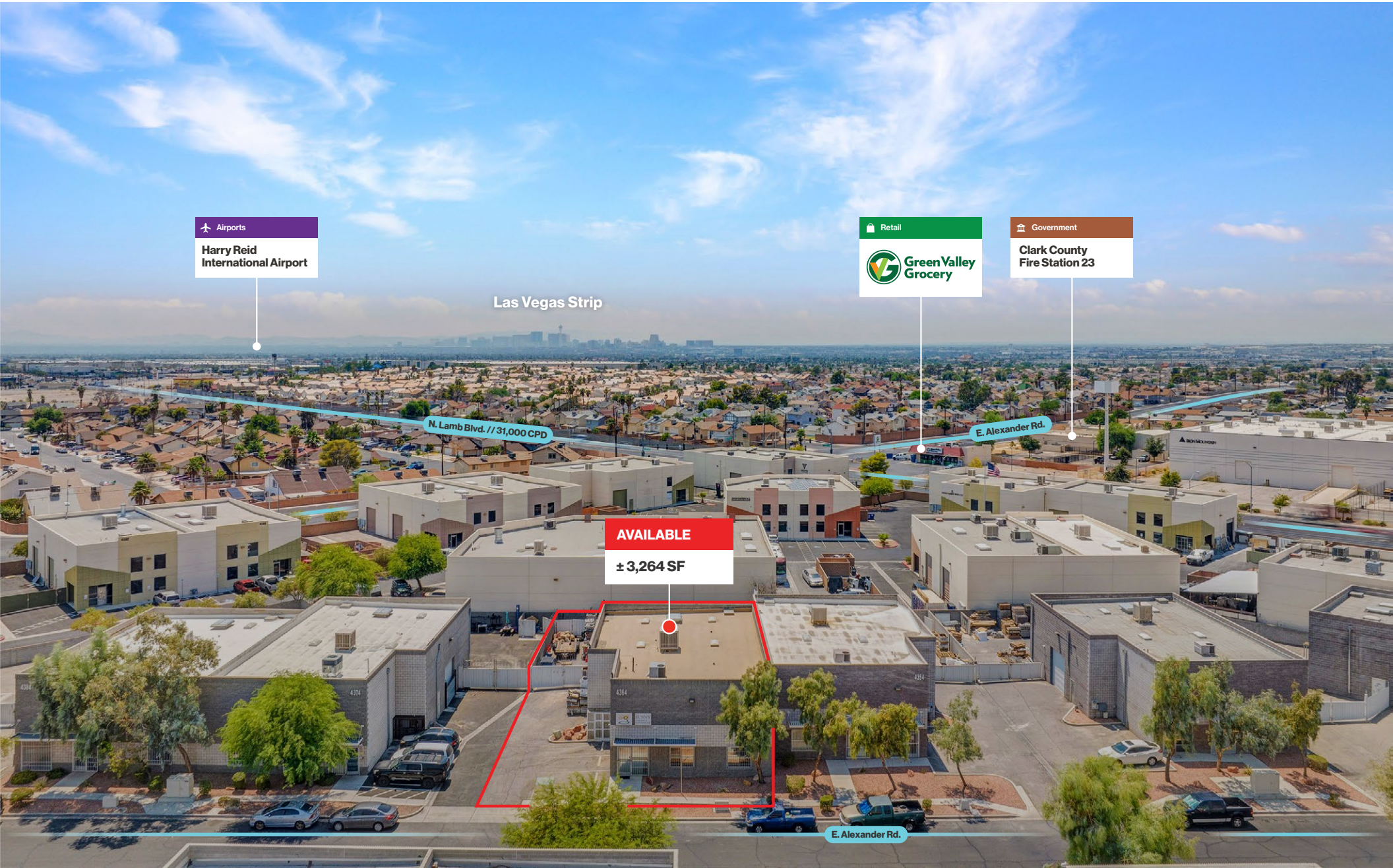
- Located off E. Alexander Rd. and N. Lamb Blvd., offering convenient access to I-15 and N. Las Vegas Blvd.
- Free-standing brick masonry
- Lot Size: ± 0.23 AC
- Office Space: ± 931 SF (New Paint and Flooring)
- Year Built: 2002
- Grade Level Doors: 2 (12' x 12')
- Clear Height: 18'
- Power: 200 Amp, 120/208V, 3-Phase
- 3 Assigned parking spaces – plus street parking
- Zoning: Industrial Light (IL)
- LED Lighting
- ± 300 SF of bonus mezzanine/storage space not included in the lease rate or total SF
(Reach out to broker for more details)

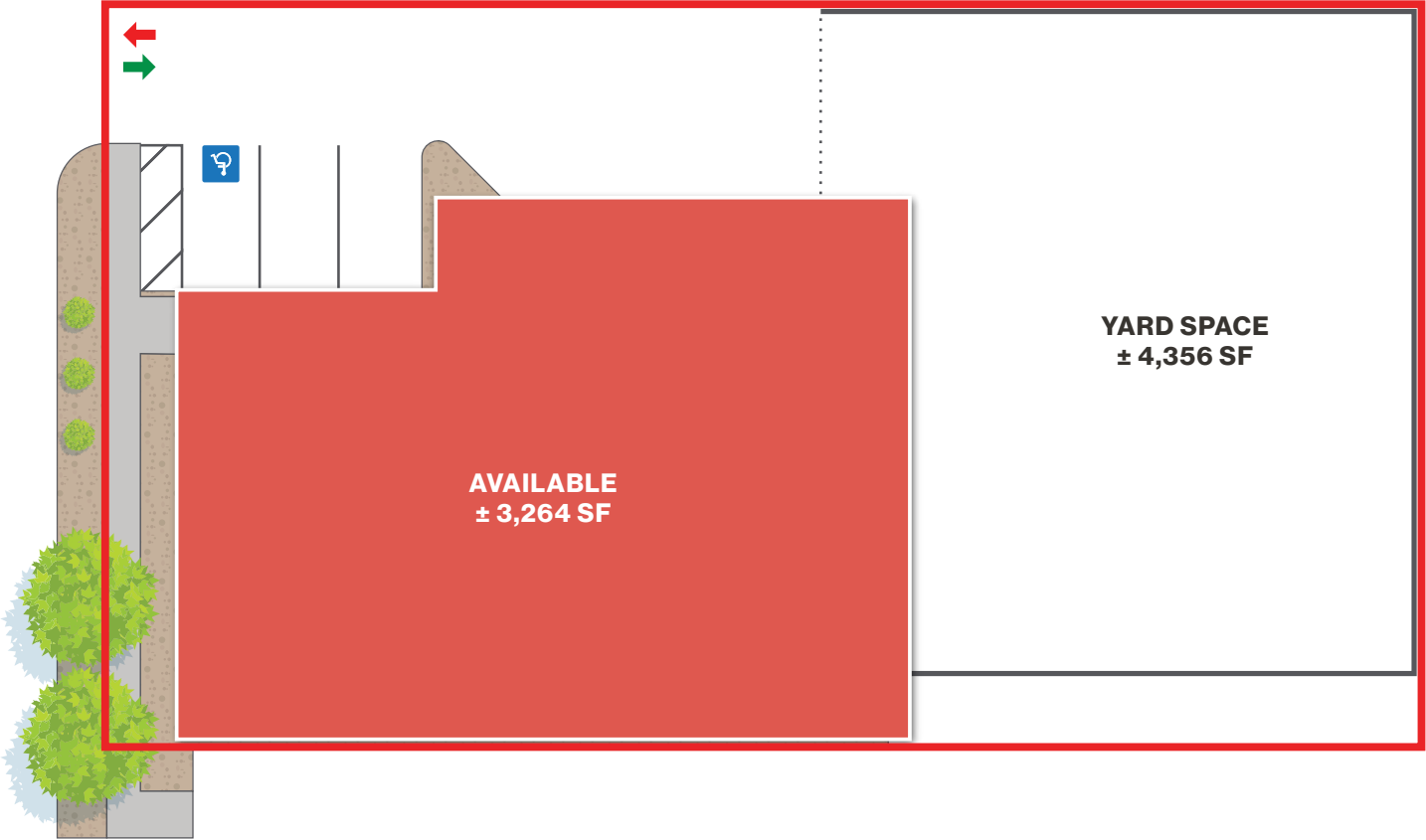
Demographics

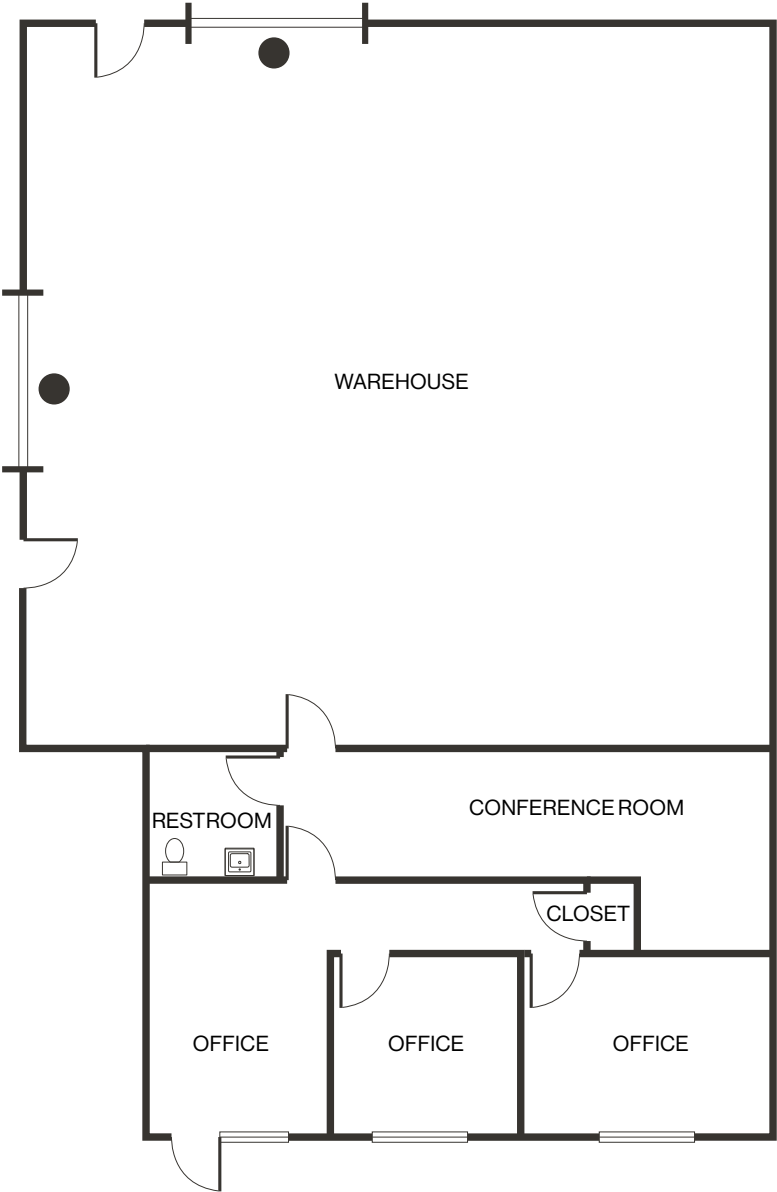
	1-mile	3-mile	5-mile
2025 Population	24,273	122,724	355,770
2025 Average Household Income	\$69,222	\$75,895	\$80,127
2025 Total Households	7,421	37,684	110,829











Property Photos



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For inquiries please reach out to our team.

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