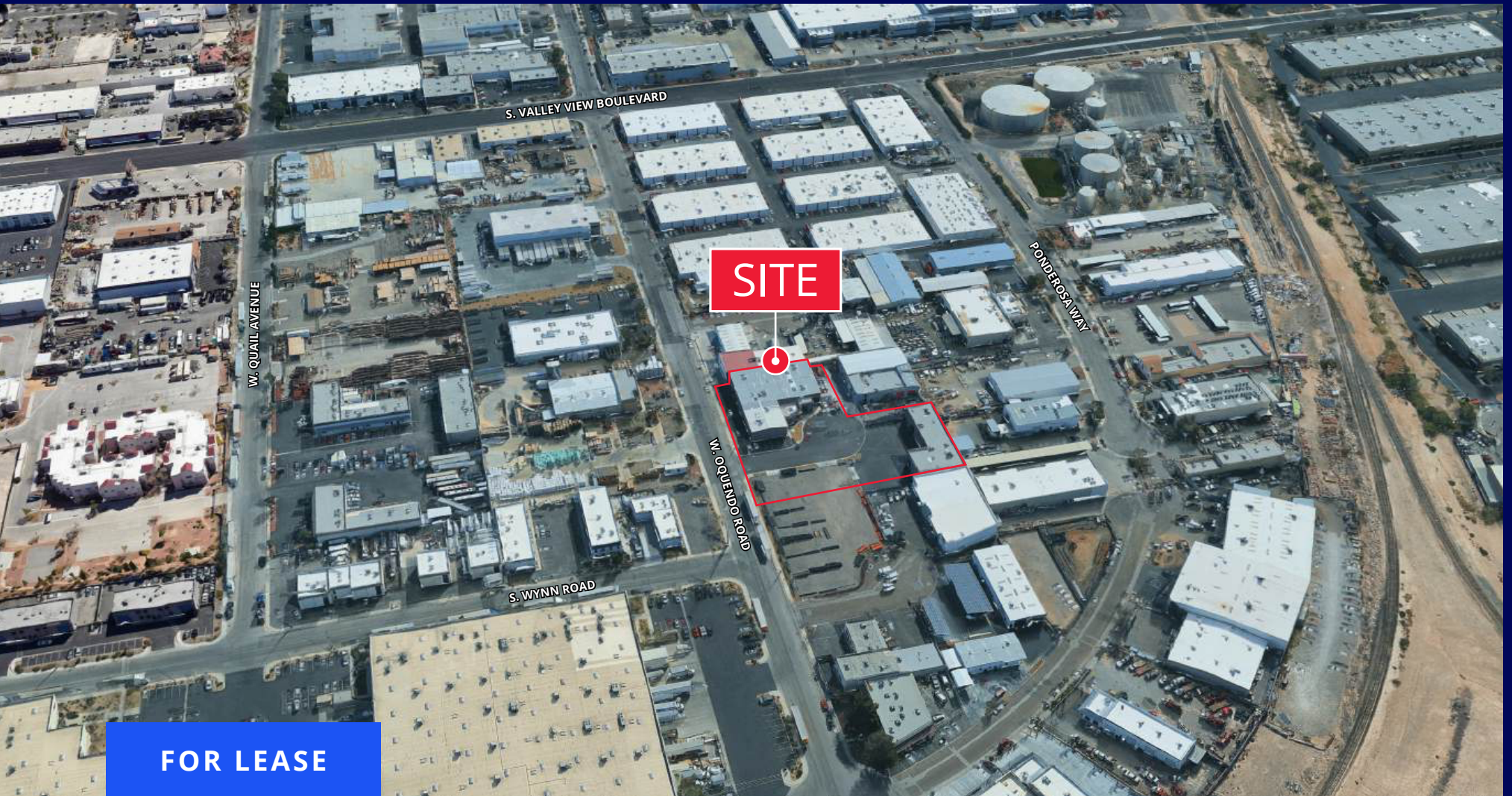


# 4011 W. Oquendo Road

Las Vegas, NV 89118

Colliers

Office Warehouse Building | Located within the Designated Stadium District



FOR LEASE

# Property Overview

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**4011 West Oquendo** is a office warehouse building in Las Vegas, NV strategically positioned in the southwest submarket. The highly sought-after location is conveniently located near The Las Vegas Strip and Harry Reid International Airport with immediate access to the 215 Beltway and I-15 Freeway.

±15,746 Total SF



Evaporative Cooled Warehouse



Fenced & Graveled Secure Yard (Currently Leased)



Zoned Clark County Industrial Light (IL)



±20' Warehouse Clear Height



Excellent SW Location



## CONTACT US

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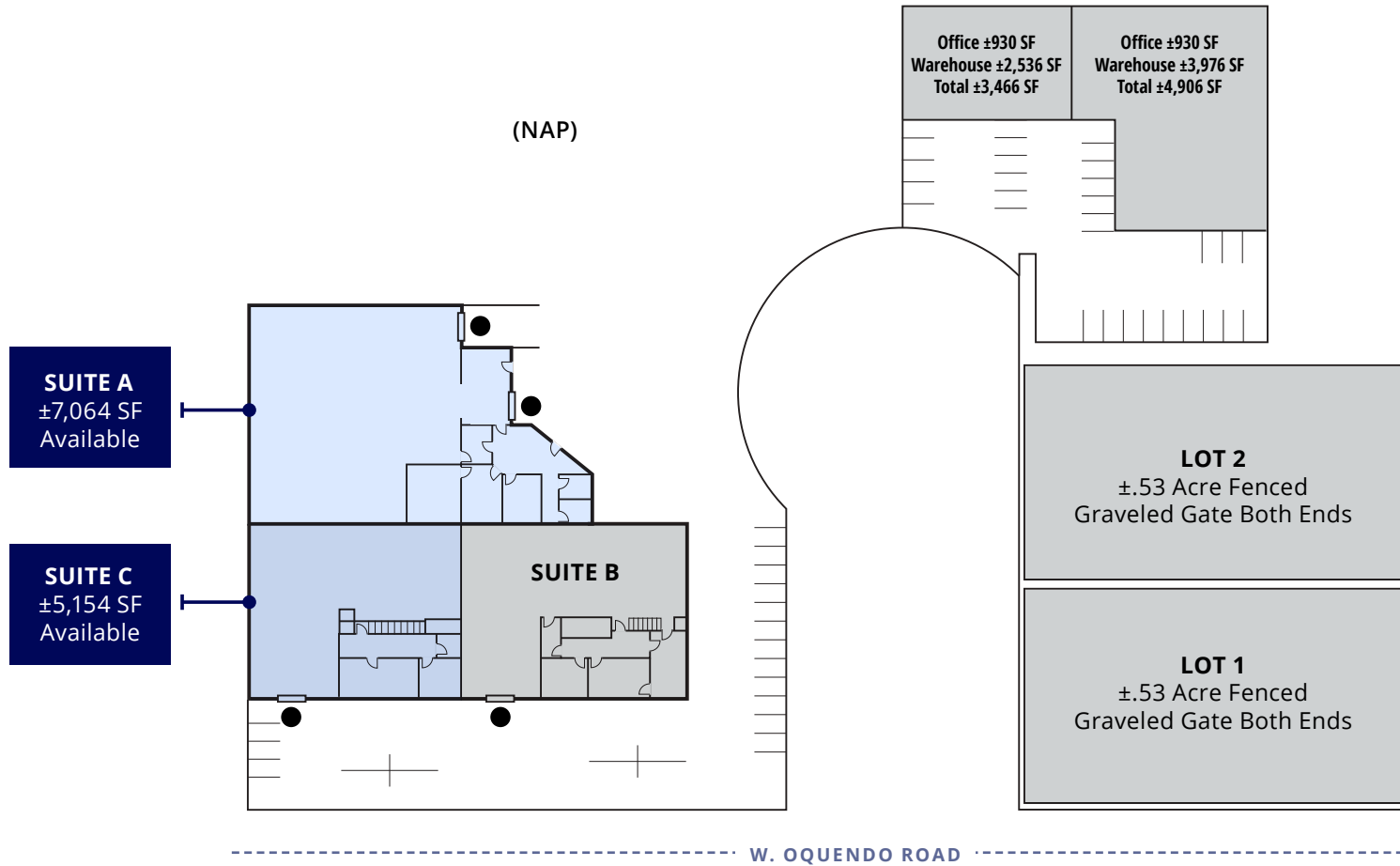
### Tyler Jones

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# Site Plan

 ±15,746 Total SF

 For illustration purposes only. Not to scale. ● = Grade Loading Door ■ = Available ■ = Leased



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# Floor Plans



±7,064 SF Total



±1,091 SF Office



±5,973 SF Warehouse



Two (2) Grade Loading Doors

Base Rent

\$1.15 PSF, Month

NNN Fees

\$0.25 PSF, Month

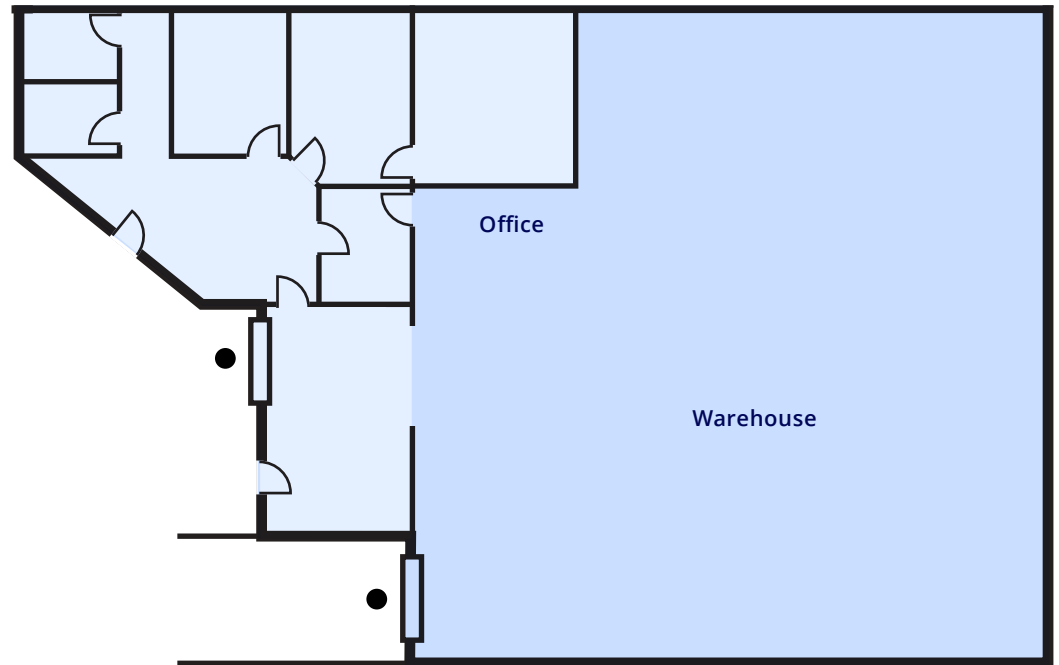
Total Monthly

\$9,889.60

*Lease to be written as Modified Gross Lease on AIR Form*

## Suite A

*For illustration purposes only. Not to scale.* 



● = Grade Loading Door

±7,064 Total SF

# Site Aerial

Located within the Designated Stadium District



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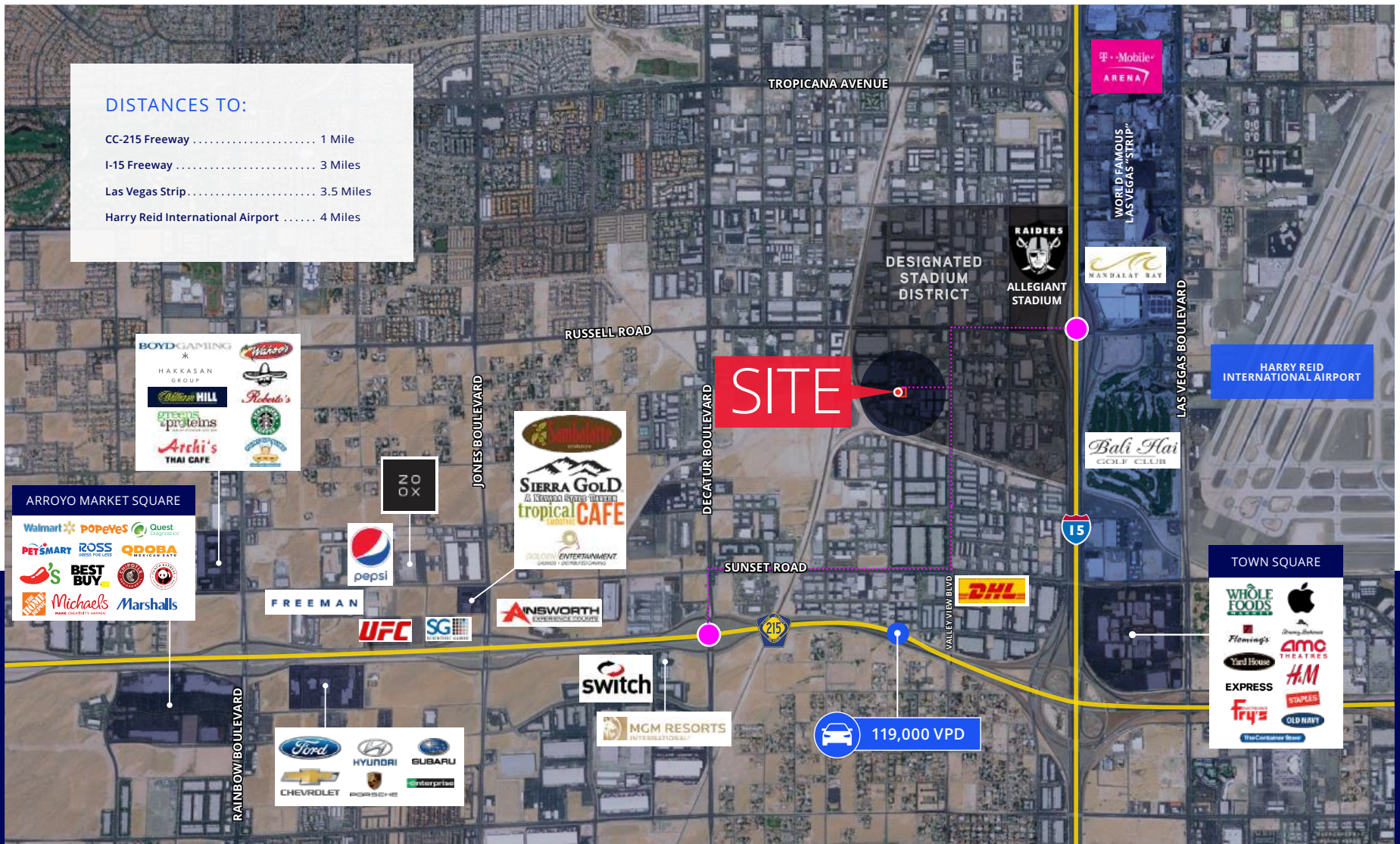
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# Location Map

Situated in the heart of the highly desirable southwest submarket

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## ABOUT COLLIERS

\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals



*Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With \$5.5 billion in annual revenues, a team of 24,000 professionals, and \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at [corporate.colliers.com](http://corporate.colliers.com), X @Colliers or LinkedIn.*

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