



FOR LEASE

4510 W Hacienda
Las Vegas, NV 89118

**±5,778 SF INDUSTRIAL
SPACE WITH YARD**

NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Erik Sexton, SIOR
LIC#S.0067183
702.768.9922
erik.sexton@naiexcel.com

Justen Kruse
LIC#S.0196453.LLC
725.254.7516
jkruse@naiexcel.com



Property Specs

Positioned in the highly desirable Southwest submarket, this well-maintained industrial property is offered for lease and features excellent frontage with immediate access to I-15 and the Las Vegas Strip. The building provides a functional layout suitable for a wide range of users, highlighted by a private, fenced yard—ideal for secure storage, outdoor operations, and added flexibility—making it a compelling leasing opportunity in one of Las Vegas' most active industrial corridors.

YEAR BUILT	1998
APN	162-30-210-009
ZONING	I-L
CLEAR HEIGHT	±18'
CONSTRUCTION	Concrete tilt up
LOADING	Grade Level
POWER	Three-Phase
ADDITIONAL FEATURES	Secure gated yard space

- LED lights in the warehouse and office.
- Swamp coolers have been recently serviced.

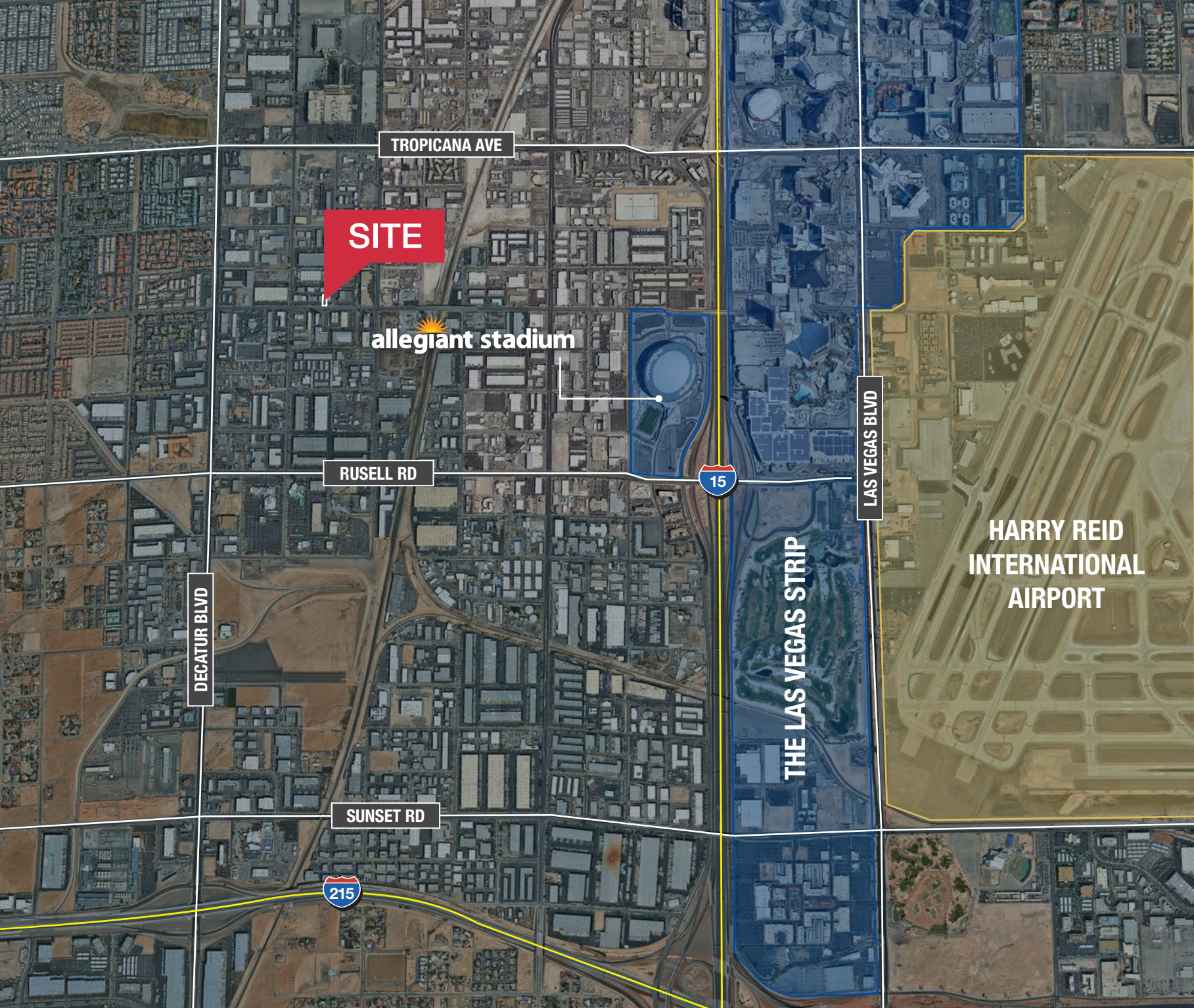


Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)



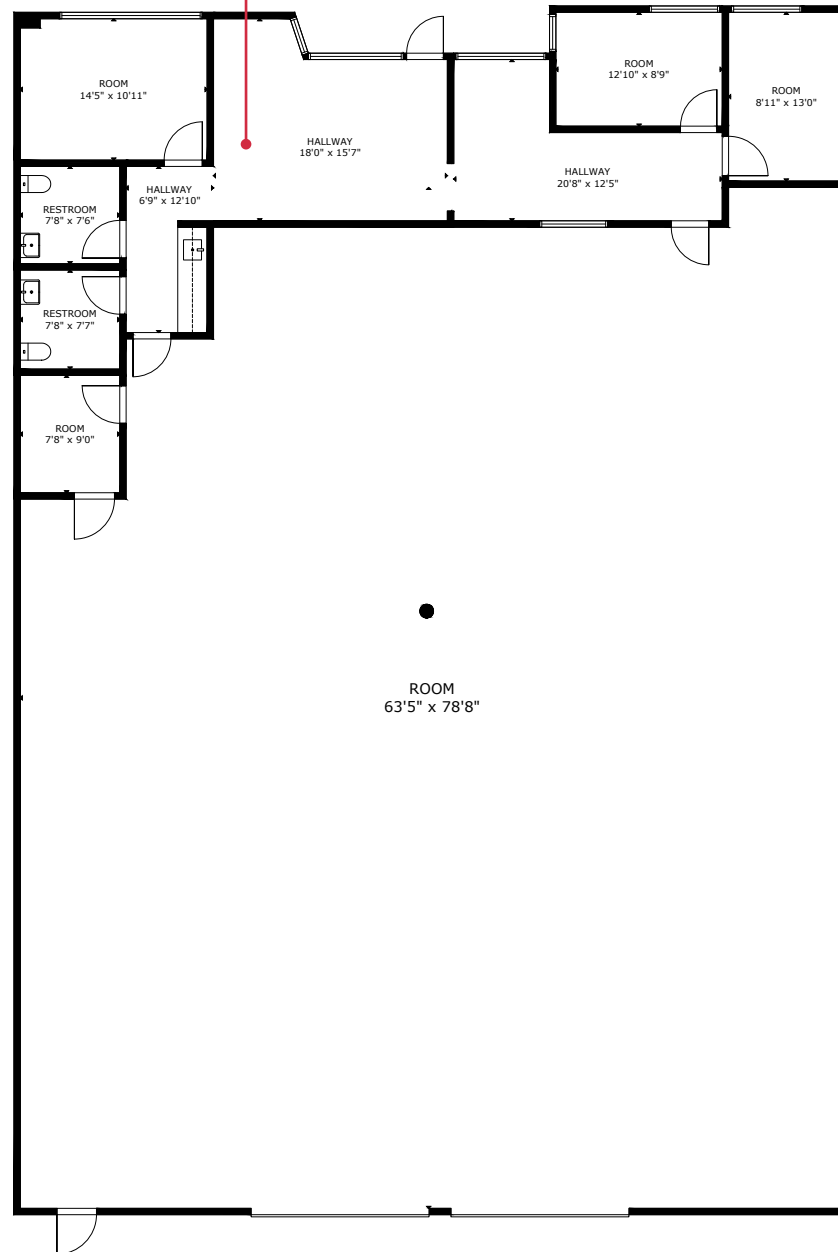
SUMMARY

AREA MAP





CLICK HERE
FOR A 3D TOUR



FLOOR PLAN

PROPERTY DETAILS

Address	4510 W Hacienda,
Total SF	±5,778 SF
Office SF	±1,000 SF
Warehouse SF	±4,778 SF
Yard SF	±1,800 SF
Grade Door	Two (2) 12'x14'
Power	400 Amps, 120/208V, 3-Phase Power
Lighting	LED lights in the warehouse and office
Lease Rates	\$1.55/SF NNN
CAM	\$0.18
Total Monthly	\$9,995.94
Additional Features	Secure gated yard space Swamp coolers have been recently serviced



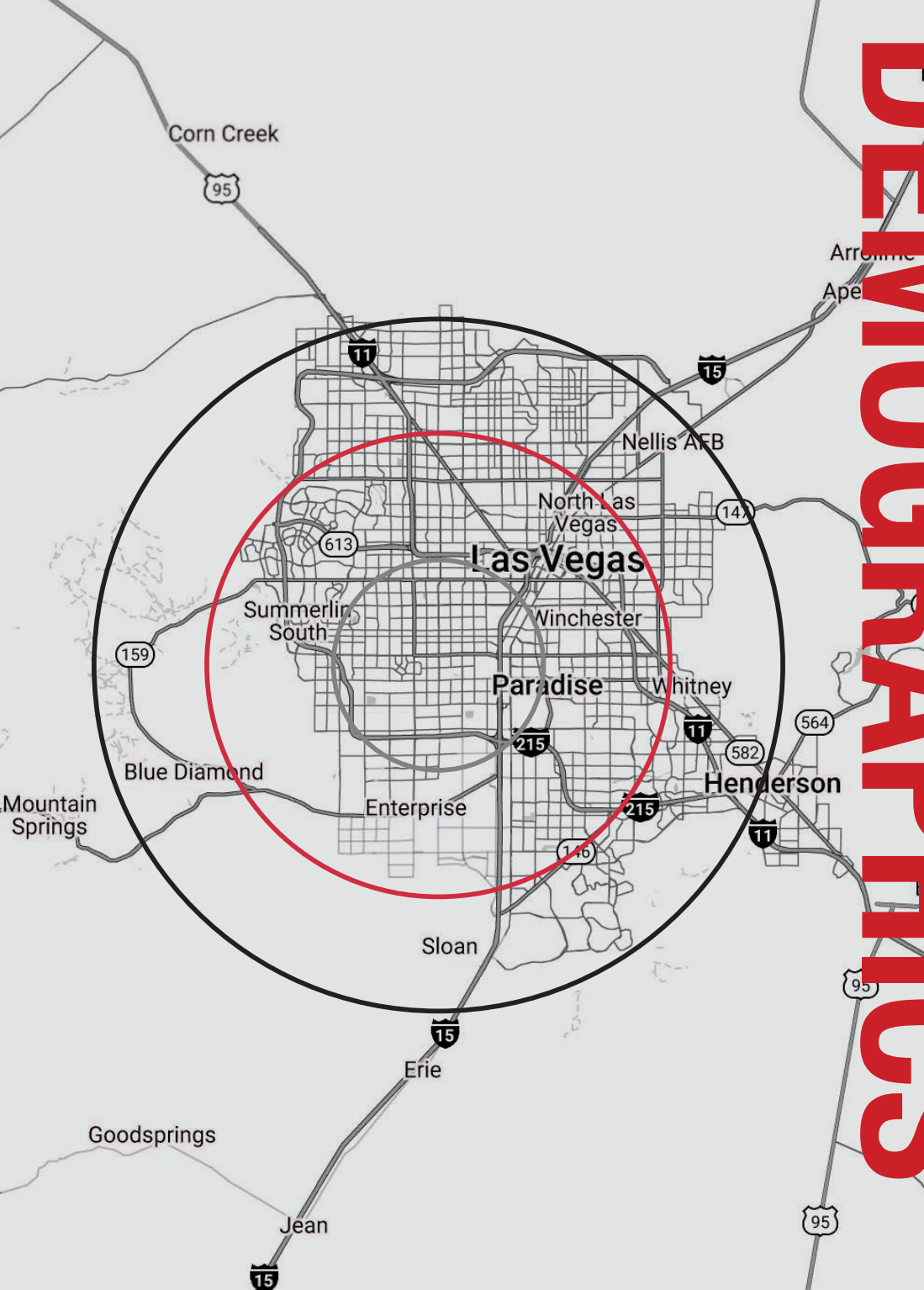
PHOTOS





PHOTOS





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	10,847	106,547	366,696
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,058	45,845	152,645
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$92,317	\$83,633	\$94,170

Traffic Counts

STREET	AADT
Decatur Blvd	36,500
Russell Rd	22,700

Cities Nearby

Los Angeles, California	273 miles
Phoenix, Arizona	302 miles
Salt Lake City, Utah	418 miles
San Diego, California	334 miles
Denver, Colorado	75 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.

Financial Information

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 Vegas. 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.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+
OFFICES

1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

 LEARN MORE AT
naixel.com

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naixel.com

Erik Sexton, SIOR
LIC#S.0067183
702.768.9922
erik.sexton@naixel.com

Justen Kruse
LIC#S.0196453.LLC
725.254.7516
jkruse@naixel.com



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. Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>