



FOR SUBLEASE

4535 Statz St Unit F
North Las Vegas, NV 89081

- Two (2) 9'x10' Dock Loading Doors
- One (1) 12'x14' Grade Loading Door
- 17' Clear Height Average
- 200 Amp, 120/208 Volt, 3-Phase

±3,828 SF WAREHOUSE

Property Specs

SUBLEASE RATE	\$1.10 PSF/NNN
CAMS	\$0.22 PSF/NNN
TOTAL AVAILABLE	Suite F ±3,828 SF
ZONING	M2 (City of NLV)
SUBLEASE EXPIRATION	11/30/2026

Suite Elements

- ±3,828 Rentable SF Industrial Condo Unit
 - ±776 SF HVAC Office with Kitchen (recently remodeled)
 - ±3,052 SF Evaporative Cooled Warehouse
- Two (2) 9'x10' Dock Loading Doors
- One (1) 12'x14' Grade Loading Door
- 17' Clear Height Average
- Fire Sprinkler System
- 200 Amp, 120/208 Volt, 3-Phase Main Power Panel
- Natural Gas Available
- Skylights
- Metal Roof Joists
- Concrete Tilt Exterior Construction
- New TPO Roof Membrane
- Ceiling Insulation
- Automatic Garage Door Opener
- LED lighting - office and warehouse



OR TEXT 23195 TO 39200

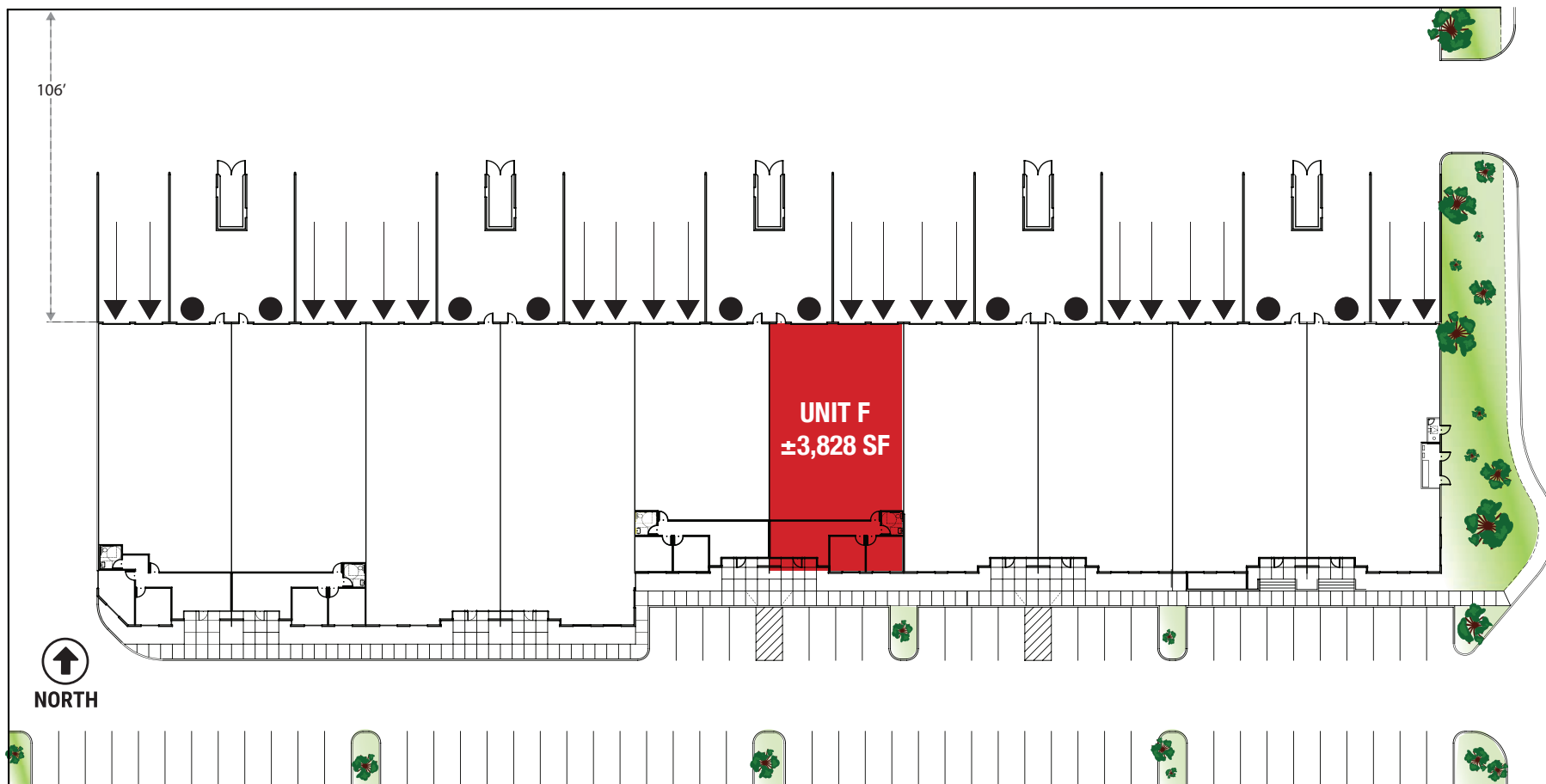
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)



SUMMARY

SITE PLAN



● GRADE LEVEL DOOR

▲ DOCK HIGH DOOR

FLOOR PLAN



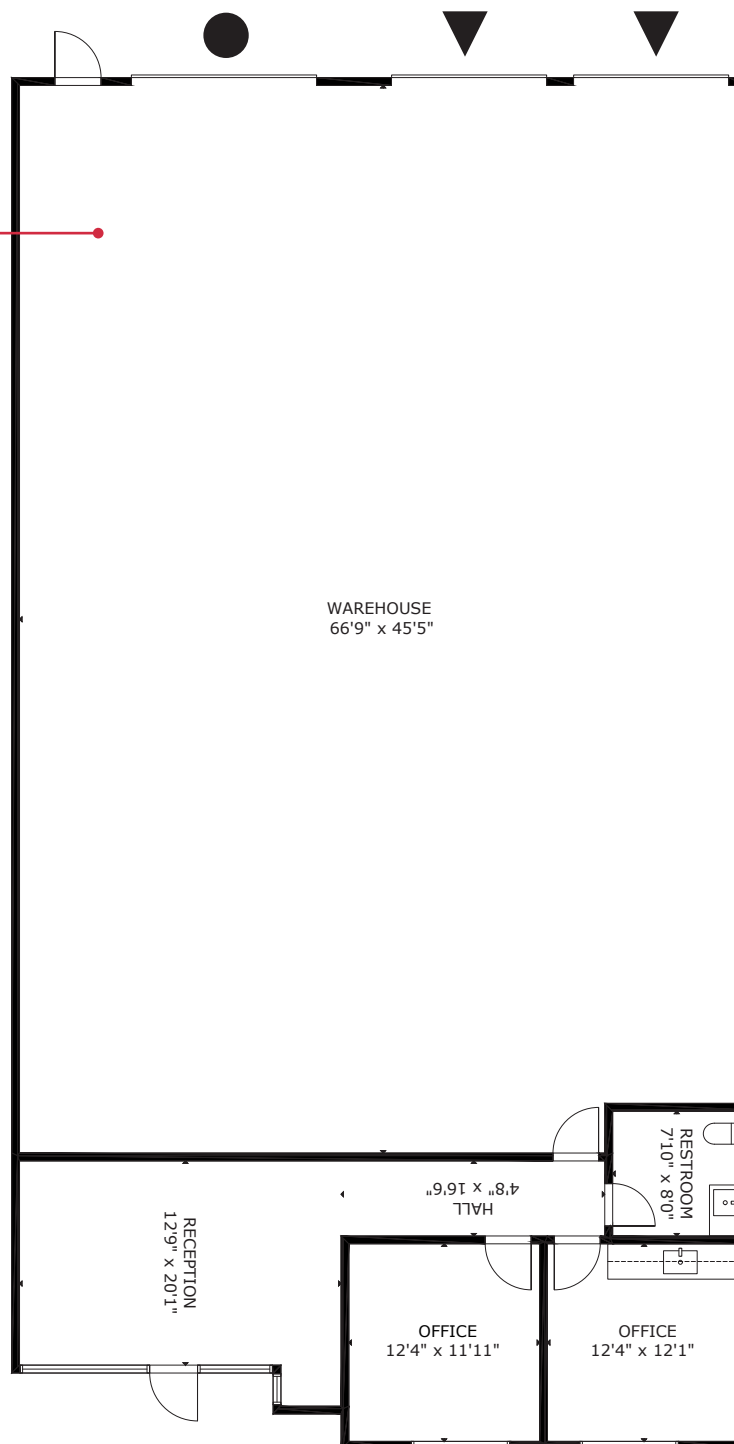
CLICK HERE
FOR A 3D TOUR

Property Details

Address	4535 Statz St Unit F
Total SF	±3,828 SF
Office SF	±776 SF
Warehouse SF	±3,052 SF
Lease Rate	\$1.10 PSF/NNN
CAM Charges (Includes HVAC/EVAP Maintenance)	\$0.22 PSF/NNN
Grade Door	(1) One 12'x 14'
Dock Door	(2) Two 9'x10'
Power	200 Amp, 120/208 Volt, 3-Phase Main Power Panel
Base Rent	\$5,052.96

● GRADE LEVEL DOOR

▲ DOCK HIGH DOOR



UNIT F



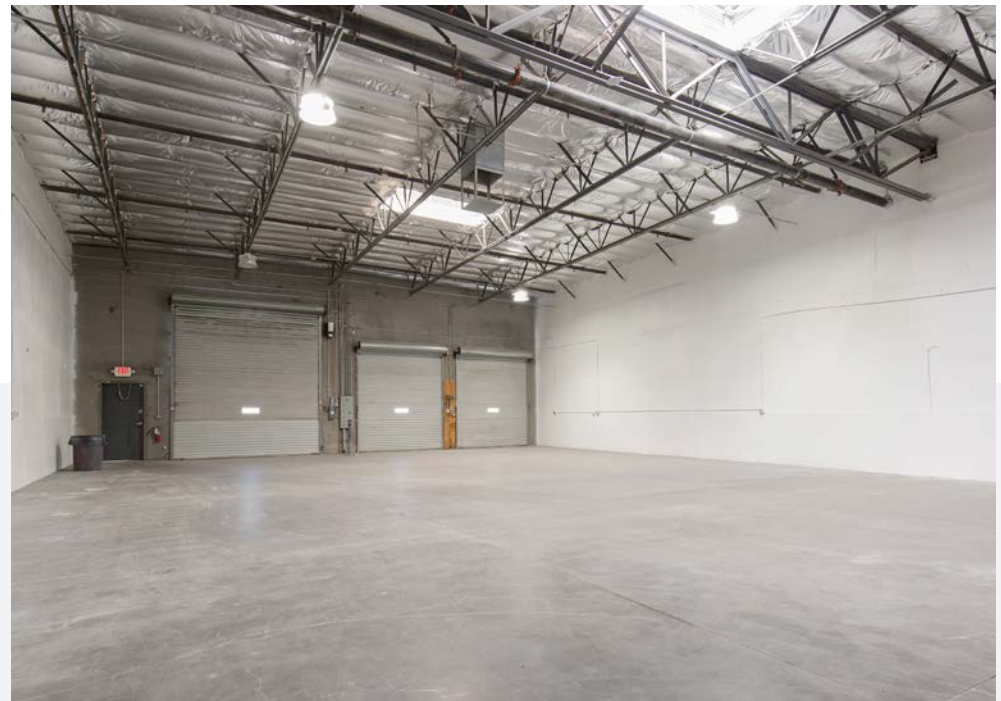
PHOTOS



UNIT F



PHOTOS



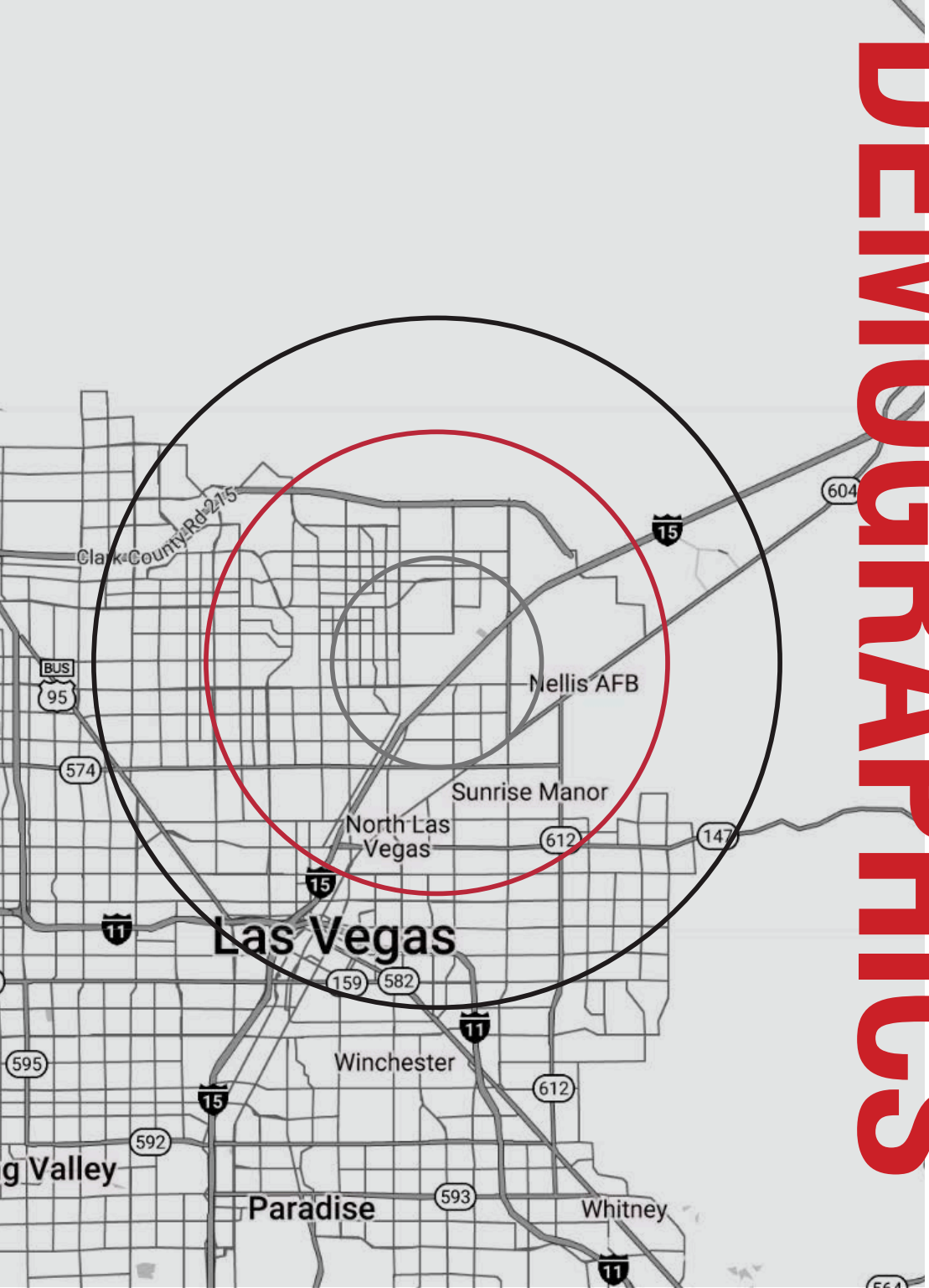


PHOTOS



AREA MAP





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

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.



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 S Durango Dr
Las Vegas, Nevada 89113
702.383.3383 | naixel.com

Bryan Houser, SIOR

LIC.S.0038030

702.277.9207

bhouser@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/>