

FOR LEASE



±6,922 SF BUILDING W/ FENCED YARD IN THE SOUTHWEST

4690 W. POST ROAD, SUITE 135

LAS VEGAS, NV 89118

GREG PANCIROV

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NV-RE License: BS.0040685

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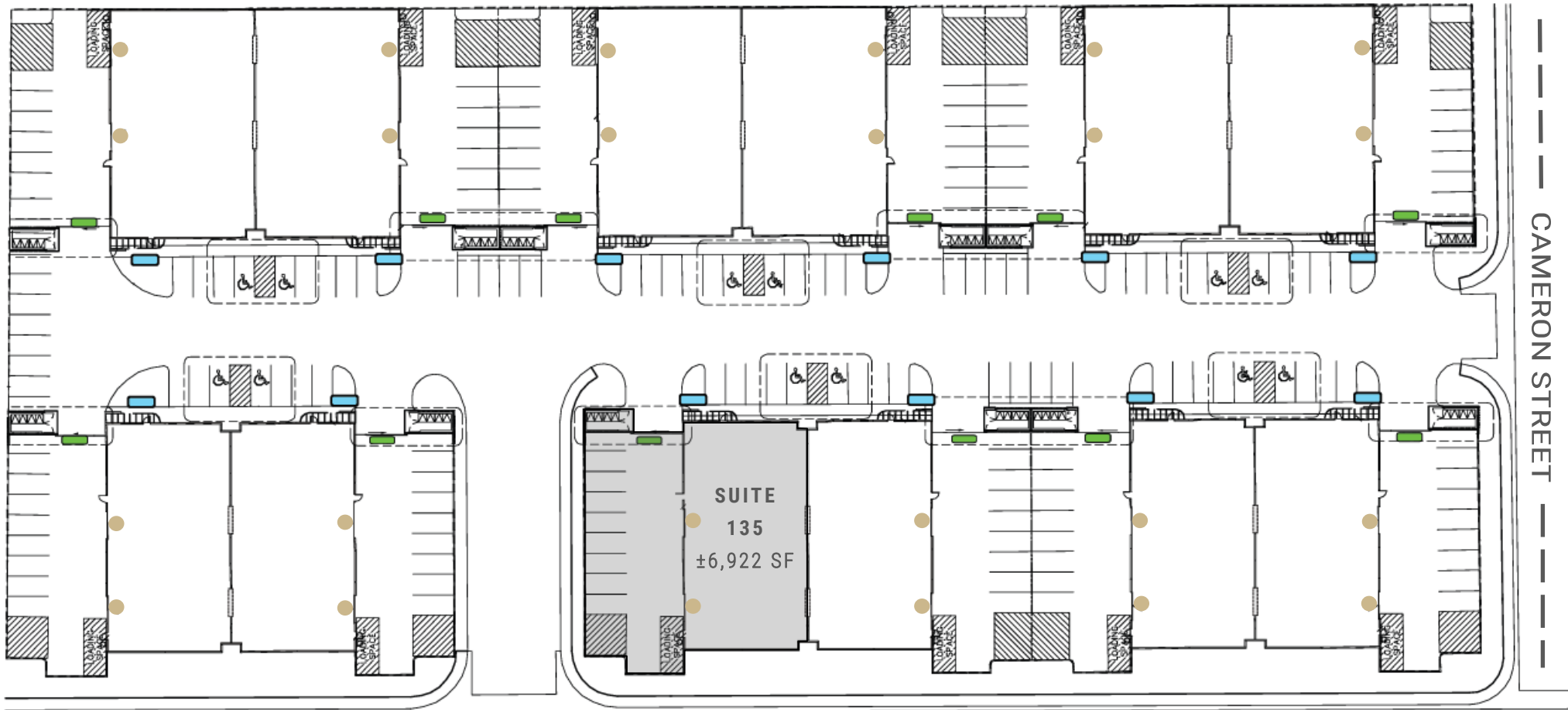
4690 W. POST ROAD | LAS VEGAS, NV 89118

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● = 12' X 14' GRADE DOOR



■ = FENCED GATE



W. POST ROAD

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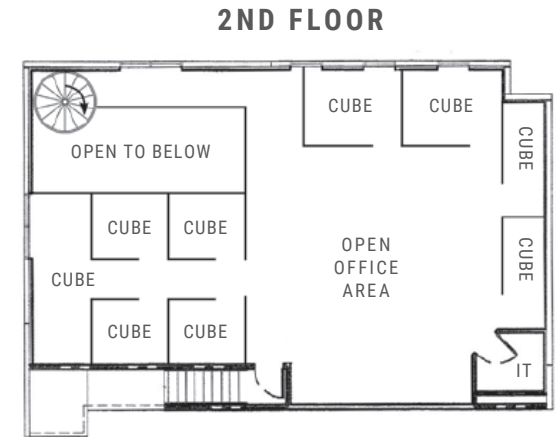
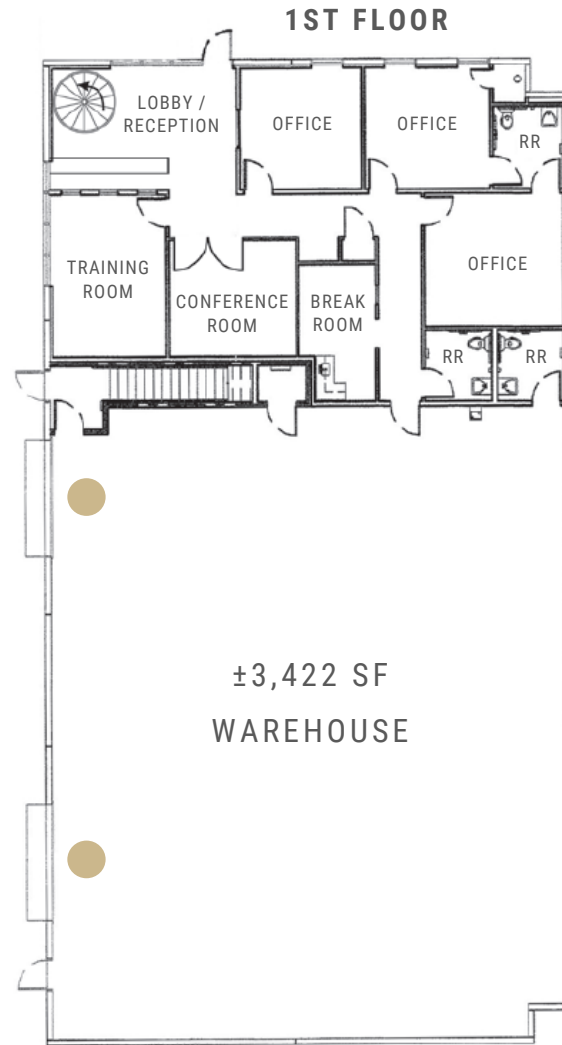
±6,922 SF BUILDING

- ±3,500 SF Two-Story Office w/ Upgraded Finishes
- ±3,422 SF Warehouse w/ Skylights
- ±4,000 SF Fenced & Paved Side Yard
- ±21' Clear Height
- 800 Amps, 120/208 Volt, 3-Phase Power
- Two (2) - 12' x 14' Grade Level Loading Doors
- Fire Sprinkler System
- Concrete Tilt-Up Construction
- Natural Gas Service
- Zoning: IP (Industrial Park)

MONTHLY BASE RENT: \$1.55/SF

MONTHLY NNN FEE: \$0.31/SF

TOTAL MONTHLY: \$12,875



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Drawing not to scale & may contain errors.
Tenant to verify actual floor plan & all measurements.

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