

FOR LEASE

4,840 SQ FT. OFFICE | WAREHOUSE - PAVED AND GATED YARD



3408 Neeham Road North Las Vegas, NV 89030

PROPERTY FEATURES:

- ±510 Sq Ft. Reception and Private Office
- M2 Zoned (General Industrial)
- 6x25 Manual Private Wrought Iron Decorative Gate
- 5" Thick Reinforced Concrete
- (3) 12x14 Roll Up Doors
- (1) 14x16 Motorized Roll Up Door
- +/- 18 ft Clear Height High-Bay Led Lighting in the Warehouse
- (3) - 4'X8' Skylights in Warehouse
- Highly Upgraded Power - 600 amp 277v/480 3-Phase 4 Wire
- This Building Is Clean and in Perfect Condition
- Property Sits on 17,690 sf. Lot
- \$1.35/sf NNN
- 3-5 Year Lease Term

GRIFFIS REALTY INVESTMENTS

Commercial Real Estate Services | Joe Griffis

7381 W Charleston Blvd | Ste 110 | Las Vegas, NV 89117 | T 702.341.0081 | C 702.406.6867



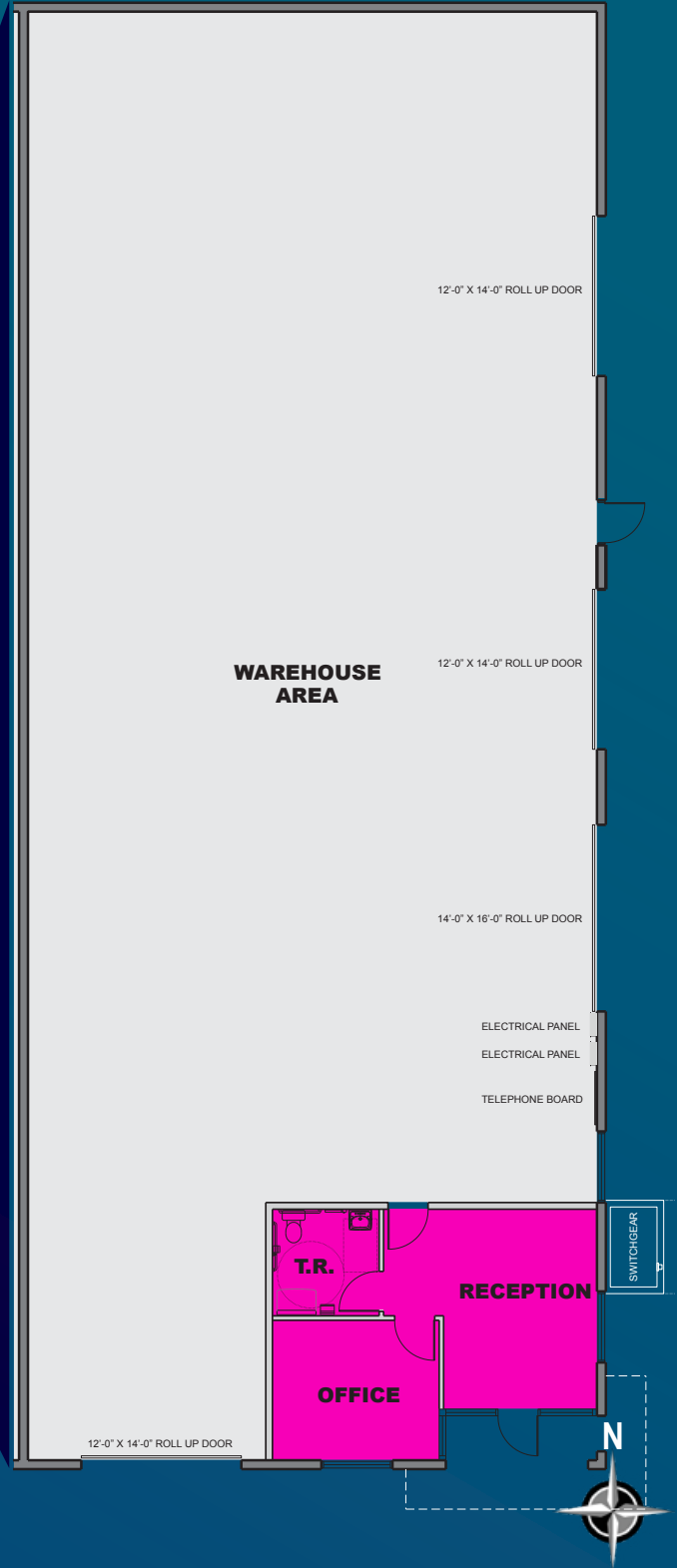
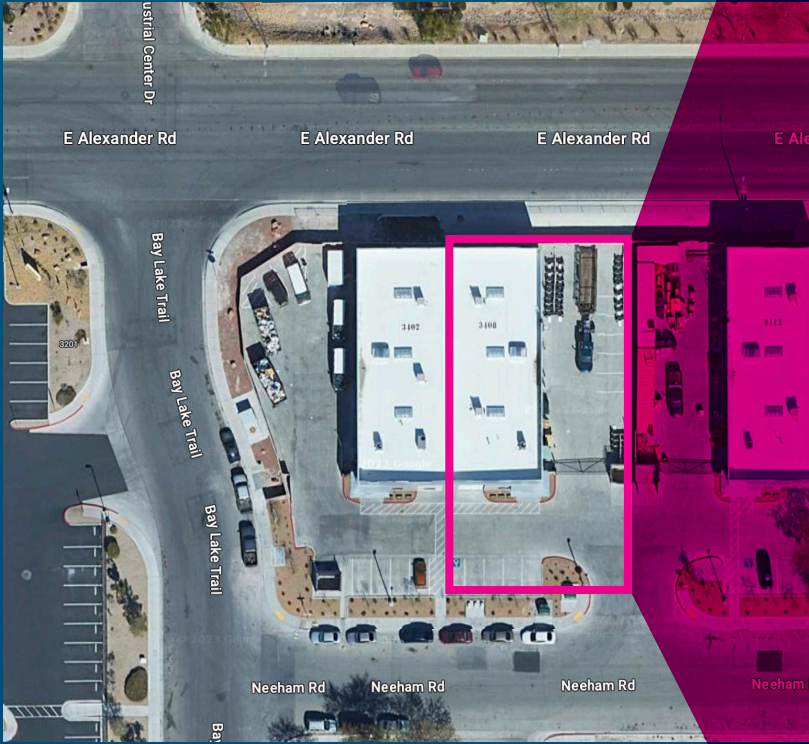


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