## Property Details

- Warehouse Space Available.
- 2,631 SF Suite 110
- 2,631 SF Suite 111

- Small Office Spaces Available

- NNN Estimated at $0.27/psf per Month

- Property Type Industrial/Office
- Building Size 25,595 SF
- Year Built 1988
- Lot Size 1.18 AC
- Zoning Description M-1 with CT Commercial Tourist
- 50 parking spaces

# Store Front Office Suites

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**CDG**

**Property Description**
Hard to Find – Move-in-ready spaces, single office spaces with second-floor exterior entrances. New Laminate Floors in some of the spaces.  The warehouse with small office space has a 10' x 10' grade-level roll-up door.
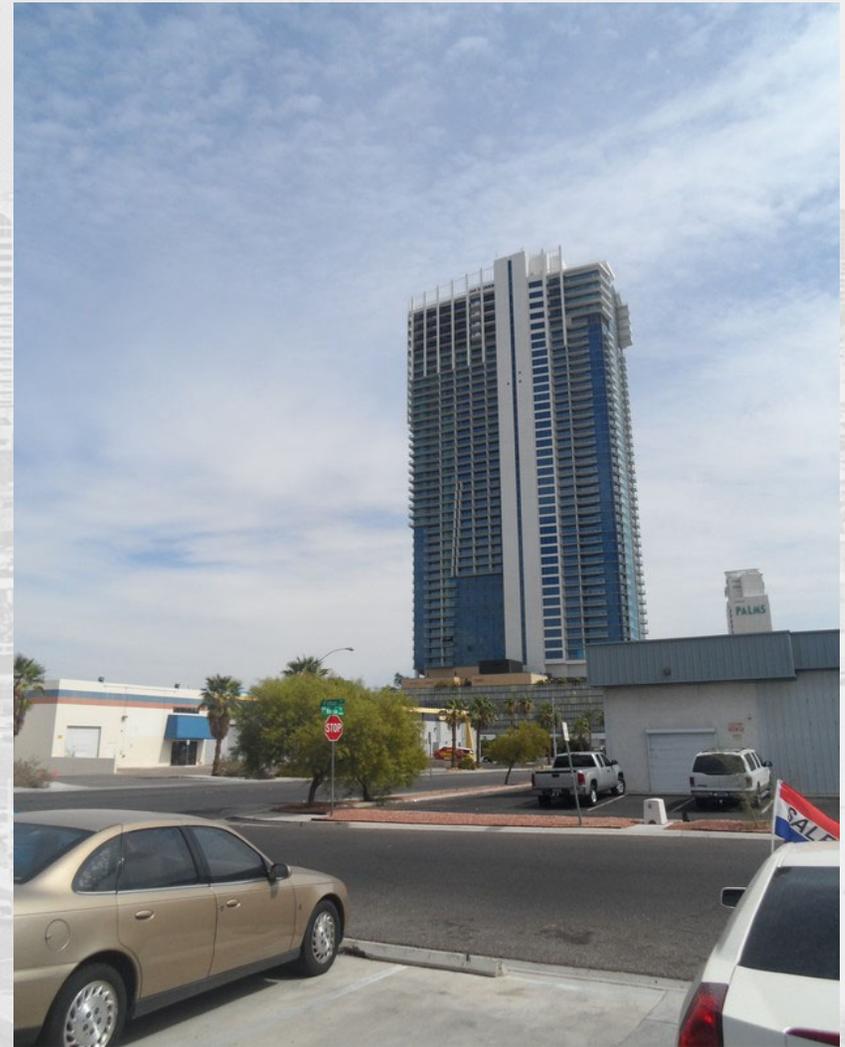No Fire Sprinklers.

**Location Description**
Located near the arterial intersection of Flamingo and Decatur. The Property is at Nevso Drive and Arville Street near the Palms Palace Resort and Casino, with easy access to the Las Vegas Strip, Harry Reid International Airport, along with the Central Industrial and office market of Las Vegas, county of Clark
trade area.

## Street Front Signage

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**CDG**

# 4225 Fidus Drive Las Vegas, NV 89103





## SWC of Fidus Drive and Nevso Drive

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CDG

# 4225 Fidus Drive Las Vegas, NV 89103

| # | SF Available | Rental Rate/SF/Mo. | Min Divisible SF Maximum | Max Contiguous | NNN Type Rate/SF/Mo. | Description |
|---|---|---|---|---|---|---|
| 110 | 2,631/sf | Intro Rate Year 1 $0.99/psf | 2,631 | 5,262/sf | $0.27 NNN | Warehouse with 400 SF Office and an open warehouse with a storage room. |
| 111 | 2,631/sf | Intro Rate Year 1 $0.99/psf | 2,631/sf | 5,262/sf | $0.27 NNN | Warehouse with 400 SF Office and an open warehouse endcap unit. |
| | | | | | | |
| | | | | | | |

## Available Spaces

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CDG

## Warehouse with Office

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## Aerial Map