



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

## 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

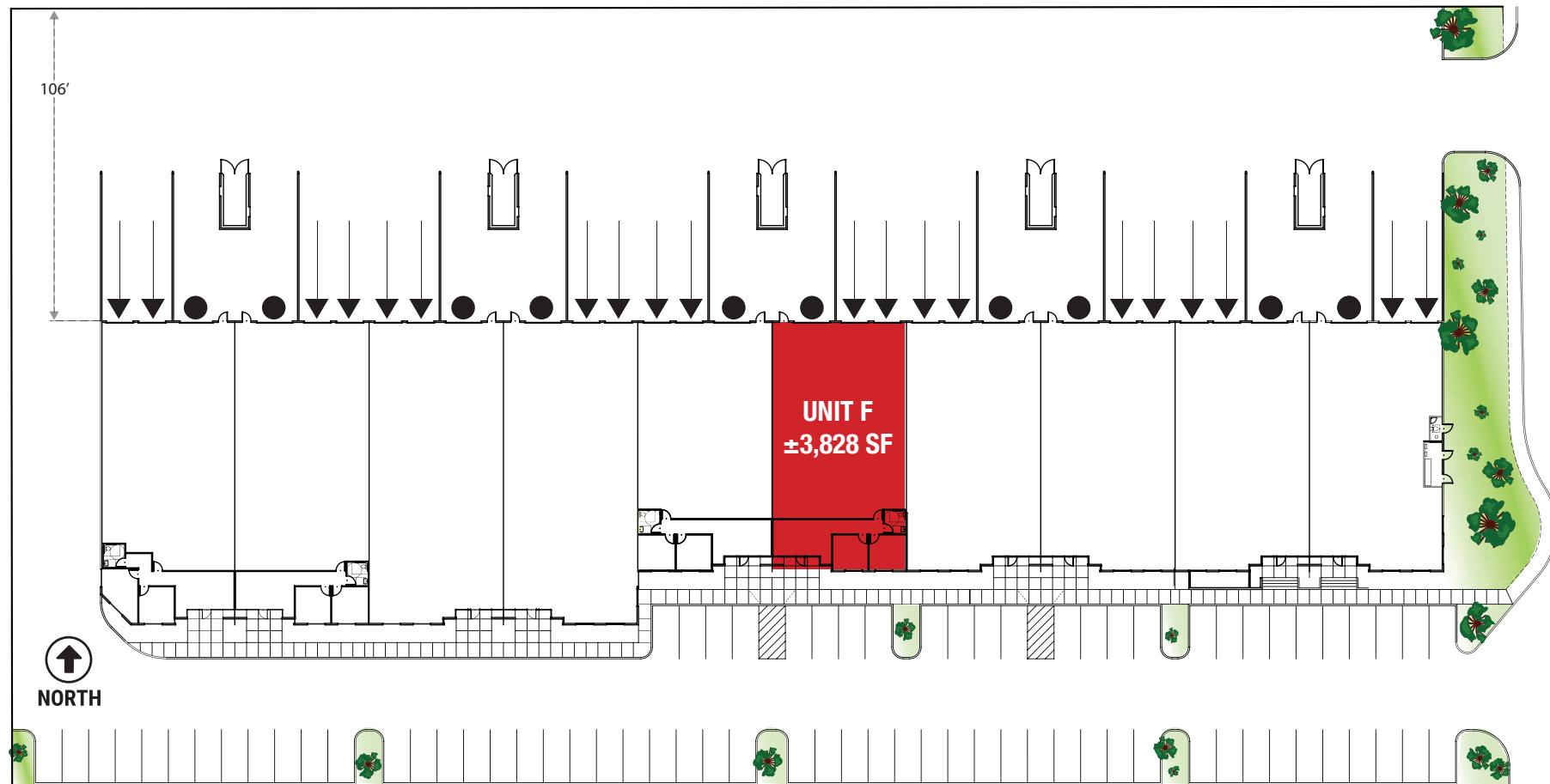


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# Site Plan



● GRADE LEVEL DOOR

▲ DOCK HIGH DOOR

# Floor Plan



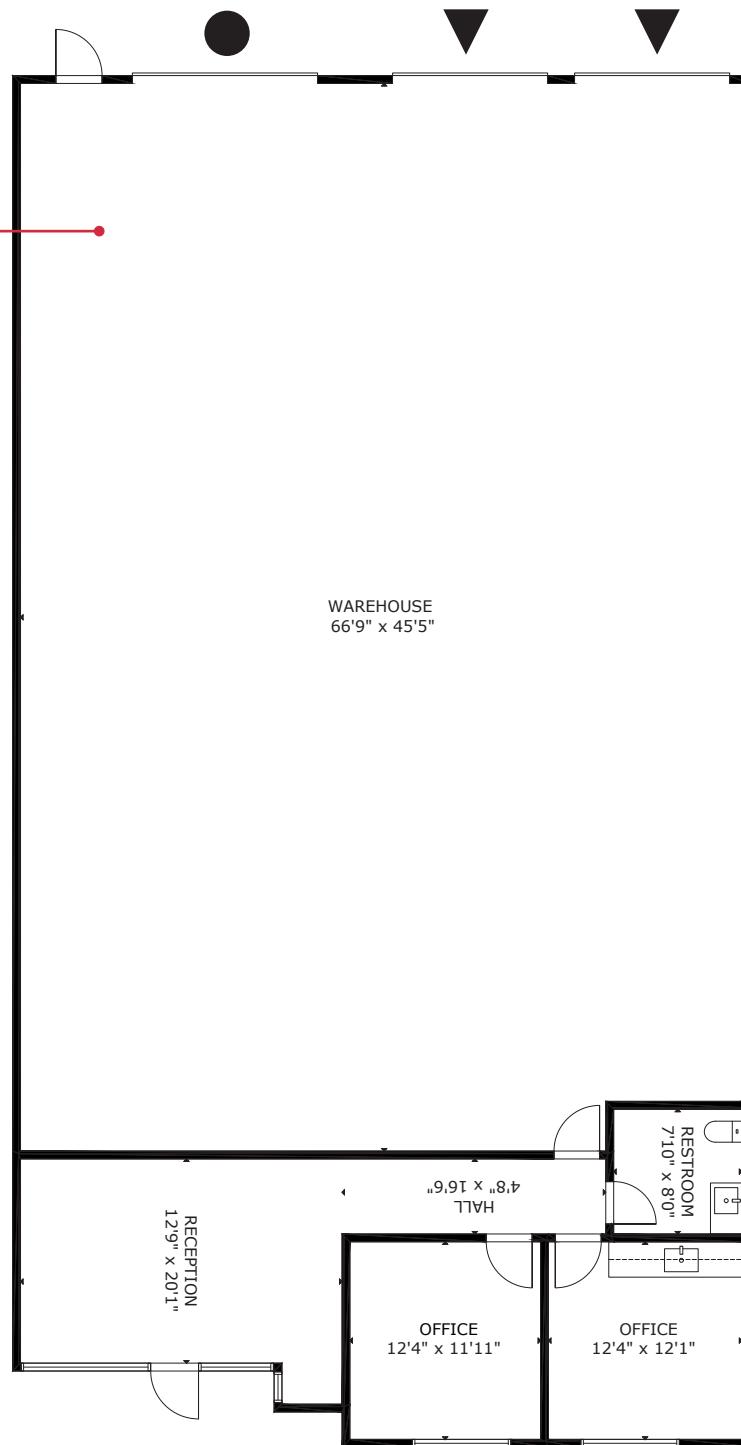
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FOR A 3D TOUR

## 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

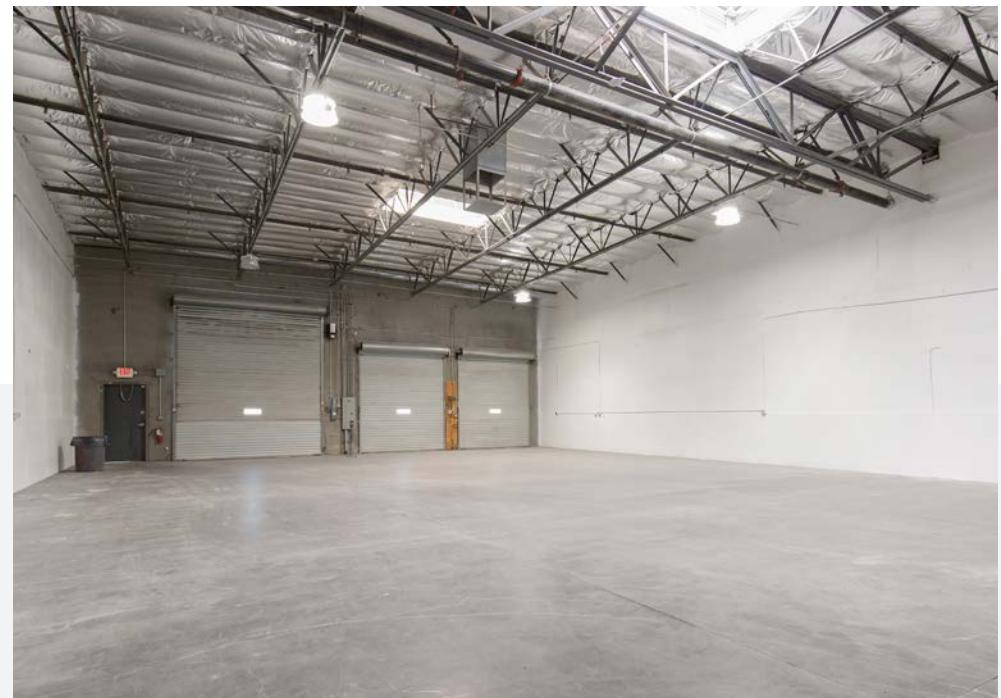
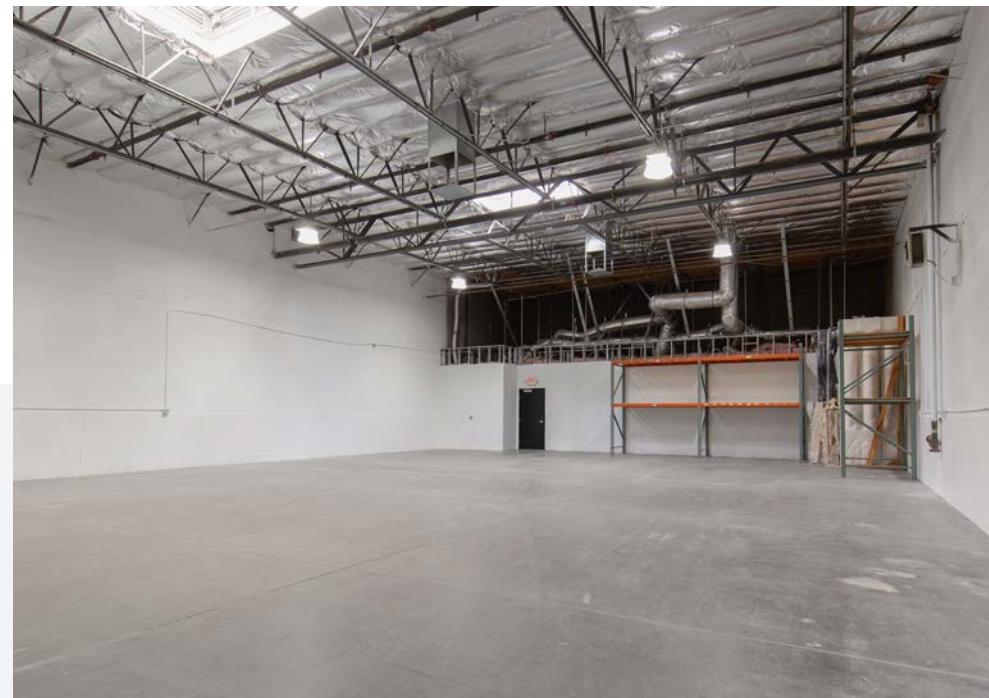


PHOTOS

UNIT F



PHOTO



UNIT F



PHOTOS



# 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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LIC.S.0038030  
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[bhouser@naiexcel.com](mailto:bhouser@naiexcel.com)