

FOR LEASE – PAVED AND SECURED YARD



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LARKIN
INDUSTRIAL GROUP

3510 Cavaretta Ct, Las Vegas, NV 89103

NAIExcel

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Property Summary

NNN LEASE RATE	\$1.45 PSF
NNN EXPENSES	\$0.15 PSF
AVAILABLE SF	±11,126 SF
AVAILABLE	Immediately
ZONING	IL

- ±3,181 SF two story office*
 - First Floor: ±1,527 SF
 - Second Floor: ±1,654 SF
- Two (2) separate warehouse restrooms
- Three (3) 12'x14' grade level doors. (one automatic opener)
- 20' clear height*
- Skylights
- LED Lighting*
- 35' x 46' column spacing*
- Property is strip adjacent.

*Tenant to verify.



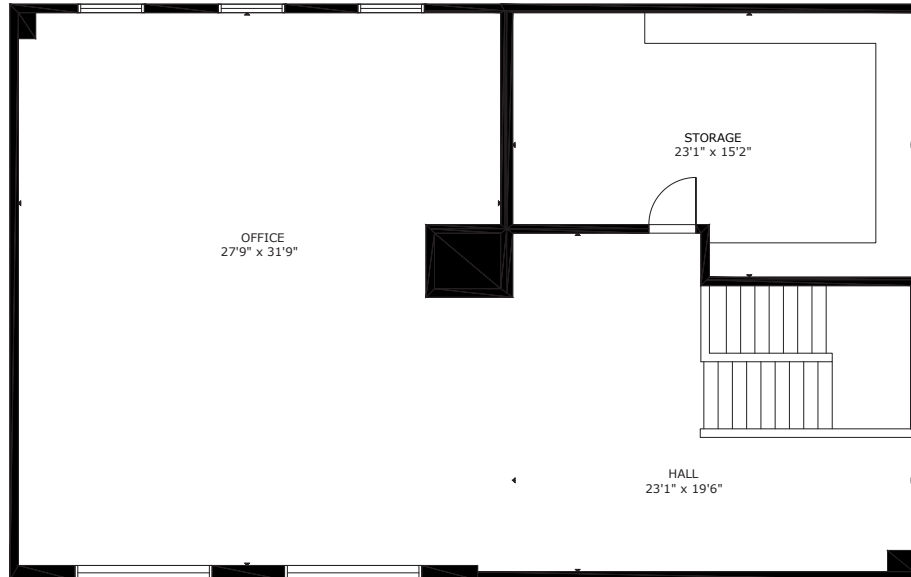
OR TEXT 23732 TO 39200

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Office Floorplan

SECOND FLOOR



[CLICK HERE](#)
A FOR 3D TOUR



FIRST FLOOR





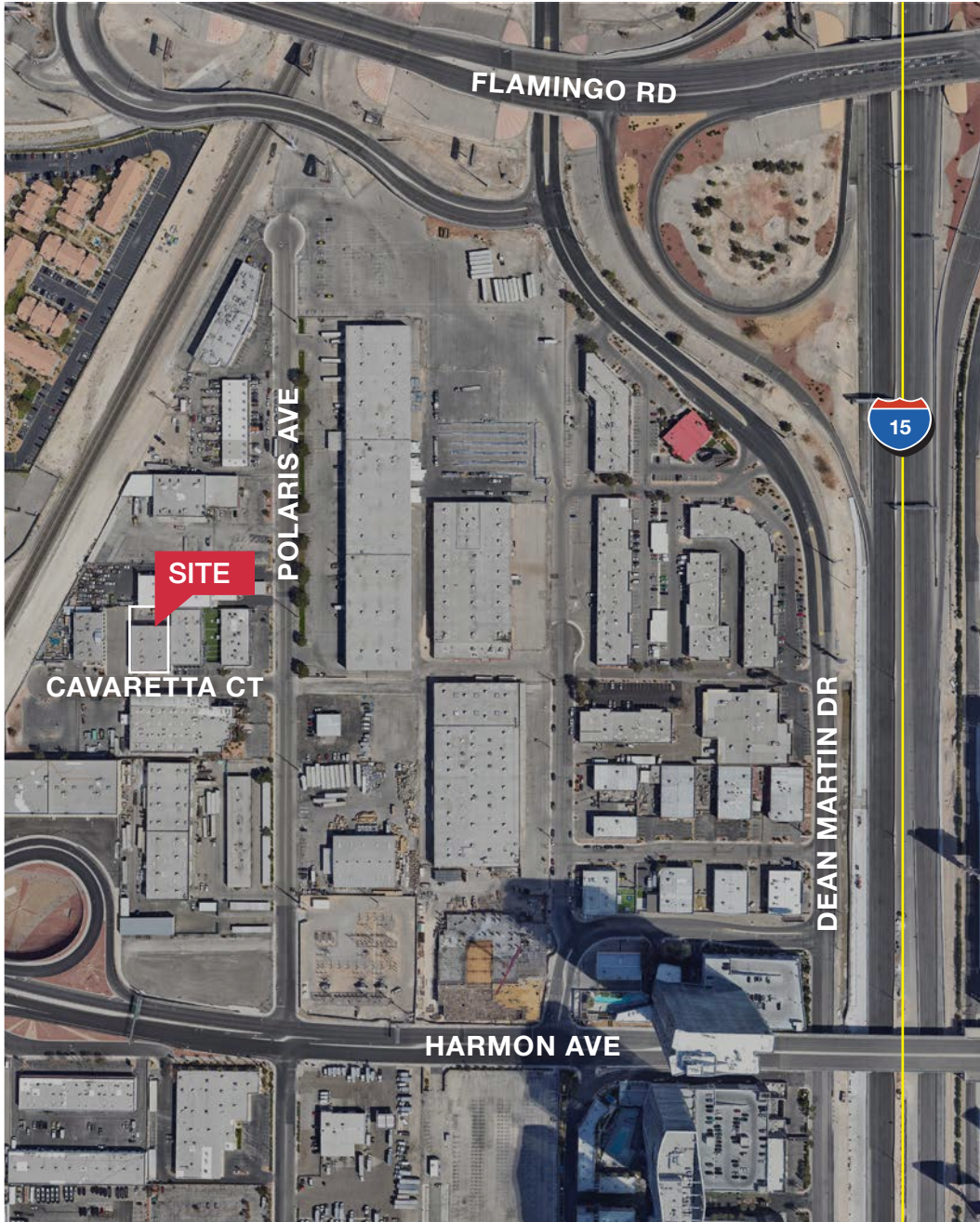
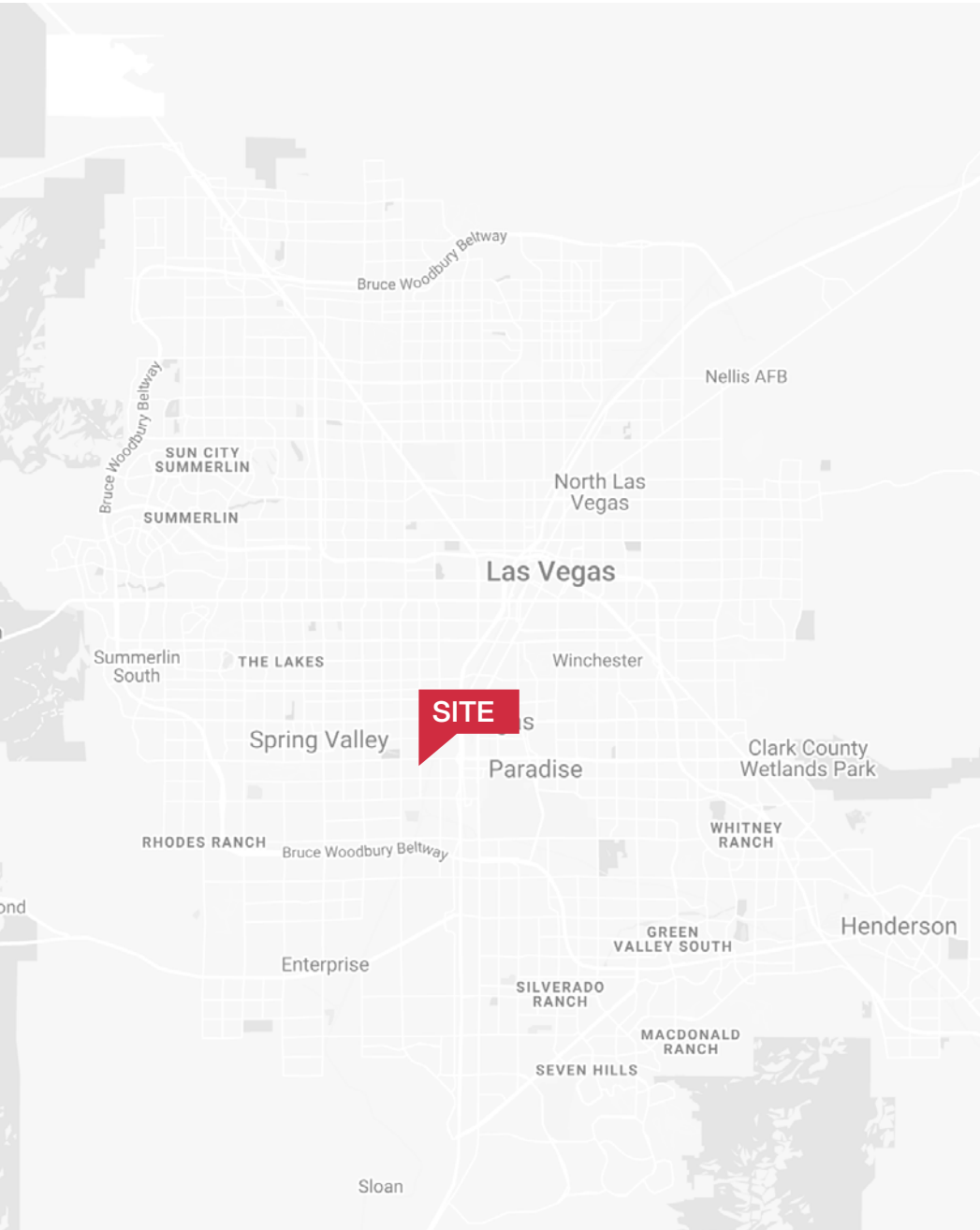


Area Map

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



Area Map





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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