



FOR SUBLEASE

1660 Helm Ave #400
Las Vegas, NV 89119

- 24/7 Onsite Access
- Grade Level and Dock High Doors

± **5,300 SF WAREHOUSE**

Property Specs

LEASE PRICE	\$8,500.00
LEASE TYPE	Gross
BUILDING SIZE	±5,300 SF
ZONING	IP (Industrial Park)
TYPE	Industrial Office/Retail Warehouse

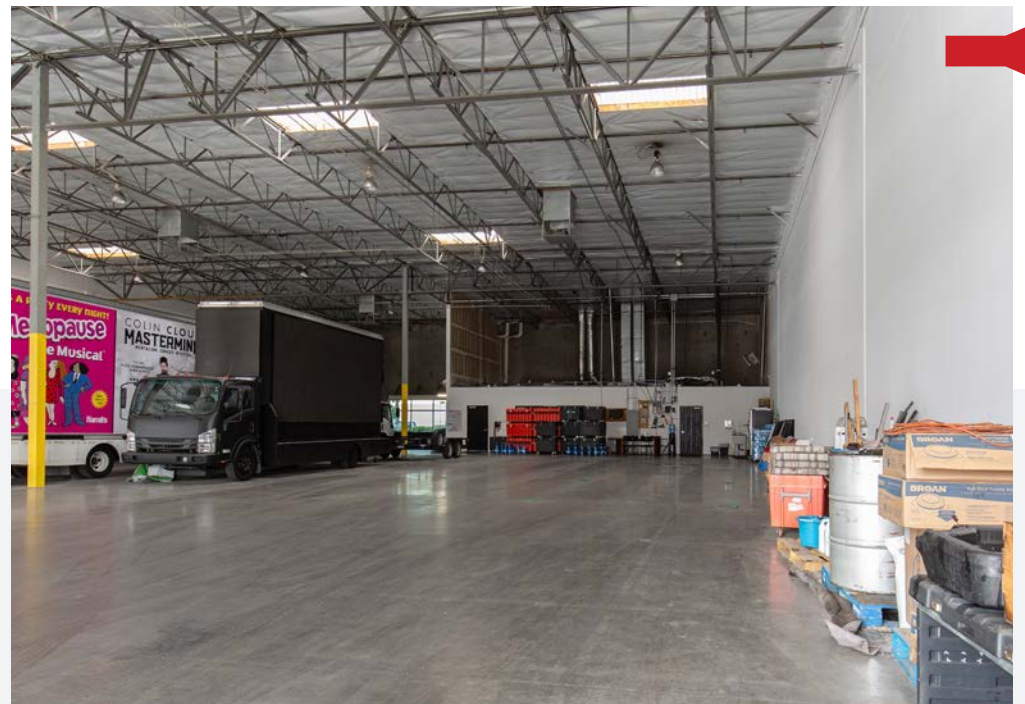
- Airport Submarket, short term dead storage option
- The section available is ±5,300 SF and will be fenced off from the current Tenants portion of the warehouse.
- Subtenant amenities include Grade and Dock Door, along with Restroom access.
- Rate includes all the suites operating costs.
- Subtenant will have 24/7 access as needed.



OR TEXT 22872 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

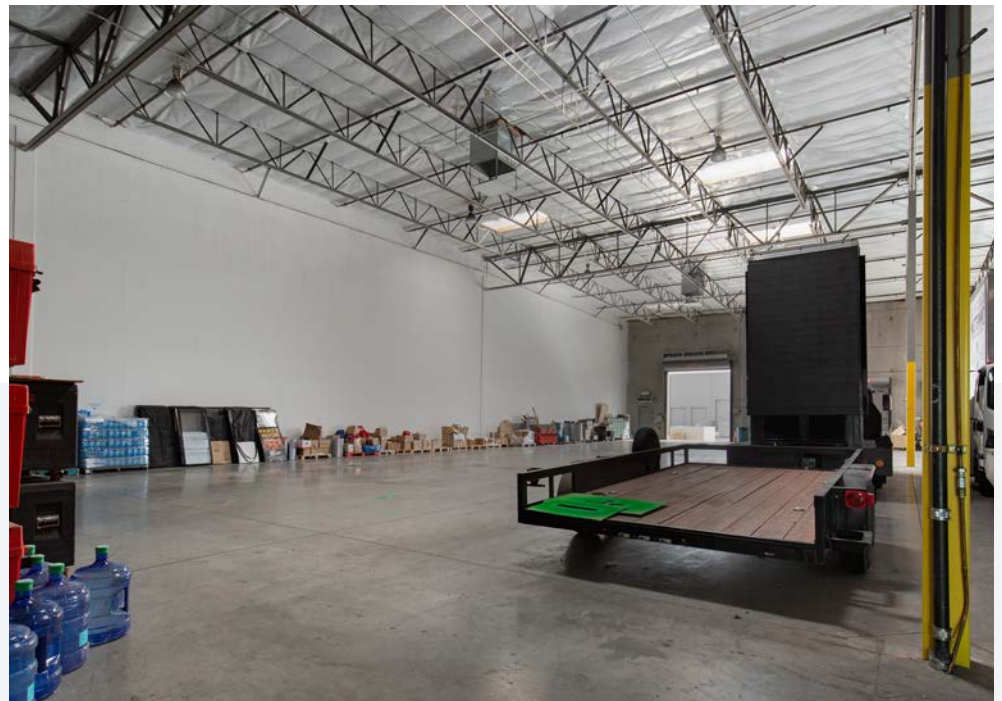
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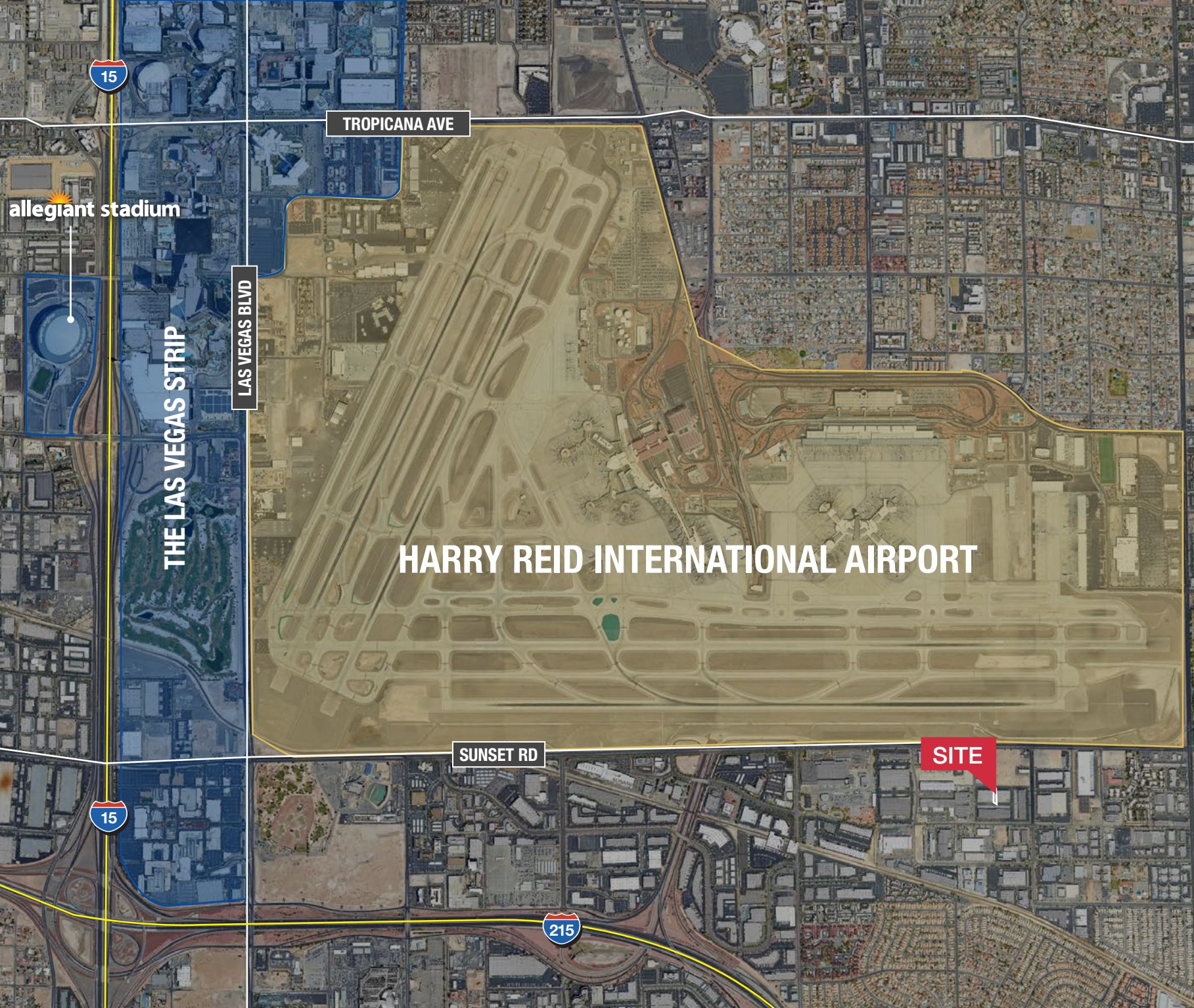
SUMMARY



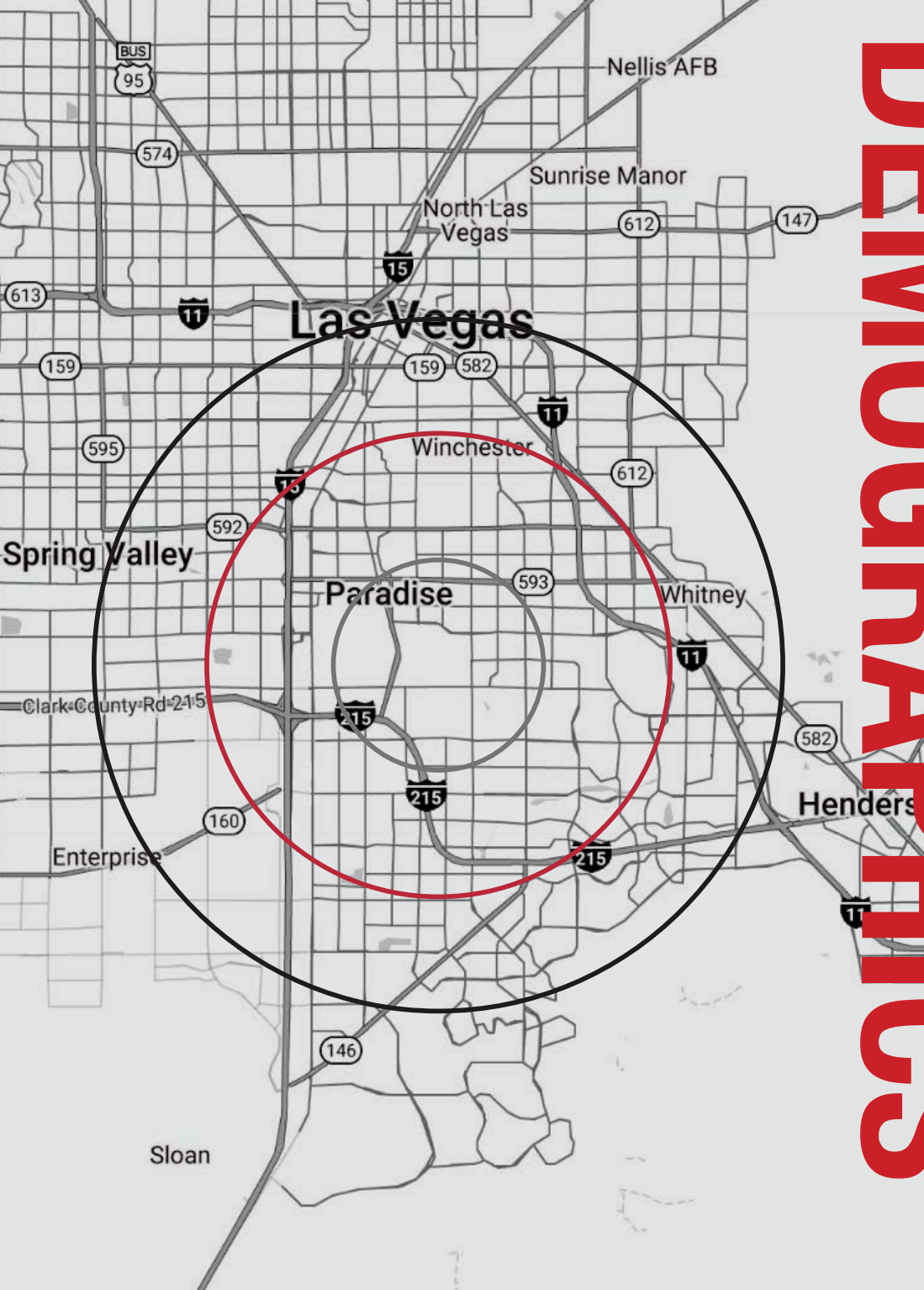
PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION

2024 Population

1-mile

7,336

3-mile

113,353

5-mile

373,640

HOUSEHOLDS

2024 Households

1-mile

3,142

3-mile

47,993

5-mile

156,467

INCOME

2024 Average HH Income

1-mile

\$81,267

3-mile

\$92,664

5-mile

\$93,905

Traffic Counts

STREET

E Sunset Rd

AADT

42,500

S Maryland Pkwy

43,000

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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SF MANAGED

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TOP 6

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