



FOR SUBLEASE

4500 Andrews #A
North Las Vegas, NV 89081

- Freshly Renovated Office
- White Box Warehouse
- One (1) 12'x14' Grade Level Loading Door
- One (1) 10'x14' Dock High Loading Doors
- Clear Height: 21'
- Power: Single Phase, 200 Amps

± 7,200 SF | INDUSTRIAL

Property Specs

LEASE RATE	\$0.915 PSF/NNN
NNN	\$0.18 PSF
TOTAL AVAILABLE	± 7,200 SF
YEAR BUILT	1983
TYPE	Industrial Warehouse/ Distribution
ZONING	M-1

Suite Elements

- Lease Term Expires February 28, 2027
- Unit Includes Freshly Painted Office & Restroom Space with upgraded fixtures, LED Lights
- White Box Warehouse Space
- One (1) Grade Roll-Up Door
- One (1) Dock High Roll-Up Door
- 21' Clear Height (Per NLV Stacking Limit 12 FT)
- Sprinklers



OR TEXT 23398 TO 39200

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

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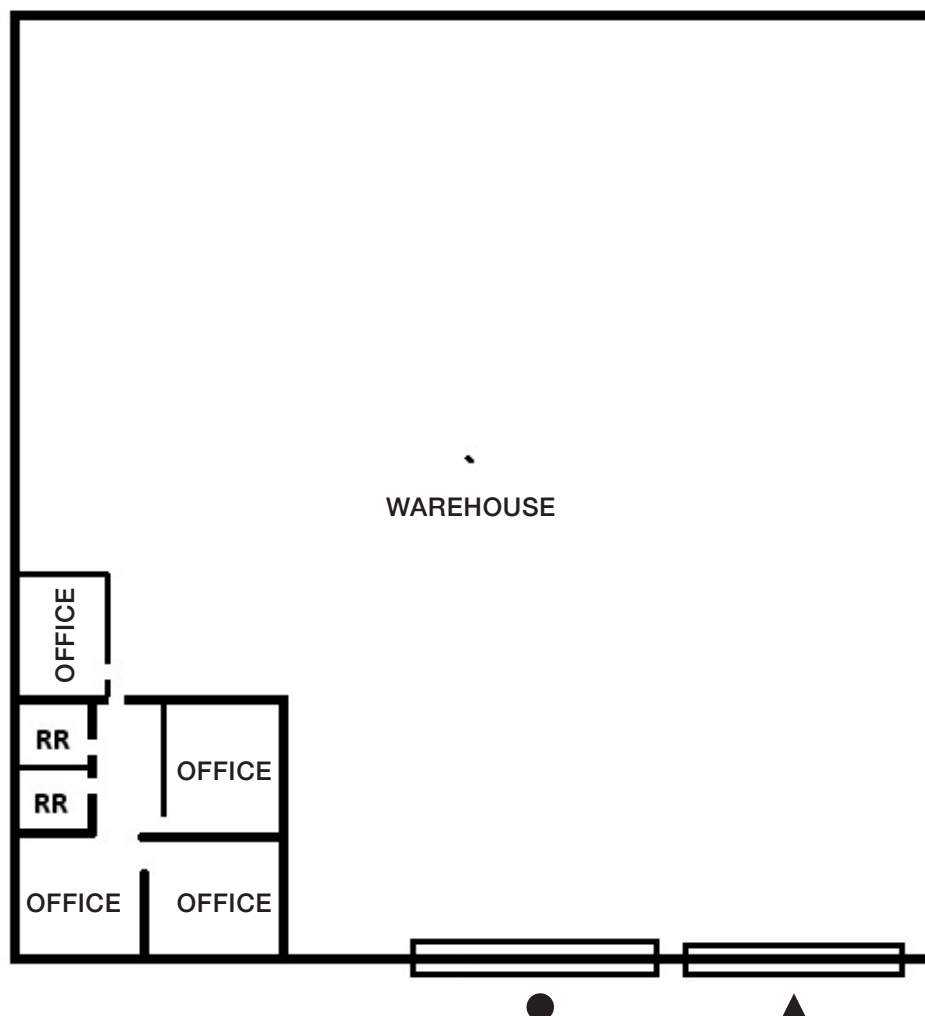


SUMMARY

FLOOR PLAN

Property Details

Address	4500 Andrews St Suite A
Total SF	±7,200 SF
Office SF	±876 SF
Warehouse SF	±6,324 SF
Lease Rate	\$0.915 PSF/NNN
CAM Charges (Includes HVAC/EVAP Maintenance)	\$0.18 PSF
Grade Door	(1) One 12'x 14'
Dock Door	(1) One 10'x14'
Power	200 Amps; Single Phase
Total Rent	\$7,884.00
Sublease Expiration	2/28/2027
Rent Increase	3/1/2026 to \$0.952 PSF



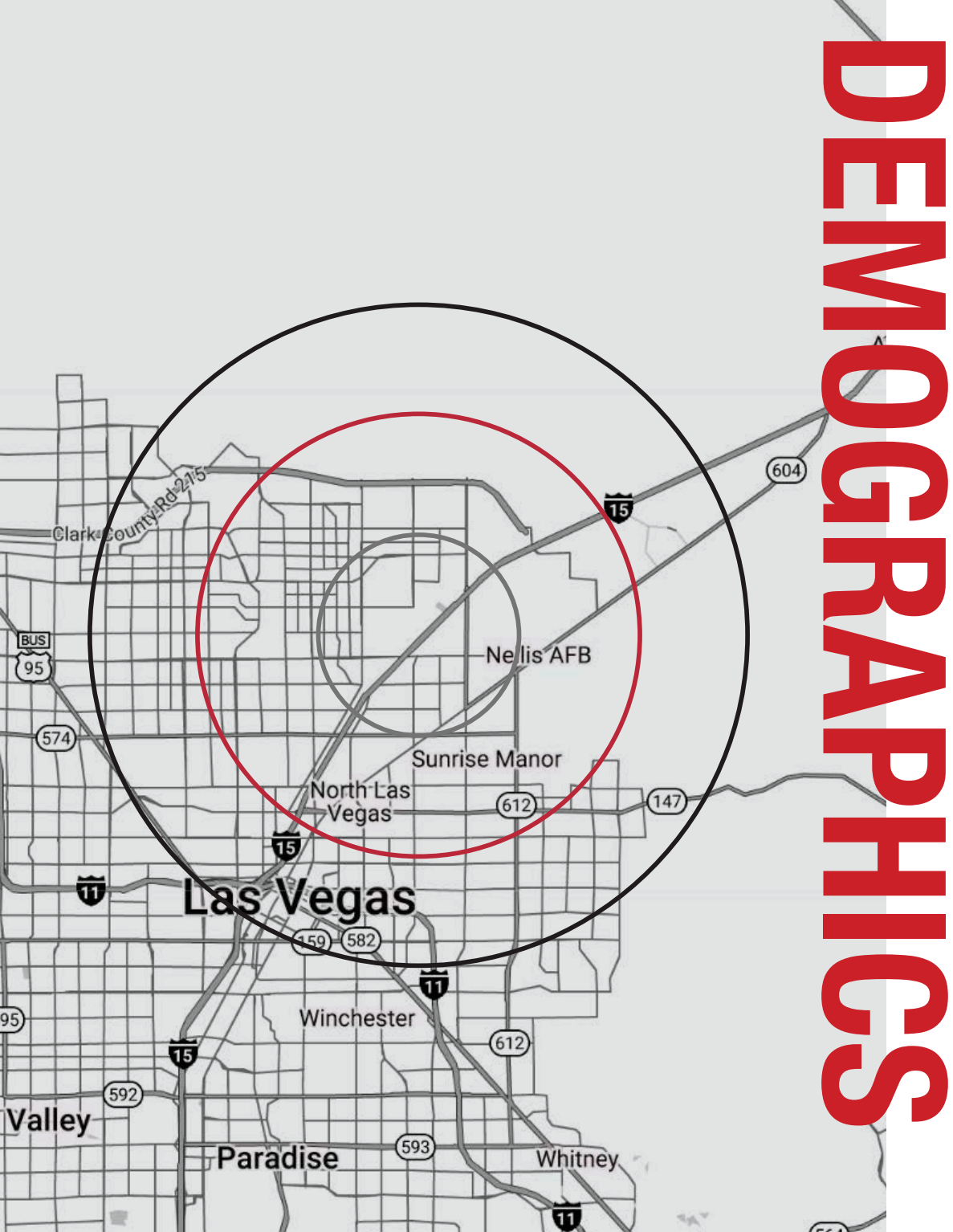
● GRADE LEVEL DOOR

▲ DOCK HIGH DOOR

AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	10,803	119,473	336,525
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,115	36,890	104,367
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$74,932	\$79,295	\$78,993

Traffic Counts

STREET	AADT
Andrews St	36,700
E Craig Rd	34,000

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

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Summary Documents

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6064 S Durango Dr
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702.383.3383 | naiexcel.com

Bryan Houser, SIOR

LIC.S.0038030

702.277.9207

bhouser@naiexcel.com

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